

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, May 23, 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: 2021-141 by The Drakeford Company**

***Update: Petitioner is requesting deferral to June 20, 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

**3. Rezoning Petition: 2021-197 by Crescent Communities**

***Update: Petitioner is requesting deferral to June 20, 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)

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

***Update: Petitioner is requesting deferral to June 20, 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)

## 5. Rezoning Petition: 2021-219 by Lincoln Property Company

**Update: Petitioner is requesting deferral to June 20, 2022**

**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)

## 6. Rezoning Petition: 2021-079 by Piedmont Capital, LLC

**Location:** Approximately 7.88 acres located on the north side of North Wendover Road, west of Monroe Road, and east of Randolph Road. (Council District 1 - Egleston)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 4-1 to recommend denial of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_079\\_ZCR\\_REV](#)

[2021\\_079\\_FSA\\_DONE](#)

[2021\\_079\\_RevSitePlan\\_2022\\_05\\_11](#)

## 7. Rezoning Petition: 2021-119 by Profile Homes

**Location:** Approximately 30.16 acres located on the southwest side of Freedom Drive, east of Toddville Road, and north of Tuckaseegee Road. (Council District 3 - Watlington)

**Current Zoning:** R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area), INST LLWPA (institutional, Lower Lake Wylie Protected Area), and MX-2 (INNOV) LLWPA (mixed-use - innovative, Lower Lake Wylie Protected Area)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_119\\_ZCR](#)

[2021\\_119\\_FSA\\_DONE](#)

[2021\\_119\\_RevSitePlan\\_22\\_4\\_19](#)

## 8. Rezoning Petition: 2021-125 by Red Sea Properties

**Location:** Approximately 133.09 acres located on the south side of University City Boulevard, northeast of Interstate 85, and east of Back Creek Church Road. (ETJ-BOCC: 3-Dunlap; Closest CC: 4-Johnson)

**Current Zoning:** R-3 (single-family residential), R-4 (single-family residential, and B-D (distributive business)

**Proposed Zoning:** MX-2 (mixed use) with 5-year vested rights

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_125\\_ZCR](#)

[2021\\_125\\_FSA\\_DONE](#)

[2021\\_125\\_RevSitePlan\\_2022\\_05\\_10](#)

## 9. Rezoning Petition: 2021-133 by Drakeford Communities

**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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_133\\_ZCR](#)

[2021\\_133\\_FSA\\_DONE](#)

[2021\\_133\\_RevSitePlan\\_04\\_26\\_2022](#)

## 10. Rezoning Petition: 2021-168 by Station West, LLC

**Location:** Approximately 3.83 acres located on the southeastern corner of the intersection of Berryhill Road and State 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 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_168\\_ZCR](#)

[2021\\_168\\_FSA\\_DONE](#)

[2021\\_168\\_RevSitePlan\\_04\\_21\\_2022](#)

## 11. 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 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_188\\_ZCR\\_Rev](#)

[2021\\_188\\_FSA\\_DONE](#)

[2021\\_188\\_siteplanRev\\_22\\_4\\_29](#)

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

**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-use development, optional, airport noise overlay, site plan amendment), I-1(CD) AIR (light industrial, conditional, airport noise overlay)

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_195\\_ZCR](#)

[2021\\_195\\_FSA\\_DONE](#)

[2021\\_195\\_RevSitePlan\\_04\\_20\\_2022](#)

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

**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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_199\\_ZCR](#)

[2021\\_199\\_FSA\\_DONE](#)

[2021\\_199\\_RevSitePlan\\_2022\\_05\\_18](#)

## 14. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_201\\_ZCR](#)

[2021\\_201\\_FSA\\_DONE](#)

[2021\\_201\\_RevSitePlan\\_2022\\_04\\_21](#)

## 15. Rezoning Petition: 2021-204 by William J. Wolkoff

**Location:** Approximately 6.85 acres located at the southeast intersection of West W.T. Harris Boulevard and Hendry Road, west of Old Statesville Road. (Council District 4 - Johnson)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_204\\_ZCR](#)

[2021\\_204\\_FSA\\_DONE](#)

[2021\\_204\\_RevSitePlan\\_2022\\_05\\_10](#)



## 16. Rezoning Petition: 2021-207 by Charlotte Regional Visitor's Authority c/o City of Charlotte

**Location:** Approximately 3.7 acres located on the southeastern corner of the intersection of Independence Boulevard and Paul Buck Boulevard. (Council District 1 - Egleston)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021-207 ZCR](#)

[2021 207 FSA DONE](#)

[2021 207 RevSitePlan 04 20 2022](#)

## 17. Rezoning Petition: 2021-222 by Rad Schneider

**Location:** Approximately 21.16 acres bound by the west side of Beatties Ford Road, south side of Cowboy Lane, and north side of Kidd Lane. (ETJ-BOCC: 2-Leake; Closest CC: 2-Graham)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021 222 ZCR](#)

[2021 222 FSA DONE](#)

[2021 222 RevSitePlan 2022 05 10](#)

## 18. Rezoning Petition: 2021-226 by AREP Galloway, LLC

**Location:** Approximately 8.02 acres located on the south side of Galloway Road, east of Claude Freeman Drive, and north of West Mallard Creek Church Road. (Council District 4 - Johnson)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_226\\_ZCR](#)

