

City of Charlotte

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



Zoning Agenda

Monday, March 21, 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: 2021-176 by Anita Thomas

Update: Petitioner has withdrawn this petition

Location: Approximately 0.58 acre located on the east side of Randolph Road, west of Colwick Road, and north of North Sharon Amity Road. (Council District 6 - Bokhari)

Current Zoning: B-2 (neighborhood business)

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

3. Rezoning Petition: 2021-056 by Urban Trends Real Estate, Inc.

Update: Petitioner is requesting deferral to April 18, 2022

Location: Approximately 1.35 acres located along the north side of B Avenue, east of Beatties Ford Road, and north of Interstate 85. (Council District 2 - Graham)

Current Zoning: R-3 (single-family residential, R-17 MF (multi-family residential)

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

4. Rezoning Petition: 2021-133 by Drakeford Communities

Update: Petitioner is requesting deferral to April 18, 2022

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)

5. Rezoning Petition: 2021-139 by Boulevard at 1800 Central, LLC

Update: Petitioner is requesting deferral to April 18, 2022

Location: Approximately 0.69 acres located at the southeast intersection of Central Avenue and Nandina Street, east of The Plaza. (Council District 1 - Egleston)

Current Zoning: B-2 (general business)

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

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

Update: Petitioner is requesting deferral to April 18, 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

7. Rezoning Petition: 2021-197 by Crescent Communities

Update: Petitioner is requesting deferral to April 18, 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)

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

Update: Petitioner is requesting deferral to April 18, 2022

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)

9. Rezoning Petition: 2021-093 by Steele Creek (1997), LLC

Location: Approximately 184.9 acres located south of Interstate 485, east of Steele Creek Road, north of Brown-Grier Road, and west of Sandy Porter Road. (Council District 3 - Watlington)

Current Zoning: R-3 (single-family residential), MUDD (CD) (mixed-use development district, conditional), I-1 (CD) (light industrial, conditional)

Proposed Zoning: O-2 (CD) (office, conditional), MUDD-O (mixed-use development district - optional), 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.

[2021_093_ZCR](#)

[2021_093_FSA_DONE](#)

[2021_093_RevSitePlan_03_16_2022](#)

10. Rezoning Petition: 2021-111 by Regal Oaks Investments, LLC

Location: Approximately 6.40 acres located on the north side of Albemarle Road and east side of Regal Oaks Drive, west of East W.T. Harris Boulevard. (Council District 5 - Newton)

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

Proposed Zoning: R-22 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.

[2021_111_ZCR](#)

[2021_111_FSA_DONE](#)

[2021_111_RevSitePlan_2022_02_24](#)

11. Rezoning Petition: 2021-146 by Kinger Homes, LLC

Location: Approximately 3.70 acres located on the northwest side of Mallard Creek Road, east of Prosperity Church Road. (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 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_146_ZCR](#)

[2021_146_FSA_DONE](#)

[2021_146_RevSitePlan_2022_03_14](#)

12. Rezoning Petition: 2021-154 by Matt Gallagher

Location: Approximately 9.3 acres located east of Price Lane, west of Parkway Plaza Boulevard, and south of Yorkmont Road. (Council District 3 - Watlington)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_154_ZCR](#)

[2021_154_FSA_DONE](#)

[2021_154_RevSitePlan_03_14_2022](#)

13. Rezoning Petition: 2021-156 by Elite Team Realty & Property Management, Inc.

Location: Approximately 2.0 acres located at the northeast intersection of Wellingford Street and Hershey Street, east of West Sugar Creek Road. (Council District 4 - Johnson)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_156_ZCR](#)

[2021_156_FSA_DONE](#)

[2021_156_siteplanrev_22_2_24](#)

14. Rezoning Petition: 2021-158 by Trevi Partners, LLC

Location: Approximately 45.31 acres located on the southeast side of North Tryon Street, east of Pavilion Boulevard. (Council District 4 - Johnson)

Current Zoning: CC SPA (commercial center, site plan amendment) and UR-C (CD) SPA (urban residential-commercial, conditional, site plan amendment)

