

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Zoning Agenda

Monday, May 23, 2022

Council Chambers

City Council Zoning Meeting

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
REGULAR MEETING HOSTED FROM COUNCIL CHAMBERS**

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

DECISIONS

2. Rezoning Petition: 2021-141 by The Drakeford Company

Update: Petitioner is requesting deferral to June 20, 2022

Location: Approximately 0.33 acres located on the east side of East 34th Street, northwest of The Plaza, and east of Matheson Avenue. (Council District 1 - Egleston)

Current Zoning: O-2 (office)

Proposed Zoning: NS (neighborhood services) with 3-year vested rights

3. Rezoning Petition: 2021-197 by Crescent Communities

Update: Petitioner is requesting deferral to June 20, 2022

Location: Approximately 1.91 acres located at the northeast intersection of Heath Court and Central Avenue, west of Hawthorne Lane, and east of Louise Avenue. (Council District 1 - Egleston)

Current Zoning: MUDD-O PED (mixed-use development, optional, pedestrian overlay) and TOD-CC PED (transit-oriented development, community center, pedestrian overlay)

Proposed Zoning: TOD-CC-EX PED (transit-oriented development, community center, exception, pedestrian overlay)

4. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC

Update: Petitioner is requesting deferral to June 20, 2022

Location: Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Watlington)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: NS (neighborhood services)

5. Rezoning Petition: 2021-219 by Lincoln Property Company

Update: *Petitioner is requesting deferral to June 20, 2022*

Location: Approximately 2.65 acres located on the south side of Kenilworth Avenue, west side of Harding Place, and east side of East Morehead Street. (Council District 1 - Egleston)

Current Zoning: MUDD-O PED (mixed-use development, optional, site plan amendment, pedestrian overlay)

Proposed Zoning: MUDD-O SPA PED (mixed-use development, optional, site plan amendment pedestrian overlay)

6. Rezoning Petition: 2021-079 by Piedmont Capital, LLC

Location: Approximately 7.88 acres located on the north side of North Wendover Road, west of Monroe Road, and east of Randolph Road. (Council District 1 - Egleston)

Current Zoning: B-1 (CD) (neighborhood business, conditional)

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

The Zoning Committee voted 4-1 to recommend denial of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_079_ZCR_REV](#)

[2021_079_FSA_DONE](#)

[2021_079_RevSitePlan_2022_05_11](#)

7. Rezoning Petition: 2021-119 by Profile Homes

Location: Approximately 30.16 acres located on the southwest side of Freedom Drive, east of Toddville Road, and north of Tuckaseegee Road. (Council District 3 - Watlington)

Current Zoning: R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area), INST LLWPA (institutional, Lower Lake Wylie Protected Area), and MX-2 (INNOV) LLWPA (mixed-use - innovative, Lower Lake Wylie Protected Area)

Proposed Zoning: MX-2 (INNOV) LLWPA (mixed-use - innovative, Lower Lake Wylie Protected Area), MX-2 (INNOV) LLWPA SPA (mixed-use - innovative, Lower Lake Wylie Protected Area, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_119_ZCR](#)

[2021_119_FSA_DONE](#)

[2021_119_RevSitePlan_22_4_19](#)

8. Rezoning Petition: 2021-125 by Red Sea Properties

Location: Approximately 133.09 acres located on the south side of University City Boulevard, northeast of Interstate 85, and east of Back Creek Church Road. (ETJ-BOCC: 3-Dunlap; Closest CC: 4-Johnson)

Current Zoning: R-3 (single-family residential), R-4 (single-family residential, and B-D (distributive business)

Proposed Zoning: MX-2 (mixed use) with 5-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_125_ZCR](#)

[2021_125_FSA_DONE](#)

[2021_125_RevSitePlan_2022_05_10](#)

9. Rezoning Petition: 2021-133 by Drakeford Communities

Location: Approximately 6.57 acres located south of Alleghany Street, west of Ashley Road, and north of Bullard Street. (Council District 3 - Watlington)

