

City of Charlotte

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



Meeting Agenda

Tuesday, January 19, 2021

Electronic Regular Meeting Hosted from Room 267

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Julie Eiselt
Council Member Dimple Ajmera
Council Member Tariq Bokhari
Council Member Ed Driggs
Council Member Larken Egleston
Council Member Malcolm Graham
Council Member Renee Johnson
Council Member Matt Newton
Council Member Victoria Watlington
Council Member Braxton Winston II*

REMOTE MEETING

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
ELECTRONIC REGULAR MEETING HOSTED FROM ROOM 267**

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

2. Follow Up Report

[January Follow-Up Report Final](#)

2b. At-Large Council Member Vacancy

Action:

Approve the process and schedule to fill the At-Large Council member seat vacancy.

Staff Resource(s):

Patrick Baker, City Attorney's Office

Explanation

- At-Large Council member James Mitchell has submitted his resignation effective January 11, 2021.
- State law provides that the vacancy shall be filled by appointment of the City Council. In cities whose elections are conducted on a partisan basis, the person appointed shall be a member of the same political party as the person being replaced. Other qualifications as provided for by statute are that the appointed successor:
 - Be a registered voter;
 - Be 21 years of age or older; and
 - Reside within a Charlotte municipal district and be qualified to vote in City Council elections.

Recommendation

- In light of the need to fill the current at-large vacancy, please consider the proposed expedited schedule:
 - Tuesday January 19, 2021: Application process opens
 - The Charlotte Communications & Marketing Office and City Clerk's Office will advertise the vacancy and solicit applications from qualified candidates through the media and City website.
 - The application will be available on the City's website, by e-mail, or by fax.
 - The application will include the following eight fields: 1) Name, 2) Street Address, 3) Telephone, 4) E-mail address, 5) Date of Birth, 6) Confirmation of registered voter in Democratic Party, 7) Confirmation of residency in Charlotte and qualification to vote in municipal elections, and 8) Acknowledgment of review of Council's Code of Ethics.
 - Tuesday, January 26, 2021 at 5:00 p.m.: Application process closes
 - All interested candidates must submit an application to the City Clerk's Office.
 - Wednesday, January 27, 2021: Completed applications provided to Council
 - Completed applications will be distributed to City Council in Council's packets.
 - Friday, January 29, 2021: Public Forum for qualified applicants
 - A Special Meeting of the City Council will be called to hold a candidate forum to receive comments from qualified candidates who have applied for the position if they wish to speak, where each candidate will be allotted three minutes.
 - Monday, February 1, 2021: Council appointment
 - Council will vote to appoint a qualified individual to fill the vacancy.
 - Tuesday, February 2, 2021: Swearing-In
 - The person appointed to fill the vacancy will be sworn in by the Mayor and City Clerk. A formal swearing-in ceremony will be held on Monday, February 8.
 - Monday, February 8, 2021: Formal Swearing-In Ceremony for Appointee
 - A formal swearing-in ceremony will be held where the new elected Council member will join the full Council at the dais for the January 10, 2022 Business Meeting.

Attachment(s)

Application

Memorandum

[Application for At-Large Council Seat 2021](#)

[Memo on filling Council vacancy - 2021](#)

DECISIONS

3. Rezoning Petition: 2019-037 by Jay Kamdar

Location: Approximately 3.08 acres located on the west side of Sam Wilson Road, north of Performance Road. (Outside City Limits; Closest to District 3 - Watlington)

Current Zoning: R-17MF LWPA (multi-family residential, Lake Wylie watershed - overlay, protected area)

Proposed Zoning: B-2 (CD) LWPA (general business, conditional, Lake Wylie watershed - overlay, protected area)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Statement of Consistency

[2019_037_ZCR_DONE](#)

[2019_037_FSA_DONE](#)

[2019_037_RevSitePlan_2021.01.07](#)

4. Rezoning Petition: 2019-089 by Alpa Parmar

Location: Approximately 16.7 acres located on the north side of Queen City Drive, east of Little Rock Road, south of Tuckaseegee Road, north of I-85. (Council District 3 - Watlington)

Current Zoning: R-17 MF AIR (multi-family residential, airport noise overlay)

Proposed Zoning: B-2 (CD) AIR (general business, conditional, airport noise overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019_089_ZCR_DONE](#)