Proposed Zoning: CC SPA (commercial center, site plan amendment) and UR-C (CD) SPA (urban residential-commercial, conditional, site plan amendment), with 5-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_158_ZCR](#)

[2021_158_FSA_DONE](#)

[2021_158_RevSitePlan_2022_02_09](#)

15. Rezoning Petition: 2021-172 by Browder Group Real Estate, LLC

Location: Approximately 10.79 acres on either side of Thrift Road near the intersection of Jay 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 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_172_ZCR](#)

[2021_172_FSA_DONE](#)

[2021_172_RevSitePlan_02_24_2022](#)

16. Rezoning Petition: 2021-174 by Blu South, LLC

Location: Approximately 36.73 acres located south of East Westinghouse Boulevard, west of China Grove Church Road, and northeast of Interstate 485. (Council District 3 - Watlington)

Current Zoning: B-2 (CD) (general business, conditional), R-12 MF (multi-family residential), and R-4 (single-family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_174_ZCR](#)

[2021_174_FSA_DONE](#)

[2021_174_siteplanrev_22_2_24](#)

17. Rezoning Petition: 2021-175 by Green Street Land Co. LLC

Location: Approximately 26.84 acres bound by the east side of Harrisburg Road, north of Robinwood Drive, and southwest side of Interstate 485. (ETJ-BOCC: 4-Jerell, nearest CC: 5-Newton)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_175_ZCR](#)

[2021_175_FSA_DONE](#)

[2021_175_RevSitePlan_2022_03_15](#)

18. Rezoning Petition: 2021-178 by SDP Acquisitions I, LLC

Location: Approximately 15.97 acres located on the west side of Statesville Avenue, north of Atando Avenue, and east of Interstate 77. (Council District 1 - Egleston)

Current Zoning: R-22 MF (CD) (multi-family residential, conditional) and I-1 (light industrial)

Proposed Zoning: R-22 MF (CD) (multi-family residential, conditional) and R-22 MF (CD) SPA (multi-family residential, conditional, site plan amendment)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_178_ZCR](#)

[2021_178_FSA_DONE](#)

[2021_178_RevSitePlan_2022_02_24](#)

19. Rezoning Petition: 2021-181 by Evolve Acquisitions, LLC

Location: Approximately 17.83 acres located on the east side of Northlake Centre Parkway, north side of Northlake Mall Drive, and south side of Interstate 485. (Council District 2 - Graham)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_181_ZCR](#)

[2021_181_FSA_DONE](#)

[2021_181_RevSitePlan_2022_02_24](#)

20. 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 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 188 ZCR](#)

[2021 188 FSA DONE](#)

[2021 188 siteplan 22 2 24](#)

21. Rezoning Petition: 2021-189 by Bentley Pham

Location: Approximately 0.52 acre located at the southeast intersection of Tuckaseegee Road and Timberbrook Drive, north of Interstate 85. (Council District 3 - Watlington)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 189 ZCR](#)

[2021 189 FSA DONE](#)

22. Rezoning Petition: 2021-191 by Bentley Pham

Location: Approximately 0.35 acre located on the west side of Glenwood Drive, north of Tuckaseegee Road, and south of Interstate 85. (Council District 3 - Watlington)

Current Zoning: R-5 AIR (single-family residential, airport noise overlay)

Proposed Zoning: R-8 MF AIR (multi-family residential, airport noise overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 191 ZCR](#)

[2021 191 FSA DONE](#)

23. Rezoning Petition: 2021-193 by Fork Lift Pro

Location: Approximately 17.38 acres located off Graham Park Drive, north of South Tryon Street and south of Westinghouse Boulevard. (Council District 3 - Watlington)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_193_ZCR](#)

[2021_193_FSA_DONE](#)

[2021_193_RevSitePlan_02_24_2022](#)

24. Rezoning Petition: 2021-194 by Fourstore, LLC

Location: Approximately 1.24 acres located on the east side of East W.T. Harris Boulevard, north of Albemarle Road, and west of Lawyers Road. (Council District 5 - Newton)

Current Zoning: O-1 (office) and B-2 (general business)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_194_ZCR](#)

