

City of Charlotte

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



Zoning Agenda

Monday, July 18, 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 August 15, 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: 2021-209 by Coastal Acquisition Entity, LLC

Update: Petitioner is requesting deferral to August 15, 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)

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

Update: Petitioner is requesting deferral to August 15, 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)

5. Rezoning Petition: 2021-234 by Matt Gallagher

Update: Petitioner is requesting deferral to August 15, 2022

Location: Approximately 7.48 acres located on east side of Oneida Road, and west of Citadel Place, north of Interstate 85. (Council District 4 - Johnson)

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

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

6. Rezoning Petition: 2021-244 by Juarez Silva

Update: Petitioner is requesting deferral to August 15, 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)

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

Update: Petitioner is requesting deferral to August 15, 2022

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

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

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

8. Rezoning Petition: 2021-254 by Joseph Horton

Update: Petitioner is requesting deferral to August 15, 2022

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

Current Zoning: NS (neighborhood services)

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

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

Update: Petitioner is requesting deferral to August 15, 2022

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

Current Zoning: O-2 (office)

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

10. Rezoning Petition: 2022-019 by Chris Ogunrinde

Update: Petitioner is requesting deferral to August 15, 2022

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)

11. 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 5-1 to recommend denial of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_079_ZCR_REV_7_5_22](#)

[2021_079_FSA_DONE](#)

[2021_079_RevSitePlan_2022_07_13](#)

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

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 PED (general business, pedscape overlay)

Proposed Zoning: B-2 PED-O (general business, pedscape overlay - 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_139_ZCR](#)

[2021_139_FSA_DONE](#)

[2021_139_DevStandards](#)

13. Rezoning Petition: 2021-197 by Crescent Communities

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 197 ZCR](#)

[2021 197 FSA DONE](#)

[2021 197 RevSitePlan 2022 06 20](#)

14. Rezoning Petition: 2021-211 by Legacy Construction Unlimited, Inc.

Location: Approximately 0.35 acres located along the west side of Seigle Avenue and east side of Van Every Street, south of Belmont Avenue. (Council District 1 - Egleston)

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

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 211 ZCR](#)

[2021 211 FSA DONE](#)

[2021 211 RevSitePlan 2022 07 08](#)

15. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 217 ZCR](#)

[2021 217 FSA DONE](#)

16. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 218 ZCR](#)

[2021 218 FSA DONE](#)

17. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_219_reco](#)

[2021_219_FSA_DONE](#)

[2021_219_siteplanRev_22_7_11](#)

18. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_225_ZCR](#)

[2021_225_FSA_DONE](#)

19. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_238_ZCR](#)

[2021_238_FSA_DONE](#)

[2021_238_SitePlanRev_07_13_2022](#)

20. Rezoning Petition: 2021-243 by KEH Properties, LLC

Location: Approximately 0.15 acres located at the northwest intersection of Kennon Street and Hawthorne Lane, south of Parkwood Avenue, and west of Thomas Avenue. (Council District 1 - Egleston)

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

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_243_ZCR](#)

[2021_243_FSA_DONE](#)

[2021_243_RevSitePlan_2022_07_08](#)

21. Rezoning Petition: 2021-246 by MPV Properties

Location: Approximately 1.50 acres located on the east side of Providence Road, north of Pineville-Matthews Road, and south of Beverly Crest Boulevard. (Council District 7 - Driggs)

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

Proposed Zoning: O-1 (CD) (office, 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_246_ZCR](#)

[2021_246_FSA_DONE](#)

[2021_246_siteplanRev_22_7_1](#)

22. Rezoning Petition: 2021-248 by Embrey

Location: Approximately 7.02 acres located at the northwest intersection of North Tryon Street and Atando Avenue, east of West 32nd Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD (CD) (mixed-use development, 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_248_ZCR](#)

[2021_248_FSA_DONE](#)

[2021_248_RevSitePlan_2022_07_05](#)

23. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_249_ZCR_2040](#)

[2021_249_FSA_DONE](#)

[2021-249_SitePlanRev_06_14_2022](#)

24. Rezoning Petition: 2021-258 by RD University Oaks, LLC

Location: Approximately 64.05 acres located along the north side of University City Boulevard, east side of Neal Road, west side of Interstate 85, south of IBM Drive. (Council District 4 - Johnson)

Current Zoning: RE-2 (research)

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_258_ZCR](#)

[2021_258_FSA_DONE](#)

[2021_258_RevSitePlan_2022_07_06](#)

25. Rezoning Petition: 2021-259 by Integra Land Company

Location: Approximately 3.57 acres bound by the north side of North Tryon Street, east side of West 26th Street, west side of West 27th Street, and south side of North Church Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general 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_259_ZCR](#)

[2021_259_FSA_DONE](#)

[2021_259_RevSitePlan_2022_06_28](#)

26. Rezoning Petition: 2021-260 by Promenade Shopping Center, Inc.

Location: Approximately 27.6 acres located on the southwestern corner of the intersection of Providence Road and Ballantyne Commons Parkway. (Council District 7 - Driggs)

Current Zoning: CC (commercial center)

Proposed Zoning: CC SPA (commercial center, site plan amendment)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_260_ZCR](#)

[2021_260_FSA_DONE](#)

[2021_260_SitePlanRev_06_29_2022](#)

27. Rezoning Petition: 2021-268 by THR Holdings, LLC

Location: Approximately 0.25 acre located at the southeast intersection of Drummond Avenue and Pinckney Avenue, south of Matheson Avenue. (Council District 1 - Egleston)

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

Proposed Zoning: R-8 (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 268 ZCR](#)

[2021 268 FSA DONE](#)

28. Rezoning Petition: 2021-270 by The Drakeford Company

Location: Approximately 4.09 acres located on the north side of Rocky River Road, west of East W.T. Harris Boulevard, and east of Old Concord 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 270 ZCR](#)

[2021 270 FSA DONE](#)

[2021 270 RevSitePlan 2022 07 11](#)

29. Rezoning Petition: 2021-271 by 300 East 36 Development Holdings, LLC

Location: Approximately 1.3 acres located on the south side of Cullman Avenue, west of East 36th Street, and east of Matheson Avenue. (Council District 1 - Egleston)

Current Zoning: I-1 (light industrial)

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 271 ZCR](#)

[2021 271 FSA DONE](#)

30. Rezoning Petition: 2021-272 by Baybridge Group

Location: Approximately 4.35 acres located on the east side of Johnston Road and south side of Carmel Chace Drive, south of Carmel Road. (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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_272_reco](#)

[2021_272_FSA_DONE](#)

[2021_272_siteplanRev_22_7_6](#)

HEARINGS

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

Update: Petitioner is requesting deferral to August 15, 2022

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)

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

Update: Petitioner is requesting deferral to August 15, 2022

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-O SPA (mixed-use development - optional, site plan amendment)

33. Rezoning Petition: 2021-274 by Dickerson Realty Florida, Inc.

Update: Petitioner is requesting deferral to August 15, 2022

Location: Approximately 0.57 acre located on the west side of West Carson Boulevard, north of South Mint Street, and east of West Palmer Street. (Council District 3 - Watlington)

Current Zoning: MUDD (mixed-use development)

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

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

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

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_098_PHSА_DONE](#)

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

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

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

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

Staff Recommendation:

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

[2021_242_PHSА_DONE](#)

[2021_242_RevSitePlan_2022_04_12](#)

36. 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)

Staff Recommendation:

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

[2021_257_PHSА_DONE](#)

[2021_257_SitePlanRev_06_13_2022](#)

37. 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)

Staff Recommendation:

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

[2021_280_PHSА_DONE](#)

[2021_280_SitePlan_2022_06_13](#)

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

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

Current Zoning: B-2 (general business)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_252_PHSА_DONE](#)

39. Rezoning Petition: 2021-266 by Sere Ventures

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

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

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

Staff Recommendation:

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

[2021_266_PHSА_DONE](#)

[2021_266_SitePlanRev_06_13_2022](#)

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

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

Current Zoning: NS (neighborhood services)

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

Staff Recommendation:

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

[2021_273_PHSA_DONE](#)

[2021_273_siteplanREV_22_6_13](#)

41. Rezoning Petition: 2021-276 by McCraney Property Company

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

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

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

Staff Recommendation:

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

[2021_276_PHSA_DONE](#)

[2021_276_SitePlanRev_06_13_2022](#)

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

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

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_278_PHSA_DONE](#)

43. Rezoning Petition: 2021-283 by Lane Cloninger

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

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_283_PHS_A_DONE](#)

44. Rezoning Petition: 2022-001 by White Point Partners

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

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_001_PHS_A_DONE](#)

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

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

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_002_PHS_A_DONE](#)

46. Rezoning Petition: 2022-054 by Carolina Farm Trust

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

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

Proposed Zoning: B-2 (general business)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_054_PHS_A_DONE](#)

Adjournment