[2019_089_FSA_DONE](#)

[2019_089_RevSitePlan_2021_01_07](#)

5. Rezoning Petition: 2019-173 by McCraney Property Company

Location: Approximately 150.0 acres located off Garrison Rd, west of I-485 and south of West Blvd. (Outside City Limits - nearest Council District 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)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019_173_ZCR_DONE](#)

[2019_173_FSA_DONE](#)

[2019-173_RevSitePlan_01.05.2021](#)

6. Rezoning Petition: 2019-179 by Ronald Staley, Jr. of Verde Homes, LLC

Location: Approximately 1 acre located near the SE intersection of Parkwood Avenue and Hawthorne Lane in the Plaza Midwood community. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential) & R-22MF (multi-family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019_179_ZCR_DONE](#)

[2019_179_FSA_DONE](#)

[2019_179_SitePlanRev_2020_08_18](#)

7. Rezoning Petition: 2020-086 by Greystar GP II, LLC

Location: Approximately 71.94 acres located on the south side of University City Boulevard, west of Interstate 485, north of Mineral Springs Road. (Council District 4 -Johnson)

Current Zoning: RE-2 (research and RE-2 (CD) (research, conditional)

Proposed Zoning: R-12 MF (CD) (multi-family residential, conditional) with five-year vested rights.

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_086_ZCReco_DONE](#)

[2020_086_FinalSA_DONE](#)

[2020_086_RevSitePlan_2020_12_28](#)

8. Rezoning Petition: 2020-088 by WSB Retail Partners, LLC

Location: Approximately 58.04 acres located along the northeast side of Prosperity Church Road and the south side of Johnston Oehler Road. (Council District 4 -Johnson)

Current Zoning: MX-1 (mixed use) and R-3 (single-family residential)

Proposed Zoning: CC (commercial center) UR-2 (CD) (urban residential, conditional) with five-years vested rights.

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_088_ZCReco_DONE](#)

[2020_088_FinalSA_DONE](#)

[2020_088_RevSitePlan_2020_12_28](#)

9. Rezoning Petition: 2020-091 by Mecklenburg County

Location: Approximately 40.85 acres located east of Nations Ford Road, west of Interstate 77, and south of Sharview Circle. (Council District 3 - Watlington)

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

Proposed Zoning: INST (CD) (institutional, conditional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_091_ZCReco_DONE](#)

[2020_091_FSA_DONE](#)

[2020_091_RevSitePlan_2020_12_29](#)

10. Rezoning Petition: 2020-102 by J.S. & Associates, Inc.

Location: Approximately 23.369 acres located along the northwest side of Neal Road, on the southwest side of IBM Drive, west of Highway 85. (Council District 4 -Johnson)

Current Zoning: R-8 MF (CD) (multi-family residential, conditional) and R-4 (single-family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_102_ZCReco_DONE](#)

[2020_102_FinalSA_DONE](#)

[2020-102_RevSitePlan_2021_1_11](#)

11. Rezoning Petition: 2020-105 by Matt Connolly - White Zombie, LLC

Location: Approximately .95 acres located at the eastern corner of the intersection of Seigle Avenue and Van Every Street. (Council District 1 - Egleston)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_105_ZCReco_DONE](#)

[2020_105_FSA_DONE](#)

[2020_105_RevSitePlan_2020_12_16](#)

12. Rezoning Petition: 2020-107 by Drakeford Communities

Location: Approximately 1.3 acres located along the east side of Briar Creek Road, north of Carolyn Drive, and south of Central Avenue. (Council District 1 - Egleston)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_107_ZCReco_DONE](#)

[2020_107_FSA_DONE](#)

[2020_107_RevSitePlan_2020_12_29](#)

13. Rezoning Petition: 2020-111 by MR3 Development, LLC

Location: Approximately 1.61 acres located north of Dixie River Road, just west of Shopton Road.
(Outside City Limits; Closest to District 3 - Watlington)

Current Zoning: R-17 MF (CD) LLWPA (multi-family residential, conditional, Lower Lake Wylie Protected Area)

Proposed Zoning: NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_111_ZCRec_DONE](#)

[2020_111_FSA_DONE](#)

[2020_111_RevSitePlan_2020_12_22](#)