[2021_194_FSA_DONE](#)

[2021_194_RevSitePlan_2022_02_24](#)

25. Rezoning Petition: 2021-200 by Trade Street Townhomes, LLC

Location: Approximately 3.21 acres located on the east side of Wildwood Avenue, north of South Hoskins Road, and west of Rozzelles Ferry Road. (Council District 2 - Graham)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_200_ZCR](#)

[2021_200_FSA_DONE](#)

[2021_200_RevSitePlan_2022_02_24](#)

26. Rezoning Petition: 2021-203 by Land Growth, LLC

Location: Approximately 2.80 acres located on the north and south side of Crownpoint Executive Drive, west of Independence Boulevard, and south of Sardis Road. (Council District 6 - Bokhari)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_203_ZCR](#)

[2021_203_FSA_DONE](#)

27. Rezoning Petition: 2021-205 by City of Charlotte Aviation

Location: Approximately 5.70 acres located on the north side of Denver Avenue, west of Alleghany Street, and south of Scott Futrell Drive. (Council District 3 - Watlington)

Current Zoning: B-D AIR (distributive business, airport noise overlay) and R-22 MF AIR (multi-family residential, airport noise overlay)

Proposed Zoning: I-1 AIR (light industrial, airport noise overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_205_ZCR](#)

[2021_205_FSA_DONE](#)

HEARINGS

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

Update: Petitioner is requesting deferral to April 18, 2022

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-se development, optional, airport noise overlay, site plan amendment)

29. Rezoning Petition: 2021-103 by Providence Group Capital, LLC

Location: Approximately 2.25 acres located on the north side of Blairhill Road, south of Clanton Road, and west of South Tryon Street. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_103_PHSА_DONE](#)

[2021_103_SitePlan_Conditions](#)

30. Rezoning Petition: 2021-142 by PDC Land Acquisition, LLC

Location: Approximately 36.23 acres located north of Old Moores Chapel Road, south of Mount Holly Road, and east of I-485. (ETJ-BOCC: 2-Leake; closest CC 3 - Watlington)

Current Zoning: MX-2 (mixed use), R-4 (single-family residential)

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

Staff Recommendation:

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

[2021_142_PHSА_DONE](#)

[2021_142_RevSitePlan_02_14_2022](#)

31. Rezoning Petition: 2021-150 by Tribute Companies, Inc.

Location: Approximately 37.14 acres located on the southeast side of North Tryon Street, east of Interstate 485, and north of University City Boulevard. (ETJ-BOCC: 3-Dunlap; closest CC 4-Johnson)

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

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

Staff Recommendation:

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

[2021_150_PHSADONE](#)

[2021_150_SitePlanRev_2022_2_14](#)

32. Rezoning Petition: 2021-151 by Lincoln Harris

Location: Approximately 3.65 acres located on the south side of Fairview Road and east side of Cameron Valley Parkway, west of Colony Road. (Council District 6- Bokhari)

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

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

Staff Recommendation:

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

[2021_151_PHSADONE](#)

[2021_151_siteplanrev_22_2_14](#)

33. Rezoning Petition: 2021-186 by Kinger Homes

Location: Approximately 2.84 acres located at the intersection of Mallard Creek Road and Governor Hunt Road, west of David Taylor Drive. (Council District 4 - Johnson)

Current Zoning: R-3 (single-family 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 transportation and site and building design.

[2021_186_PHSADONE](#)

[2021_186_RevSitePlan_2022_02_09](#)

34. Rezoning Petition: 2021-190 by Blue Heel Development

Location: Approximately 4.76 acres located on the north side of Wade Ardrey Road, south of Ardrey Kell Road, and east of Marvin Road. (Council District 7 - Driggs)

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

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

Staff Recommendation:

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

[2021_190_PHSADONE](#)

[2021_190_siteplanRev_22_2_14](#)

35. Rezoning Petition: 2021-196 by Third & Urban

Location: Approximately 21.51 acres of contiguous and non-contiguous parcels generally adjacent to Berryhill Road, Tuckaseegee Road, Gesco Street, and Jay Street. (Council District 3 - Watlington)

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 and site and building design.