[2021\\_226\\_FSA\\_DONE](#)

[2021\\_226\\_RevSitePlan\\_2022\\_05\\_12](#)

## 19. Rezoning Petition: 2021-230 by Providence Group Capital, LLC

**Location:** Approximately 0.40 acre located on the east side of South Tryon Street, north of Remount Road, and south of Dunavant Street. (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 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_230\\_ZCR](#)

[2021\\_230\\_FSA\\_DONE](#)

## 20. Rezoning Petition: 2021-231 by Emory Investment Corporation

**Location:** Approximately 0.45 acre located at the intersection of Pierson Drive and Chippendale Road, east of Monroe Road. (Council District 5 - Newton)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_231\\_ZCR](#)

[2021\\_231\\_FSA\\_DONE](#)

## 21. Rezoning Petition: 2021-233 by Hopper Communities

**Location:** Approximately 6.52 acres located on the south side of Endhaven Lane and west side of Elm Lane. (Council District 7 - Driggs)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_233\\_ZCR](#)

[2021\\_233\\_FSA\\_DONE](#)

[2021\\_233\\_SitePlanRev\\_22\\_4\\_21](#)

## 22. Rezoning Petition: 2021-236 by RJS Properties

**Location:** Approximately 1.83 acres located on the south side of Rountree Road and north side of Minuet Lane, west of Old Pineville Road. (Council District 3 - Watlington)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_236\\_ZCR](#)

[2021\\_236\\_FSA\\_DONE](#)

## 23. Rezoning Petition: 2021-239 by Drakeford Communities, LLC

**Location:** Approximately 9.34 acres located on the west side of East W.T. Harris Boulevard, north side of District Drive, and east side of Shorthorn Street. (Council District 4 - Johnson)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_239\\_ZCR](#)

[2021\\_239\\_FSA\\_DONE](#)

[2021\\_239\\_RevSitePlan\\_2022\\_05\\_10](#)

## HEARINGS

**24. Rezoning Petition: 2021-224 by The Pulte Group**

***Update: Petition has been withdrawn***

**Location:** Approximately 15.87 acres located southwest of The Plaza Extension and Hood Road.  
(ETJ-BOCC: 4-Jerell; nearest CC: 5-Newton and 4-Johnson)

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

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

**25. Rezoning Petition: 2021-228 by Morningstar Properties, LLC**

***Update: Petition has been withdrawn***

**Location:** Approximately 4.8 acres located west of Steele Creek Road and north of Interstate 485.  
(ETJ-BOCC: 2-Leake; nearest CC: 3-Watlington)

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

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

**26. Rezoning Petition: 2021-234 by Matt Gallagher**

***Update: Petition is deferred to June 20, 2022***

**Location:** Approximately 7.48 acres located on east side of Oneida Road, and west of Citadel Place, north of Interstate 85. (Council District 1 - Egleston)

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

**Proposed Zoning:** R-8 (CD) (single-family residential) with 5-year vested rights

## 27. 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) with 5-year vested rights

**Staff Recommendation:**

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

[2021\\_112\\_PHSА\\_DONE](#)

[2021\\_112\\_RevSitePlan\\_2022\\_04\\_11](#)

## 28. 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)

**Staff Recommendation:**

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

[2021\\_240\\_PHSА\\_DONE](#)

[2021\\_240\\_siteplanRev\\_22\\_4\\_11](#)

## 29. 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)

**Staff Recommendation:**

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

[2021\\_249\\_PHSА\\_DONE](#)

[2021\\_249\\_SitePlanRev\\_04\\_11\\_2022](#)

### 30. 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)

**Staff Recommendation:**

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

[2021\\_251\\_PHSА\\_DONE](#)

[2021\\_251\\_RevSitePlan\\_2022\\_04\\_11](#)

### 31. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_217\\_PHSА\\_DONE](#)

### 32. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_218\\_PHSА\\_DONE](#)

### 33. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_225\\_PHSА\\_DONE](#)

### 34. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_223\\_PHSА\\_DONE](#)

[2021\\_223\\_SitePlanRev\\_4\\_11\\_2022](#)

### 35. 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

**Staff Recommendation:**

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

[2021\\_235\\_PHSА\\_DONE](#)

[2021\\_235\\_SitePlanRev\\_04\\_11\\_2022](#)



### 36. 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)

**Staff Recommendation:**

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

[2021\\_238\\_PHSА\\_DONE](#)

[2021\\_238\\_SitePlanRev\\_04\\_11\\_2022](#)

### 37. 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

**Staff Recommendation:**

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

[2021\\_241\\_PHSА\\_DONE](#)

[2021\\_241\\_RevSitePlan\\_2022\\_04\\_12](#)

### 38. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_244\\_PHSА\\_DONE](#)

### 39. 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)

**Staff Recommendation:**

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

[2021\\_245\\_PHS\\_A\\_DONE](#)

[2021\\_245\\_RevSitePlan\\_2022\\_04\\_11](#)

### 40. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_253\\_PHS\\_A\\_DONE](#)

### 41. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2021\\_255\\_PHS\\_A\\_DONE](#)

### 42. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_011\\_PHS\\_A\\_DONE](#)

### 43. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of his petition.

[2022\\_019\\_PHSА\\_DONE](#)

### 44. 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)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2022\\_021\\_PHSА\\_DONE](#)

Adjournment