

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, June 21, 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 Greg Phipps  
Council Member Victoria Watlington  
Council Member Braxton Winston II*

## ACRONYMS

### Zoning District Acronyms

- **B-1** – neighborhood business
- **B-2** – general business
- **B-1SCD** – business shopping center (old district)
- **BD** – distributive business
- **BP** – business park
- **CC** – commercial center
- **HW** – hazardous waste
- **I-1** – light industrial
- **I-2** – general industrial
- **INST** – institutional
- **MUDD** – mixed use development
- **MX-1** – mixed use
- **MX-2** – mixed use
- **MX-3** – mixed use
- **NS** – neighborhood services
- **O-1** – office district
- **O-2** – office district
- **O-3** – office district
- **R-3** – single-family residential – up to 3 dwelling units per acre (dua)
- **R-4** – single-family residential –up to 4 dua
- **R-5** – single-family residential –up to 5 dua
- **R-6** – single-family residential –up to 6 dua
- **R-8** – single-family residential – up to 8 dua
- **R-8MF** – multi-family residential – up to 8 dua
- **R-12MF** – multi-family residential– up to 12 dua
- **R-17MF** – multi-family residential– up to 17 dua
- **R-22MF** – multi-family residential– up to 22 dua
- **R-43MF** – multi-family residential– up to 43 dua
- **R-MH** – residential manufactured housing
- **RE-1** – research
- **RE-2** – research
- **RE-3** – research
- **TOD** – transit oriented development
- **TOD-CC** – transit oriented development – community center
- **TOD-NC** – transit oriented development– neighborhood center
- **TOD-UC** – transit oriented development –urban center
- **TOD-TR** – transit oriented development –transit transition
- **U-I** – urban industrial
- **UMUD** – uptown mixed use
- **UR-1** – urban residential
- **UR-2** – urban residential
- **UR-3** – urban residential
- **UR-C** – urban residential – commercial

### Zoning Overlay District Acronyms

- **AIR** – Airport Noise overlay
- **CR/LWW** – Catawba River/Lake Wylie watershed
- **CR/LWWCA** – Catawba River/Lake Wylie watershed – critical area
- **CR/LWWPA** – Catawba River/Lake Wylie watershed – protected area
- **HD-O** – historic district overlay
- **LNW** – Lake Norman watershed overlay
- **LNWCA** –Lake Norman watershed –overlay, critical area
- **LNWPA** –Lake Norman watershed – overlay, protected area
- **LLWW** – Lower Lake Wylie watershed overlay
- **LLWWCA** – Lower Lake Wylie watershed – overlay, critical area
- **LLWWPA** – Lower Lake Wylie watershed– overlay, protected area
- **LWPA** – Lake Wylie protected area
- **MILW** – Mountain Island Lake watershed overlay
- **MILWCA** – Mountain Island Lake watershed – overlay, critical area
- **MILWPA** – Mountain Island Lake watershed – overlay, protected area
- **MH** - manufactured home overlay
- **PED** – pedestrian overlay
- **TS** – transit supportive overlay

### Miscellaneous Zoning Acronyms:

- **CD** – conditional
- **INNOV** – innovative standards
- **SPA** – site plan amendment
- **O** – optional provisions

### Miscellaneous Other Acronyms:

- **CAG** – citizen advisory group
- **CDOT** – Charlotte Department of Transportation
- **FEMA** – Federal Emergency Management Agency
- **LED** – light emitting diode
- **NCDOT** – North Carolina Department of Transportation
- **PCCO** – Post Construction Control Ordinance

REMOTE MEETING

**1. 4:00 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

**POLICY**

## 2. Adoption of the Charlotte Future 2040 Comprehensive Plan

### **Action:**

**Adopt the Plan Policy section of the Final Recommended Draft Charlotte Future 2040 Comprehensive Plan.**

### **Staff Resource(s):**

Taiwo Jaiyeoba, City Manager's Office

Alysia Osborne, Planning, Design, and Development

### **Explanation**

- On October 31, 2020, the City of Charlotte released a draft Charlotte Future 2040 Comprehensive Plan (Plan) for public review and comment.
- The Plan includes the Vision and Growth Framework for implementation of the city's goals into a living document that integrates community input and best practices that will guide the city's decision-making and investment in both the near and long term.
- This Plan addresses how the built environment can better reflect and advance community values around topics like equity, transportation, quality of life, economic development, jobs, affordable housing, health, safety, and sustainability.
- The Plan contains three sections: The Plan Policy, the Implementation Strategy, and the Manuals and Metrics.
  - The Plan Policy is considered the main body of the Plan and includes the Plan's 10 Goals, supporting objectives, projects, programs, and introduces ten Place Types that set aspirational direction for how development will contribute to creating complete communities across the city.
  - The Implementation Strategy provides actions for the policies, projects, and programs; strategies for integration with other Plans; a framework for Community Area Plans and mapping; guidance for the Unified Development Ordinance, recommendations for Capital Improvement Projects, and how to track progress.
  - The Manuals and Metrics provide more detail and background on the Equitable Growth Framework's metrics and methodology, as well as more detailed guidance for the aspirational aspects of the ten Place Types. The Place Types Manual also provides guidance for Place Type Mapping and a community process for reviewing recommended Place Type designations.