[2021_196_PHSADONE](#)

[2021_196_RevSitePlan_02_14_2022](#)

36. 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)

Staff Recommendation:

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

[2021_201_PHSADONE](#)

[2021_201_RevSitePlan_2022_02_15](#)

37. Rezoning Petition: 2021-202 by Trade Street Townhomes, LLC

Location: Approximately 0.47 acres located at the northeast intersection of Wilora Lake Road and Hollyfield Drive, east of Central Avenue. (Council District 5 - Newton)

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 and site and building design.

[2021_202_PHSA_DONE](#)

[2021_202_RevisedSitePlan_2022_02_11](#)

38. Rezoning Petition: 2021-206 by Cambridge Properties, Inc.

Location: Approximately 4.5 acres located on the west side of North Tryon Street, east of Interstate 85 and south of West Mallard Creek Church Road. (Council District 4 - Johnson)

Current Zoning: CC (commercial center)

Proposed Zoning: MUDD (CD) (mixed-use development, conditional) with 5-year vested rights

Staff Recommendation:

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

[2021_206_PHSA_DONE](#)

[2021_206_RevSitePlan_2022_02_14](#)

39. Rezoning Petition: 2021-208 by Hugh Elder

Location: Approximately 2.94 acres located at the northwest intersection of Nations Ford Road and Forest Point Boulevard, north of West Arrowood Road. (Council District 3 - Watlington)

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

Proposed Zoning: O-1 (office)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_208_PHSA_DONE](#)

40. Rezoning Petition: 2021-210 by Carter Acquisitions, LLC

Location: Approximately 25.17 acres located on the south side of Morehead Road, north of North Tryon Street, and east of Salome Church Road. (ETJ-BOCC: 3-Dunlap; closest CC 4-Johnson)

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

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

Staff Recommendation:

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

[2021 210 PHSA DONE](#)

[2021 210 RevSitePlan 2022 02 14](#)

41. Rezoning Petition: 2021-214 by Adams Property Group

Location: Approximately 1.95 acres located at the northeast intersection of Rocky River Road and Woodland Beaver Road, north of Albemarle Road. (ETJ/BOCC - 4 Jerrell, Nearest Council District 5 - Newton)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 214 PHSA DONE](#)

[2021 214 RevSitePlan 2022 02 14](#)

42. Rezoning Petition: 2021-215 by DHIC, LLC & Reventure Park Investments North, LLC

Location: Approximately 102 acres located north of Mount Holly Road and east of the Catawba River. (ETJ/BOCC 1 - Powell, Nearest District 2 - Graham)

Current Zoning: CC LWCA (commercial center, Lake Wylie critical area) and I-2 LWCA (light industrial, Lake Wylie critical area)

Proposed Zoning: MX-2 INNOV LWCA (mixed-use, innovative, Lake Wylie critical area)

Staff Recommendation:

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

[2021 215 PHSA DONE](#)

[2021 215 RevSitePlan 02 14 2022](#)

43. Rezoning Petition: 2021-216 by DHIC, LLC

Location: Approximately 41.26 acres located on the west side of Old Holland Road, east of Interstate 85, and north of Morehead Road. (ETJ/BOCC 3 - Dunlap; Nearest Council District 4 - Johnson)

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

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

Staff Recommendation:

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

[2021_216_PHSA_DONE](#)

[2021_216_RevSitePlan_2022_02_14](#)

44. 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)

Staff Recommendation:

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

[2021_219_PHSA_DONE](#)

[2021_219_siteplan_22_2_14](#)

45. Rezoning Petition: 2021-220 by Dependable Development

Location: Approximately 18.72 acres located on the south side of Beagle Club Road, east of Riverside Drive, and west of Mt. Holy-Huntersville Road. (Council District 2 - Graham)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_220_PHSA_DONE](#)

46. Rezoning Petition: 2021-227 by Graham Partners, LLC

Location: Approximately 3.02 acres located on the west side of Old Providence Rod, east of Providence Lane West, and north of Rea Road. (Council District 7 - Driggs)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_227_PHSA_DONE](#)

Adjournment