14. Rezoning Petition: 2020-114 by Freedom Drive Terminal, LLC

Location: Approximately 6.01 acres located east of Little Rock Road, north of Fred D. Alexander Boulevard, and south of Old Mount Holly Road. (Council District 3 - Watlington)

Current Zoning: B-1 LLWPA (neighborhood business, Lower Lake Wylie Protected Area), R-4 LLWPA (single-family residential, Lower Lake Wylie Protected Area)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2020_114_ZCReco_DONE](#)

[2020_114_FSA_DONE](#)

15. Rezoning Petition: 2020-121 by James Doyle - Chamberlain Townhomes, LLC

Location: Approximately 1.10 acres located along the east side of South Turner Avenue, the west side of Bacon Avenue and south of Rozzelles Ferry Road. (Council District 2 - Graham)

Current Zoning: I-1 and R-22 MF (general industrial and multi-family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_121_ZCRec_DONE](#)

[2020_121_FSA_DONE](#)

[2020_121_RevSitePlan_2021_01_04](#)

16. Rezoning Petition: 2020-126 by Carolina Capital Real Estate Partners

Location: Approximately 4.25 acres located along the east side of Yeoman Road, southwest of Verbena Street and west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2020_126_ZCReco_DONE](#)

[2020_126_FSA_DONE](#)

17. Rezoning Petition: 2020-129 by Providence Group Capital, LLC

Location: Approximately 3.264 acres located south of the intersection of Dunavant Street and Tryon Street, northeast of Remount Road. (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 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2020_129_ZCReco_DONE](#)

[2020_129_FSA_DONE](#)

18. Rezoning Petition: 2020-130 by US 21 Holding Company, LLC

Location: Approximately 12.769 acres located along the west side of Statesville Road, along the north side of Lakeview Road, and east of Interstate 77. (Council District 2 - Graham)

Current Zoning: I-1 (light industrial)

Proposed Zoning: I-2 (general industrial)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2020_130_ZCReco_DONE](#)

[2020_130_Final_SA_DONE](#)

19. Rezoning Petition: 2020-131 by John Nichols

Location: Approximately 1.54 acres located along the south side of Central Avenue, the east side of Hawthorne Lane, and north of Independence Boulevard. (Council District 1 - Egleston)

Current Zoning: B-2 PED (general business, pedestrian overlay)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2020_131_ZCReco_DONE](#)

[2020_131_FSA_DONE](#)

20. Rezoning Petition: 2020-132 by 1124 Galloway, LLC

Location: Approximately 8.04 acres located on the north side of Galloway Road, east of Interstate 85, west of Interstate 485. (Council District 4 -Johnson)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_132_ZCReco_DONE](#)

[2020_132_Final_SA_DONE](#)

[2020-132_RevSitePlan_2020-11_16](#)

21. Rezoning Petition: 2020-136 by Scaffolding Solutions

Location: Approximately 8.95 acres located along the south side of W.T. Harris Boulevard, east of Old Statesville Road, and south of David Cox Road. (Council District 2 - Graham)

Current Zoning: I-1 (light industrial)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_136_ZCReco_DONE](#)

[2020_136_Final_SA_DONE](#)

[2020_136_RevSitePlan_2020_12_28](#)

22. Rezoning Petition: 2020-138 by Rosemary Burt

Location: Approximately 0.472 acres located along the south side of Rutgers Avenue, the east side of Ligustrum Street, and west of Sugar Creek Road. (Council District 1 - Egleston)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_138_ZCReco_DONE](#)

[2020_138_Final_SA_DONE](#)

[2020-138_RevSitePlan_2021_1_4](#)

23. Rezoning Petition: 2020-139 by Red Cedar Capital Partners

Location: Approximately 12.89 acres located along the west side of Browne Road, east of Sweetbriar Ridge Drive, and north of Hucks Road. (ETJ; Closest to District 4 -Johnson)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2020_139_ZCReco_DONE](#)

[2020_139_Final_SA_DONE](#)

24. Rezoning Petition: 2020-140 by RJS Properties, Inc.

Location: Approximately 0.53 acres located in the southeast quadrant of the intersection of Zebulon Avenue and Rozzelles Ferry Road and west of Trade Street. (Council District 2 - Graham)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2020_140_ZCRec_DONE](#)

