

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, August 2, 2022**

**Charlotte-Mecklenburg Government Center - Virtual  
Meeting**

### **Zoning Committee Work Session**

***Phillip Gussman, Chairperson***

***Erin Barbee***

***Melissa Gaston***

***Ronnie Harvey***

***Courtney Rhodes***

***Wil Russell***

***Douglas Welton***

Zoning Committee Work Session

Zoning Items

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

***Update: Petitioner is requesting deferral to August 30, 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: 2021-213 by Goldberg Companies, Inc.**

***Update: Petitioner is requesting deferral to August 30, 2022***

**Location:** Approximately 42.85 acres located on the south side of Pineville-Matthews Road, east of Hugh Forest Road, and west of Reverdy Lane. (Council District 7 - Driggs)

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

**Proposed Zoning:** R-12 MF (CD) SPA (multi-family residential, conditional, site plan amendment)

### 3. Rezoning Petition: 2021-247 by HRLP Morrocroft LP

***Update: Petitioner is requesting deferral to August 30, 2022***

**Location:** Approximately 7.56 acres located on the east side of Colony Road and west side of Morrison Boulevard (now named Carnegie Bv.), north of Fairview Road. (Council District 6 - Bokhari)

**Current Zoning:** B-1SCD (business, shopping center)

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

### 4. Rezoning Petition: 2021-257 by Lennar Carolinas, LLC

***Update: Petitioner is requesting deferral to August 30, 2022***

**Location:** Approximately 52.67 acres located on the south side of Old Dowd road and the east side of Amos Smith Road. (ETJ-BOCC: 2-Leake; closest CC: 3-Watlington.

**Current Zoning:** MX-2 (INNOV) LLWCA (mixed use, innovative, Lower Lake Wylie Critical Area)

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

### 5. Rezoning Petition: 2021-263 by Colwick Development, LLC

***Update: Petitioner is requesting deferral to August 30, 2022***

**Location:** Approximately 2.8 acres located at the northeast intersection of Colwick Road and Chiswick Road, south of Greenwich Road, and east of Randolph Road. (Council District 6 - Bokhari)

**Current Zoning:** O-2 (office)

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

## 6. Rezoning Petition: 2021-280 by The Drakeford Company

***Update: Petitioner is requesting deferral to August 30, 2022***

**Location:** Approximately 15.30 acres located south of Johnnette Drive, east of Lawrence Orr Road, and west of East W.T. Harris Boulevard. (Council District 5 - Newton)

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

**Proposed Zoning:** MX-1 (INNOV) (mixed, innovative)

## 7. Rezoning Petition: 2022-098 by Charlotte Planning, Design & Development

**Location:** Approximately 71 acres located along the south side of Oaklawn Avenue, west of Andrill Terrace, north of Brookshire Freeway, and east of Beatties Ford Road. (Council District 1 - Egleston)

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

**Proposed Zoning:** R-5 HD (single-family residential, historic district)

**Public Hearing Held:** July 18, 2022 - Item #34

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_098\\_PostHSA\\_DONE](#)

[2022\\_098\\_Consistency](#)

## 8. Rezoning Petition: 2021-141 by The Drakeford Company

**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

**Public Hearing Held:** February 21, 2022 - Item #23

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

**Staff Recommendation:**

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

[2021 141 PostHSA 2040 DONE](#)

[2021 141 RevSitePlan 2022 02 24](#)

[2021 141 Consistency 2040](#)

## 9. Rezoning Petition: 2021-242 by Robert D. Dowdy, LLC

**Location:** Approximately 0.19 acres located at the southwest intersection of East 35th Street and North McDowell Street, north of Charles Street. (Council District 1 - Egleston)

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

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

**Public Hearing Held:** July 18, 2022 - Item #35

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

**Staff Recommendation:**

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

[2021 242 PostHSA DONE](#)

[2021 242 RevSitePlan 2022 07 21](#)

[2021 242 Consistency](#)

## 10. Rezoning Petition: 2021-252 by WP East Acquisitions, LLC

**Location:** Approximately 3.10 acres located at the southeast intersection of Seigle Avenue and East 10th Street, north of Central Avenue, and east of Interstate 277. (Council District 1 - Egleston)

**Current Zoning:** B-2 (general business)

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

**Public Hearing Held:** July 18, 2022 - Item #38

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 252 PostHSA DONE](#)

[2021 252 Consistency](#)

## 11. Rezoning Petition: 2021-254 by Joseph Horton

**Location:** Approximately 2.18 acres located at the southwest intersection of Galleria Boulevard and Monroe Road, south of Sardis Road North. (Council District 6 - Bokhari)