Current Zoning: R-12 MF (multi-family residential)

Proposed Zoning: UR-2 (CD) (urban residential)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_133_ZCR](#)

[2021_133_FSA_DONE](#)

[2021_133_RevSitePlan_04_26_2022](#)

10. Rezoning Petition: 2021-168 by Station West, LLC

Location: Approximately 3.83 acres located on the southeastern corner of the intersection of Berryhill Road and State Street. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD-O (mixed-use development - optional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_168_ZCR](#)

[2021_168_FSA_DONE](#)

[2021_168_RevSitePlan_04_21_2022](#)

11. Rezoning Petition: 2021-188 by Dominion Realty Partners

Location: Approximately 15.83 acres located along the north and south side of Rountree Road, east of Interstate 77, and north of Tyvola Road. (Council District 3 - Watlington)

Current Zoning: I-1 (industrial)

Proposed Zoning: MUDD (CD) (mixed-use development, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_188_ZCR_Rev](#)

[2021_188_FSA_DONE](#)

[2021_188_siteplanRev_22_4_29](#)

12. Rezoning Petition: 2021-195 by Steele Creek 1997, LLC

Location: Approximately 60.65 acres located in the northeastern quadrant of the interchange of Interstate 485 and Arrowood Road. (Council District 3 - Watlington)

Current Zoning: MUDD-O AIR (mixed-use development, optional, airport noise overlay)

Proposed Zoning: MUDD-O AIR SPA (mixed-use development, optional, airport noise overlay, site plan amendment), I-1(CD) AIR (light industrial, conditional, airport noise overlay)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_195_ZCR](#)

[2021_195_FSA_DONE](#)

[2021_195_RevSitePlan_04_20_2022](#)

13. Rezoning Petition: 2021-199 by Nest Homes Communities, LLC

Location: Approximately 0.23 acre located on the south side of North Davidson Street, northwest of Yadkin Avenue, and east of Matheson Avenue.

Current Zoning: R-5 (single-family residential)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_199_ZCR](#)

[2021_199_FSA_DONE](#)

[2021_199_RevSitePlan_2022_05_18](#)

14. Rezoning Petition: 2021-201 by Blue Azalea

Location: Approximately 1.15 acres located in the northwest quadrant of the intersection of Weddington Avenue and Bascom Street, east of East 7th Street. (Council District 1 - Egleston)

Current Zoning: R-5 (single-family residential)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_201_ZCR](#)

[2021_201_FSA_DONE](#)

[2021_201_RevSitePlan_2022_04_21](#)

15. Rezoning Petition: 2021-204 by William J. Wolkoff

Location: Approximately 6.85 acres located at the southeast intersection of West W.T. Harris Boulevard and Hendry Road, west of Old Statesville Road. (Council District 4 - Johnson)

Current Zoning: I-2 (general industrial)

Proposed Zoning: I-1 (CD) (light industrial, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_204_ZCR](#)

[2021_204_FSA_DONE](#)

[2021_204_RevSitePlan_2022_05_10](#)

16. Rezoning Petition: 2021-207 by Charlotte Regional Visitor's Authority c/o City of Charlotte

Location: Approximately 3.7 acres located on the southeastern corner of the intersection of Independence Boulevard and Paul Buck Boulevard. (Council District 1 - Egleston)

Current Zoning: B-2 (general business)

Proposed Zoning: MUDD-O (mixed-use development - optional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021-207 ZCR](#)

[2021 207 FSA DONE](#)

[2021 207 RevSitePlan 04 20 2022](#)

17. Rezoning Petition: 2021-222 by Rad Schneider

Location: Approximately 21.16 acres bound by the west side of Beatties Ford Road, south side of Cowboy Lane, and north side of Kidd Lane. (ETJ-BOCC: 2-Leake; Closest CC: 2-Graham)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: R-8 MF (CD) (multi-family residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 222 ZCR](#)

