

City of Charlotte

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



Zoning Agenda

Tuesday, August 30, 2022

Charlotte-Mecklenburg Government Center - Room 280

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 October 4, 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: 2021-244 by Juarez Silva

Update: Petitioner is requesting deferral to October 4, 2022

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)

3. Rezoning Petition: 2021-213 by Goldberg Companies, Inc.

Update: Petitioner is requesting deferral to October 4, 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)

4. 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)

Public Hearing Held: May 23, 2022 - Item #36

Staff Resource: [Joe Mangum](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_238_PostSA_DONE](#)

[2021_238_SitePlanRev_07_13_2022](#)

[2021_238_consistency_2040](#)

5. Rezoning Petition: 2021-247 by HRLP Morrocroft LP

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)

Public Hearing Held: June 20, 2022 - Item #36

Staff Resource: John Kinley

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_247_PostHSA_DONE](#)

[2021_247_siteplanRev_22_8_18](#)

[2021_247_CS](#)

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

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)

Public Hearing Held: July 18, 2022 - Item #36

Staff Resource: Joe Mangum

Staff Recommendation:

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

[2021_257_PostSA_DONE](#)

[2021_257_SitePlanRev_07_29_2022](#)

[2021_257_consistency](#)

7. Rezoning Petition: 2021-262 by CRD Dilworth, LLC

Location: Approximately 1.14 acres located in the western quadrant of the intersection of East Worthington Avenue and Cleveland Avenue, east of South Boulevard. (Council District 1 - Egleston)

Current Zoning: TOD-M (O) (transit-oriented development - mixed, optional)

Proposed Zoning: TOD-NC (CD) (transit-oriented development - neighborhood center, conditional) and TOD-UC (CD) (transit-oriented development - urban center, conditional)

Public Hearing Held: August 15, 2022 - Item #23

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_262_PostHSA_DONE](#)

[2021_262_DevelopmentStandardsRev](#)

[2021_262_Consistency](#)

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

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)

Public Hearing Held: June 20, 2022 - Item #44

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2021_263_PostHSA_DONE](#)

[2021_263_siteplanRev_22_8_18](#)

[2021_263_CS](#)

9. Rezoning Petition: 2021-264 by Chuck Price

Location: Approximately 4.7 acres located on the north side of Oak Drive, east of Old Statesville Road, and south of Pete Brown Road. (Council District 2 - Graham)

Current Zoning: I-1 (light industrial), R-4 (single-family residential)

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

Public Hearing Held: August 15, 2022 - Item #24

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_264_PostHSA_DONE](#)

[2021_264_RevSitePlan_2022_08_18](#)

[2021_264_Consistency](#)

10. Rezoning Petition: 2021-280 by The Drakeford Company

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)

Public Hearing Held: July 18, 2022 - Item #37

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

Staff Recommendation:

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

[2021_280_PostHSA_DONE_UPDATE0825](#)

[2021_280_RevSitePlan_2022_08_22](#)

[2021_280_Consistency](#)

11. Rezoning Petition: 2021-282 by Greystar Development East, LLC

Location: Approximately 7.54 acres located south of Golf Links Drive, west side of Midway Park Drive, north of Ardrey Kell Road. (Council District 7 - Driggs)

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

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

Public Hearing Held: August 15, 2022 - Item #25

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 282 PostHSA DONE](#)

[2021 282 siteplanRev 22 8 18](#)

[2021 282 CS](#)

12. Rezoning Petition: 2022-004 by White Point Partners

Location: Approximately 25.25 acres located on the north side of The Plaza and east side of Eastway Drive, south of Eastway Park Drive. (Council District 1 - Egleston)

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

Proposed Zoning: TOD-TR (CD) (transit-oriented development - transit transition, conditional)

Public Hearing Held: August 15, 2022 - Item #26

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 004 PostHSA DONE](#)

[2022 004 DevStandards 2022 07 11](#)

[2022 004 Consistency](#)

13. Rezoning Petition: 2022-007 by St. Charles Avenue, LLC

Location: Approximately 0.34 acre located on the west side of Castleton Road, north of North Sharon Amity Road, and east of Craig Avenue. (Council District 5 - Newton)

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

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

Public Hearing Held: August 15, 2022 - Item #27

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 007 PostHSA DONE](#)

[2022 007 siteplanRev 22 8 18](#)

[2022 007 CS](#)

14. Rezoning Petition: 2022-010 by MAGLC, LLC

Location: Approximately 16.65 acres located on the east side of Northlake Centre Parkway, south of Interstate 485, and west of Interstate 77. (ETJ-BOCC: 1-Powell; Closest CC: 4-Johnson)

Current Zoning: BP and R-3 (business park and single-family residential)

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

Public Hearing Held: August 15, 2022 - Item #28

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

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

[2022 010 PostHSA DONE](#)

[2022 010 RevSitePlan 2022 8 18](#)

[2022 010 Consistency](#)

15. Rezoning Petition: 2022-012 by RangeWater Real Estate

Location: Approximately 18.45 acres located on the east side of IBM Drive, west of Interstate 85, south of West W.T. Harris Boulevard. (Council District 4 - Johnson)

Current Zoning: RE-2 (research)

Proposed Zoning: R-17 MF (CD) (multi-family residential, conditional)

Public Hearing Held: August 15, 2022 - Item #29

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 012 PostHSA DONE](#)

[2022 012 siteplanRev 22 8 18](#)

[2022 012 CS](#)

16. Rezoning Petition: 2022-022 by Appaloosa Real Estate Partners

Location: Approximately 26.65 acres located on the east side of Beard Road, north of Mallard Creek Road. (Council District 4 - Johnson)

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

Proposed Zoning: R-22 MF (CD) (multi-family residential, conditional), UR-2 (CD) (urban residential, conditional)

Public Hearing Held: August 15, 2022 - Item #30

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 022 PostHSA DONE](#)

[2022 022 RevSitePlan 2022 08 19](#)

[2022 022 Consistency](#)

17. Rezoning Petition: 2022-085 by City of Charlotte

Location: Approximately 3.12 acres located on the west side of Beam Road, north of Shopton Road, and south of Center Park Drive. (Council District 3 - Watlington)

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

Proposed Zoning: INST (institutional)

Public Hearing Held: August 15, 2022 - Item #31

Staff Resource: [Holly Cramer](#)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 085 PostHSA DONE](#)

[2022 085 Consistency](#)