**Current Zoning:** NS (neighborhood services)

**Proposed Zoning:** NS SPA (neighborhood services, site plan amendment)

**Public Hearing Held:** June 20, 2022 - Item #39

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 254 PHSA DONE](#)

[2021 254 siteplanREV 22 4 11](#)

[2021 254 CS](#)

## 12. Rezoning Petition: 2021-266 by Sere Ventures

**Location:** Approximately 8.13 acres located on the south side of Rozzelles Ferry Road at Yellowstone Drive. (Council District 2-Graham)

**Current Zoning:** I-1 and B-2 (light industrial and general business)

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

**Public Hearing Held:** July 18, 2022 - Item #39

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommend APPROVAL of this petition upon resolution of outstanding issues related to the environment.

[2021 266 PostSA DONE](#)

[2021 266 SitePlanRev 07 21 2022](#)

[2021 266 consistency](#)

## 13. Rezoning Petition: 2021-273 by Hutton ST 21, LLC

**Location:** Approximately 1.66 acres bound by the south side of Wyalong Drive, west side of Idlewild Road, west side of Margaret Wallace Road, and north side of Mintworth Avenue. (Council District 5-Newton)

**Current Zoning:** NS (neighborhood services)

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

**Public Hearing Held:** July 18, 2022 - Item #40

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 273 PostSA DONE](#)

[2021 273 siteplanREV 22 7 21](#)

[2022 273 CS](#)

## 14. Rezoning Petition: 2021-276 by McCraney Property Company

**Location:** Approximately 44.95 acres located on I-85 Service Road southwest of the I-85/I-85 interchange. (ETJ-BOCC: 2-Leake; closest CC: 3-Watlington)

**Current Zoning:** R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area)

**Proposed Zoning:** I-1 (CD) AIR LLWPA (light industrial, conditional, airport noise overlay, Lower Lake Wylie Protected Area)

**Public Hearing Held:** July 18, 2022 - Item #41

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 276 PostSA DONE](#)

[2021 276 SitePlanRev 07 20 2022](#)

[2021 276 consistency](#)

## 15. Rezoning Petition: 2021-278 by Dream Acres, LLC

**Location:** Approximately 6.33 acres located on the east side of Harrisburg Road, north of Parkton Road, and west of Cedarbrook Drive. (Council District 5 - Newton)

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

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

**Public Hearing Held:** July 18, 2022 - Item #42

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 278 PostHSA DONE](#)

[2021 278 Consistency](#)



## 16. Rezoning Petition: 2021-283 by Lane Cloninger

**Location:** Approximately 0.60 acre located on the west side of Keswick Avenue, northwest of North Tryon Street, and east of North Graham Street. (Council District 1 - Egleston)

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

**Proposed Zoning:** R-8 (single-family residential)

**Public Hearing Held:** July 18, 2022 - Item #43

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 283 PostHSA DONE](#)

[2021 283 Consistency](#)

## 17. Rezoning Petition: 2022-001 by White Point Partners

**Location:** Approximately 2.99 acres located on the west side of Yancey Road and south side of East Peterson Drive, east of South Tryon Street. (Council District 3 - Watlington)

**Current Zoning:** R-8 (single-family residential) and I-2 TS-O (general industrial, transit supportive - optional)

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

**Public Hearing Held:** July 18, 2022 - Item #44

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 001 PostHSA DONE](#)

[2022 001 Consistency](#)

## 18. Rezoning Petition: 2022-002 by Cameron CLT South End Owner, LLC

**Location:** Approximately 12.50 acres located on the wet side of South Boulevard, east of Old Pineville Road, and north of East Woodlawn Road. (Council District 3 - Watlington)

**Current Zoning:** I-2 (general industrial)

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

**Public Hearing Held:** July 18, 2022 - Item #45

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 002 PostHSA DONE](#)

[2022 002 Consistency](#)

## 19. 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](#)

## 20. Rezoning Petition: 2022-054 by Carolina Farm Trust

**Location:** Approximately 2.37 acres located on the south side of South Hoskins Road, east of Welling Avenue, and west of Rozzelles Ferry Road. (Council District 2 - Graham)

**Current Zoning:** B-D (CD) (distributive business, conditional)

**Proposed Zoning:** B-2 (general business)

**Public Hearing Held:** July 18, 2022 - Item #46

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022 054 PostHSA DONE](#)

[2022 054 Consistency](#)