[2021 222 FSA DONE](#)

[2021 222 RevSitePlan 2022 05 10](#)

18. Rezoning Petition: 2021-226 by AREP Galloway, LLC

Location: Approximately 8.02 acres located on the south side of Galloway Road, east of Claude Freeman Drive, and north of West Mallard Creek Church Road. (Council District 4 - Johnson)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_226_ZCR](#)

[2021_226_FSA_DONE](#)

[2021_226_RevSitePlan_2022_05_12](#)

19. Rezoning Petition: 2021-230 by Providence Group Capital, LLC

Location: Approximately 0.40 acre located on the east side of South Tryon Street, north of Remount Road, and south of Dunavant Street. (Council District 3 - Watlington)

Current Zoning: TOD-NC (transit-oriented development - neighborhood center)

Proposed Zoning: TOD-UC (transit-oriented development - urban center)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_230_ZCR](#)

[2021_230_FSA_DONE](#)

20. Rezoning Petition: 2021-231 by Emory Investment Corporation

Location: Approximately 0.45 acre located at the intersection of Pierson Drive and Chippendale Road, east of Monroe Road. (Council District 5 - Newton)

Current Zoning: R-5 (single-family residential)

Proposed Zoning: R-6 (single-family residential)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_231_ZCR](#)

[2021_231_FSA_DONE](#)

21. Rezoning Petition: 2021-233 by Hopper Communities

Location: Approximately 6.52 acres located on the south side of Endhaven Lane and west side of Elm Lane. (Council District 7 - Driggs)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: R-12 MF (CD) (multi-family residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_233_ZCR](#)

[2021_233_FSA_DONE](#)

[2021_233_SitePlanRev_22_4_21](#)

22. Rezoning Petition: 2021-236 by RJS Properties

Location: Approximately 1.83 acres located on the south side of Rountree Road and north side of Minuet Lane, west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-CC (transit-oriented development - community center)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_236_ZCR](#)

[2021_236_FSA_DONE](#)

23. Rezoning Petition: 2021-239 by Drakeford Communities, LLC

Location: Approximately 9.34 acres located on the west side of East W.T. Harris Boulevard, north side of District Drive, and east side of Shorthorn Street. (Council District 4 - Johnson)

Current Zoning: O-1 (CD) (office, conditional)

Proposed Zoning: R-12 MF (CD) (multi-family residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_239_ZCR](#)

[2021_239_FSA_DONE](#)

[2021_239_RevSitePlan_2022_05_10](#)

HEARINGS

24. Rezoning Petition: 2021-224 by The Pulte Group

Update: Petition has been withdrawn

Location: Approximately 15.87 acres located southwest of The Plaza Extension and Hood Road.
(ETJ-BOCC: 4-Jerell; nearest CC: 5-Newton and 4-Johnson)

Current Zoning: B-1 (CD) (neighborhood business, conditional)

Proposed Zoning: R-8 MF (CD) (multi-family residential, conditional)

25. Rezoning Petition: 2021-228 by Morningstar Properties, LLC

Update: Petition has been withdrawn

Location: Approximately 4.8 acres located west of Steele Creek Road and north of Interstate 485.
(ETJ-BOCC: 2-Leake; nearest CC: 3-Watlington)

Current Zoning: R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area)

Proposed Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area)

26. Rezoning Petition: 2021-234 by Matt Gallagher

Update: Petition is deferred to June 20, 2022

Location: Approximately 7.48 acres located on east side of Oneida Road, and west of Citadel Place, north of Interstate 85. (Council District 1 - Egleston)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: R-8 (CD) (single-family residential) with 5-year vested rights

27. Rezoning Petition: 2021-112 by Cambridge Properties, Inc.

Location: Approximately 15.54 acres located on the east and west side of Ikea Boulevard, south of University City Boulevard, and west of North Tryon Street. (Council District 4 - Johnson)

Current Zoning: B-2 (CD) (general business, conditional)

Proposed Zoning: MUDD-O (mixed-use development, optional), MUDD (CD) (mixed-use development, conditional), B-2 (CD) (general business, conditional) with 5-year vested rights

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation.

[2021_112_PHS_A_DONE](#)

[2021_112_RevSitePlan_2022_04_11](#)

28. Rezoning Petition: 2021-240 by Ascent Real Estate Capital, LLC

Location: Approximately 1.67 acres located at the southeast intersection of Abbey Place and Hedgemore Drive, south of Montford Drive and east of Park Road. (Council District 6 - Bokhari)

Current Zoning: MUDD (CD) (mixed-use development, conditional)

Proposed Zoning: MUDD-O (mixed-use development - optional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design, and technical revisions related to site and building design and environment.

[2021_240_PHS_A_DONE](#)

[2021_240_siteplanRev_22_4_11](#)

29. Rezoning Petition: 2021-249 by Mill Creek Residential

Location: Approximately 25.46 acres located on the west side of Steele Creek Road, south of the intersection with Sledge Road. (Council District 3 - Watlington)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: MX-2 (INNOV) & NS (mixed use, innovation) and (neighborhood services)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation, environment, and site and building design.

[2021_249_PHS_A_DONE](#)

[2021_249_SitePlanRev_04_11_2022](#)

30. Rezoning Petition: 2021-251 by Delray Ventures, LLC

Location: Approximately 13.08 acres located along the east side of Mallard Creek Road, north Governor Hunt Road, and west of David Taylor Drive. (Council District 4 - Johnson)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation.

[2021_251_PHS_A_DONE](#)

[2021_251_RevSitePlan_2022_04_11](#)

31. Rezoning Petition: 2021-217 by Boulevard Real Estate Advisors, LLC

Location: Approximately 3.513 acres located at the northwest intersection of Orchard Circle and South Tryon Street, east of Interstate 77, and south of West Peterson Drive. (Council District 3 - Watlington)

Current Zoning: B-2 (general business) and R-8 (single-family residential)

Proposed Zoning: TOD-NC (transit-oriented development, neighborhood center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_217_PHS_A_DONE](#)

32. Rezoning Petition: 2021-218 by Boulevard Real Estate Advisors, LLC

Location: Approximately 3.68 acres located on the west side of South Tryon Street and northeast side of West Peterson Drive, south of Clanton Road. (Council District 3 - Watlington)

Current Zoning: R-5 (single-family residential)

Proposed Zoning: TOD-NC (transit-oriented development, neighborhood center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_218_PHS_A_DONE](#)

33. Rezoning Petition: 2021-225 by Boulevard Real Estate Advisors, LLC

Location: Approximately 5.807 acres located on the south and north side of Orchard Circle, west of South Tryon Street, and east of Interstate 77. (Council District 3 - Watlington)

Current Zoning: R-8 (single-family residential)

Proposed Zoning: TOD-NC (transit-oriented development, neighborhood center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_225_PHSА_DONE](#)

34. Rezoning Petition: 2021-223 by Selwyn Property Group, Inc.

Location: Approximately 2.39 acres located southwest of Pressley Road, northeast of Billy Graham Parkway, and west of Interstate 77. (Council District 3 - Watlington)

Current Zoning: R-22 (MF) (multi-family residential)

Proposed Zoning: I-2 (CD) (general industrial, conditional)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_223_PHSА_DONE](#)

[2021_223_SitePlanRev_4_11_2022](#)

35. Rezoning Petition: 2021-235 by Coral Reef Investment Properties IES, LLC

Location: Approximately 8.6 acres located on the east side of Tyvola Road near the intersection with Tyvola Centre Drive. (Council District 3 - Watlington)

Current Zoning: R-4 (single-family residential)

Proposed Zoning: R-17 MF (CD) (multi-family residential, conditional) with 5 year vested rights

Staff Recommendation:

Staff does not recommend approval of this petition in its current form.

[2021_235_PHSА_DONE](#)

[2021_235_SitePlanRev_04_11_2022](#)

36. Rezoning Petition: 2021-238 by Lennar Carolinas, LLC

Location: Approximately 5.12 acres on the south side of NC Music Factory Boulevard, adjacent to Elmwood Cemetery and near the NC Music Factory entertainment complex. (Council District 2 - Graham)

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD-O (mixed-use development - optional)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation, the environment, and site and building design.

[2021_238_PHSА_DONE](#)

[2021_238_SitePlanRev_04_11_2022](#)

37. Rezoning Petition: 2021-241 by Jung Yim

Location: Approximately 1.85 acres located at the southeast intersection of Sardony Lane and East W.T. Harris Boulevard, north of Rocky River Road. (Council District 4 - Johnson)

Current Zoning: O-1 (CD) (office, conditional)

Proposed Zoning: R-17 MF (CD) (multi-family residential, conditional) with 4 year vested rights

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to site and building design.

[2021_241_PHSА_DONE](#)

[2021_241_RevSitePlan_2022_04_12](#)

38. Rezoning Petition: 2021-244 by Juarez Silva

Location: Approximately 1 acre located on the south side of Cindy Lane near the intersection with Bowline Drive. (Council District 2 - Graham)

Current Zoning: R-4 (single-family residential)

Proposed Zoning: I-1 (light industrial)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_244_PHSА_DONE](#)

39. Rezoning Petition: 2021-245 by CC Fund 3, LLC

Location: Approximately 1.44 acres bound by the south side of Carter Avenue and north side of Woodward Avenue, west of Vanderbilt Road, and east of Statesville Avenue. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD (CD) (mixed-use development district)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation and site design.

[2021_245_PHS_A_DONE](#)

[2021_245_RevSitePlan_2022_04_11](#)

40. Rezoning Petition: 2021-253 by Flywheel Group

Location: Approximately 15.58 acres located on the southeast side of North Tryon Street and east side of Matheson Avenue, north of Cullman Avenue. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-NC (transit-oriented development - neighborhood center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_253_PHS_A_DONE](#)

41. Rezoning Petition: 2021-255 by Bob Shelton

Location: Approximately 1.75 acres located on the west side of Statesville Road near the intersection of Spector Drive. (Council District 2 - Graham)

Current Zoning: I-2 (CD) (general industrial, conditional)

Proposed Zoning: I-2 (general industrial)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_255_PHS_A_DONE](#)

42. Rezoning Petition: 2022-011 by Starmount Healthcare Management

Location: Approximately 8.34 acres located at the northwest intersection of North Tryon Street and West Sugar Creek Road, east of West Craighead Road. (Council District 1 - Egleston)

Current Zoning: R-17 MF (multi-family residential)

Proposed Zoning: INST (institutional)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_011_PHS_A_DONE](#)

43. Rezoning Petition: 2022-019 by Chris Ogunrinde

Location: Approximately 3.74 acres located on the west side of South Tryon Street and northeast side of Pressley Road, east of Interstate 77. (Council District 3 - Watlington)

Current Zoning: B-2 (general business)

Proposed Zoning: TOD-NC (transit-oriented development - neighborhood center)

Staff Recommendation:

Staff recommends APPROVAL of his petition.

[2022_019_PHSА_DONE](#)

44. Rezoning Petition: 2022-021 by CrossRoads Corporation for Affordable Housing & Community Development, Inc.

Location: Approximately 0.23 acre located at the northwest intersection of Marney Avenue and Alpha Street, east of Skyland Avenue, and southwest of Monroe Road. (Council District 1 - Egleston)

Current Zoning: R-5 (single-family residential)

Proposed Zoning: UR-1 (urban residential)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_021_PHSА_DONE](#)

Adjournment