[2020_140_FSA_DONE](#)

[2020_140_RevSitePlan_2020_12_29](#)

25. Rezoning Petition: 2020-149 by White Point Partners

Location: Approximately 1 acre located in the western quadrant of the intersection of Kingston Avenue and south Boulevard, east of Camden Road. (Council District 3 - Watlington)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2020_149_ZCReco_DONE](#)

[2020_149_FSA_DONE](#)

ACTIVE TRANSPORTATION PROJECTS

26. Active Transportation Projects

[District1_ActiveProjects](#)

[District2_ActiveProjects](#)

[District3_ActiveProjects](#)

[District4_ActiveProjects](#)

[District5_ActiveProjects](#)

[District6_ActiveProjects](#)

[District7_ActiveProjects](#)

HEARINGS

27. Rezoning Petition: 2015-027 by Charlotte Housing Authority

Update: Petitioner is requesting deferral to July 19, 2021

Location: Approximately 3.031 acres located on the southeast corner at the intersection of Cherry Street and East 1st Street. (Council District 1 - Egleston)

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

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

28. Rezoning Petition: 2020-155 by Go Store It South Tryon, LLC

Update: Petitioner is requesting deferral to February 15, 2021

Location: Approximately 5.39 acres located along the north side of South Tryon, east of Whitehall Park Drive, and west of Interstate 485. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

29. Rezoning Petition: 2020-079 by The Sealy Group, Inc.

Location: Approximately 5.99 acres located in east Charlotte, north of Albemarle Road and east of Hollirose Drive. (Council District 5 - Newton)

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

Proposed Zoning: NS (neighborhood services) and R-12 MF (CD) (multi-family residential, conditional)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2020_079_PreHearing_DONE](#)

[2020_079_RevSitePlan_2020_12_15_STAFFCOMMENTS](#)

30. Rezoning Petition: 2020-109 by Lewis RE Group, LLC

Location: Approximately 2.334 acres located west of Interstate 485, along the southeast side of McKee Road. (Council District 7 - Driggs)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[RZP 2020 109 PHSA DONE](#)

[2020 109 RevisedPlan 20 12 14](#)

31. Rezoning Petition: 2020-116 by Carolina Development Group NC, LLC

Location: Approximately 0.58 acres located along the east side of Pecan Avenue, north of Commonwealth Avenue, and south of Central Avenue. (Council District 1 - Egleston)

Current Zoning: MUDD-O PED (mixed-use development, optional, pedestrian overlay), B-2 PED (general business, pedestrian overlay)

Proposed Zoning: TOD-UC PED (transit-oriented development - urban center, pedestrian overlay)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2020 116 PHSA DONE](#)

[2008-154 approved site plan](#)

32. Rezoning Petition: 2020-120 by M/I Homes

Location: Approximately 24.74 acres located on the south side of Ridge Road, north of Interstate 485. (Council District 4 -Johnson)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2020_120_PHSA_DONE](#)

[2020-120_RevSitePlan_2020_12_16](#)

33. Rezoning Petition: 2020-125 by John Nicholls - Accent Homes Carolinas, Inc.

Location: Approximately 12.13 acres located along Back Creek Church Road, south of University City Boulevard, near the Cabarrus County line. (Council District 4 -Johnson)

Current Zoning: R-3 (residential)

Proposed Zoning: MX-2 (mixed residential)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2020_125_PHSA_DONE](#)

[2020_125_RevSitePlan_2020_12_15](#)

34. Rezoning Petition: 2020-127 by RAM Realty Advisors

Location: Approximately 2.60 acres located on the south side of West Tremont Avenue, west of Tryon Street and north of Brookhill Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2020_127_PHSA_DONE](#)

35. Rezoning Petition: 2020-128 by MRL Holdings, LLC

Location: Approximately 0.17 acres located at the southern corner of the intersection of Alexander Street and 15th Street. (Council District 1 - Egleston)

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

Proposed Zoning: UR-3 (CD)

Staff Recommendation:

Staff recommends APPROVAL of this petition upon resolution of a requested technical revision related to site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2020_128_PHSА DONE](#)

[2020_128_revSitePlan_2020_12_15](#)