### **Background**

- In the Winter 2018 to Spring 2019, the first phase of the Comprehensive Plan development process began with a focus on Charlotte's history, existing conditions, and community vision and values.
- The second phase (Summer 2019 - Fall 2019) focused on growth strategies; examining the implication of concentrating future growth along corridors, in and around major activity centers, or in and around neighborhood nodes.
- The third phase (Winter 2019 - Fall 2020) focused on the development of policies, projects, and programs around the city's future growth strategies and overall vision. During this phase, the community, and particularly the Plan Ambassadors and Strategic Advisors, weighed in on the ten main goals and objectives that form the policy framework, the data and conclusions from the Equitable Growth Framework, and the ten Place Types.
- In the fourth phase, (Fall 2020 - Spring 2021) the Executive Summary and draft Plan Policy was released in October 2020 and reviewed by the Charlotte City Council and the community. During this six-month review process, feedback was collected in a variety of ways from many voices throughout Charlotte.
- City Council held a public hearing on the Plan on March 22, 2021.
- After additional engagement with Council and the community, a second revised recommended draft was released on May 20, 2021, to reflect community and Council feedback on the initial draft Plan.

- On June 15, 2021, the Planning Committee of the Planning Commission unanimously recommended (7-0) adoption of the Plan Policy section of the Final Recommended Draft Charlotte Future 2040 Comprehensive Plan.
- Additional information can be found at: <https://www.cltfuture2040plan.com/>.

**Attachment(s)**

Final Recommended Draft Plan Policy

Resolution of the Charlotte City Council Adopting the Charlotte Future 2040 Comprehensive Plan

**DECISIONS****3. Rezoning Petition: 2019-179 by Ronald Staley, Jr. of Verde Homes, LLC**

***Update: Petitioner is requesting deferral to July 19, 2021***

**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)

**4. Rezoning Petition: 2021-022 by OMS Dilworth, LLC**

***Update: Petitioner is requesting deferral to July 19, 2021***

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

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

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

## 5. Rezoning Petition: 2017-118 by Phillips Investments Properties

**Location:** Approximately 0.78 acre located on the west side of Statesville Road, north of Cindy Lane.  
(Council District 2 - Graham)

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

**Proposed Zoning:** B-2 (CD) (general business, conditional) with five-year vested rights

**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

## 6. Rezoning Petition: 2020-038 by Clover Group, Inc.

**Location:** Approximately 9.96 acres located on the east side of Steele Creek Road and south of Erwin Road. (Council District 3 - Watlington)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition.

**Staff Recommendation:**

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

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan



## 7. Rezoning Petition: 2020-192 by White Point Partners

**Location:** Approximately 3.50 acres located along the east side of Camden Road, north of East Boulevard, and west of South Boulevard. (Council District 3 - Watlington)

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

**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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

## 8. Rezoning Petition: 2020-197 by The Paces Foundation, Inc.

**Location:** Approximately 4.54 acres located along the south side of Elmin Street, on the north side of West Boulevard, east of Old Steele Creek Road. (Council District 3 - Watlington)

**Current Zoning:** R-5 (single-family residential) and R-8 (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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**9. Rezoning Petition: 2021-007 by Pakchanok Lettsome**

**Location:** Approximately 0.2 acre located near the intersection of E. 17th Street and Seigle Avenue in the Belmont Community. (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 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

**10. Rezoning Petition: 2021-009 by Edward Judson McAdams**

**Location:** Approximately .59 acre located at 2100 Matheson Avenue, directly adjacent to Charlotte Country Club. (Council District 1 - Egleston)

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

**Proposed Zoning:** R-4 (single-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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

**11. Rezoning Petition: 2021-010 by Madison Capital Group**

**Location:** Approximately 4.9 acres located north of Wilkinson Boulevard, south of Arty Drive, and west of Berryhill Road. (Council District 3 - Watlington)

**Current Zoning:** B-1 (neighborhood business, O-2 (office), and R-22 MF (multi-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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

**12. Rezoning Petition: 2021-013 by Hebron Road Holdings, LLC**

**Location:** Approximately 8.25 acres bound by Old Hebron Road and Hebron Street, east of Nations Ford Road, and west of South Boulevard. (Council District 3 - Watlington)

**Current Zoning:** I-1 (light industrial)

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

**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

**13. Rezoning Petition: 2021-015 by Exponential Development, LLC**

**Location:** Approximately 2.56 acres located in the northeastern corner of the intersection of West Boulevard and Holabird Lane. (Council District 3 - Watlington)

**Current Zoning:** B-1S (CD) (business shopping center, 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 upon resolution of an outstanding issue related to transportation.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**14. Rezoning Petition: 2021-030 by Lucern Capital Partners**

**Location:** Approximately 2.55 acres located on the east side of Research Drive, north of West W. T. Harris Boulevard, and west of Interstate 85. (Council District 4 - Johnson)

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

**Proposed Zoning:** RE-3(O) (research, optional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**15. Rezoning Petition: 2021-031 by Halley Douglas, Inc.**

**Location:** Approximately 0.23 acre located on the north side of Laurel Avenue, east of Providence Road, and west of Randolph Road. (Council District 1 - Egleston)

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

**Proposed Zoning:** R-8 (CD) (single-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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**16. Rezoning Petition: 2021-110 by Charlotte Planning, Design, & Development - Text Amendment**

**Summary of Petition:**

This Text Amendment proposes to update the Zoning Ordinance to bring it into compliance with new North Carolina General Statute legislation (Chapter 160D) related to land use effective 7-1-21. This text amendment 1) updates N.C.G.S. references to align with Chapter 160D; 2) updates the processes for all development approvals, including written notices of decisions to both the applicant and the property owner; 3) updates the processes for filing applications, notice requirements, evidentiary hearing provisions and quasi-judicial procedures; and 4) adds conflict of interest standards for boards and administrative staff.

**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

Text Amendment

**17. Rezoning Petition: 2021-109 by Charlotte Planning, Design, & Development**

This Text Amendment proposes to update the Subdivision Ordinance to bring it into compliance with new North Carolina General Statute legislation (Chapter 160D) related to land use effective 7-1-21. This text amendment 1) updates N.C.G.S. references to align with new Chapter 160D legislation; 2) adds conflict of interest standards for boards, commissions, and administrative staff; 3) adds a requirement for written notices of decisions on preliminary plans and final plats, to be provided to the applicant and the property owner, if different; 4) modifies the performance guarantee regulations; 5) adds requirements for inspectors to present proper credentials prior to inspections, and that proper consent must be given to inspect areas not open to the public or an appropriate inspection warrant must be secured; 6) adds and modifies definitions, and 7) adds text that notifications of decisions sent by first-class mail are deemed received on the third business day for the purposes of filing an appeal.

**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  
Text Amendment

**18. Rezoning Petition: 2021-113 by Charlotte Planning, Design, & Development - Text Amendment****Summary of Petition:**

This Text Amendment proposes to update the Charlotte Tree Ordinance to bring it into compliance by July 1, 2021 with the requirements of North Carolina General Statute 160D. The text amendment 1) updates N.C.G.S. references to align with Chapter 160D legislation; 2) updates the processes and requirements for enforcement procedures; 3) updates the requirements for administrative decisions, evidentiary hearings and quasi-judicial procedures; 4) adds new vested rights and permit choice rules; and 5) adds conflict of interest standards for boards and administrative staff.

**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  
Text Amendment

## HEARINGS

**19. Rezoning Petition: 2021-014 by Whitestone Holdings, Inc.**

***Update: Petitioner is requesting deferral to July 19, 2021***

**Location:** Approximately 0.23 acre located on the east side of Grandin Road between 4th Street and 4th Street Extension. (Council District 2 - Graham)

**Current Zoning:** R-5 HD (single-family residential, historic district overlay)

**Proposed Zoning:** MUDD-O HD (mixed-use development, optional, historic district overlay)

**20. Rezoning Petition: 2020-133 by D.R. Horton**

***Update: Petitioner is requesting deferral to July 19, 2021***

**Location:** Approximately 26.195 acres located on the south side of Hamilton Road, east of Youngblood Road, and west of Steele Creek Road. (ETJ)

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

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

## 21. Rezoning Petition: 2020-160 by Aldersgate United Methodist Retirement Community

**Location:** Approximately 70.014 acres located along Shamrock Drive within the greater Aldersgate Retirement Community. (Council District 1 - