

City of Charlotte

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



Zoning Agenda

Tuesday, June 7, 2022

Charlotte-Mecklenburg Government Center - Virtual

Zoning Committee Work Session

Keba Samuel - Chairperson

Andrew Blumenthal

John Ham

Courtney Rhodes

Sam Spencer

Douglas Welton

Zoning Committee Work Session

Zoning Items

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

Update: Petitioner is requesting deferral to July 5, 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)

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

Update: Petitioner is requesting deferral to July 5, 2022

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)

3. 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)

Public Hearing Held: May 23, 2022 - Item #27

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_112_PostHSA_DONE](#)

[2021_112_RevSitePlan_2022_05_26](#)

[2021-112_Consistency](#)

4. Rezoning Petition: 2021-197 by Crescent Communities

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)

Public Hearing Held: April 18, 2022 - Item #6

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

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

[2021_197_PostHSA_DONE](#)

[2021_197_RevSitePlan2022_04_22](#)

[2021_197_Consistency](#)

5. 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)

Public Hearing Held: May 23, 2022 - Item #31

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 217 PostHSA DONE](#)

[2021 217 consistency](#)

6. 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)

Public Hearing Held: May 23, 2022 - Item #32

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 218 PostHSA DONE](#)

[2021 218 consistency](#)

7. 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)

Public Hearing Held: May 23, 2022 - Item #33

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 225 PostHSA DONE](#)

[2021 225 consistency](#)

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

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)

Public Hearing Held: April 18, 2022 - Item #35

Staff Resource: John Kinley

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 219 PostSA DONE](#)

[2021 219 siteplanRev 22 4 21](#)

[2021 219 CS](#)

9. 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)

Public Hearing Held: May 23, 2022 - Item #34

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 223 PostHSA DONE](#)

[2021 223 SitePlanRev 4 11 2022](#)

[2021 223 consistency](#)

10. 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

Public Hearing Held: May 23, 2022 - Item #35

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of an outstanding issue related to land use.

[2021 235 PostSA DONE](#)

[2021 235 SitePlanRev 05 26 2022](#)

[2021 235 consistency](#)

11. 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)

Public Hearing Held: May 23, 2022 - Item #28

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 240 PostSA DONE](#)

[2021 240 siteplanREv 22 5 26](#)

[2021 240 CS](#)

12. 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

Public Hearing Held: May 23, 2022 - Item #37

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 241 PostHSA DONE](#)

[2021 241 RevSitePlan 2022 06 01](#)

[2021 241 Consistency](#)

13. 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)

Public Hearing Held: May 23, 2022 - Item #38

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 244 PostHSA DONE](#)

[2021 244 consistency](#)

14. 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)

Public Hearing Held: May 23, 2022 - Item #39

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 245 PostHSA DONE](#)

[2021 245 RevSitePlan 2022 05 26](#)

[2021 245 Consistency](#)

15. 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)

Public Hearing Held: May 23, 2022 - Item #29

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

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

[2021 249 PostSA DONE](#)

[2021 249 SitePlanRev 05 25 2022](#)

[2021 249 consistency](#)

16. 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)

Public Hearing Held: May 23, 2022 - Item #30

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 251 PostHSA DONE](#)

[2021 251 RevSitePlan 2022 05 26](#)

[2021 251 Consistency](#)

17. 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)

Public Hearing Held: May 23, 2022 - Item #40

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 253 PostHSA DONE](#)

[2021 253 consistency](#)

18. 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)

Public Hearing Held: May 23, 2022 - Item #41

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 255 PostSA DONE](#)

[2021 255 consistency](#)

19. 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)

Public Hearing Held: May 23, 2022 - Item #42

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 011 PostHSA DONE](#)

[2022 011 Consistency](#)

20. 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)

Public Hearing Held: May 23, 2022 - Item #43

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of his petition.

[2022 019 PostHSA DONE](#)

[2022 019 consistency](#)

21. 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)

Public Hearing Held: May 23, 2022 - Item #44

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 021 PostHSA DONE](#)

[2022 021 consistency](#)