36. Rezoning Petition: 2020-137 by John Clark, Jr.

Location: Approximately 24.35 acres located along the southern portion of W. Rocky River Road. (Council District 4 -Johnson)

Current Zoning: R-3 (residential)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2020_137_PHSА DONE](#)

[2020_137_RevSitePlan_2020_12_15](#)

37. Rezoning Petition: 2020-143 by Charlotte Water

Location: Approximately 21.34 acres located along the south side of North Tryon Street west of Circle Drive near University City and Mecklenburg/Cabarrus County line. (Council District 4 -Johnson)

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

Proposed Zoning: R-8 (residential)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2020_143_PHSА DONE](#)

38. Rezoning Petition: 2020-145 by Crescent Communities

Location: Approximately 18.95 acres located on the north side of Marvin Road, the west side of Johnston Road, and south of Providence Road West. (Council District 7 - Driggs)

Current Zoning: O-2 (CD) (office, conditional)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[RZP 2020 145 PHSA DONE](#)

[2020-145 2ndSitePlan 20 12 15](#)

39. Rezoning Petition: 2020-146 by Elmington Capital

Location: Approximately 7.23 acres located on the west side of Regal Oaks Drive, east of Winterhaven Drive, and north of Albemarle Road. (Council District 5 - Newton)

Current Zoning: O-15 (CD) (office, conditional)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2020 146 PHSA DONE](#)

40. Rezoning Petition: 2020-147 by Beacon Partners

Location: Approximately 1.93 acres located along the northwest side of Old Statesville Road. (Council District 2 - Graham)

Current Zoning: B-2 (general business) and I-1 (CD) (light industrial, conditional)

Proposed Zoning: I-1 (light industrial)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2020 147 PHSA DONE](#)

41. Rezoning Petition: 2020-151 by Range Water Real Estate

Location: Approximately 3.455 acres located along the north side of West Tremont Avenue, west of Tryon Street, and south of Woodcrest Avenue. (Council District 3 - Watlington)

Current Zoning: I-1 (light 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 and site and building design.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2020_151_PHSa_DONE](#)

[2020_151_RevSitePlan_2020_12_15](#)

42. Rezoning Petition: 2020-152 by Shreeji Hospitality UNCC, LLC

Location: Approximately 2.99 acres located at the eastern terminus of E. McCullough Drive, east of N. Tryon Street in the University City community. (Council District 4 -Johnson)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2020_152_PHSa_DONE](#)

43. Rezoning Petition: 2020-154 by Carolina Urban Properties, LTD

Location: Approximately 1.11 acres located along the west and east sides of Beatties Ford Road, along the south side of French Street, and north of Mill Road. (Council District 2 - Graham)

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay) and R-22MF PED (multi-family, pedestrian overlay)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2020_154_PHSa_DONE](#)

44. Rezoning Petition: 2020-157 by Specialty Properties, LLC

Location: Approximately 0.76 acres located on the western side of Tuckaseegee Road between Camp Green Street and Berryhill Road. (Council District 3 - Watlington)

Current Zoning: B-1 (neighborhood business) and R-5 (single-family residential)

Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2020_157_PHSa_DONE](#)

[2020_157_RevSitePlan_2020_12_15](#)

45. Rezoning Petition: 2020-158 by Revolve Residential

Location: Approximately .618 acre located at the northern intersection of Spencer Street and E. 36th Street in the NoDa community. (Council District 1 - Egleston)

Current Zoning: R-5 (residential)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2020_158_PHSa_DONE](#)

[2020_158_RevSitePlan_2020_12_15](#)

46. Rezoning Petition: 2020-166 by C4 Investments, LLC

Location: Approximately 8.73 acres located along the east side of Statesville Road, north of Keith Drive, and south of Sunset Road. (Council District 2 - Graham)

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

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2020_166 PHSA DONE](#)

[2020-166 RevSitePlan 2020 12 15](#)

47. Rezoning Petition: 2020-169 by Charlotte-Mecklenburg Housing Partnership

Location: Approximately 3.556 acres located along the south side of Billingsley Road, on the west side of Marvin Road, east of Ellington Street. (Council District 1 - Egleston)

Current Zoning: R-22MF (multi-family residential, up to 8 units per acre)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2020_169 PHSA DONE](#)

[2020_169 RevSitePlan 2020 12 15](#)

ADJOURNMENT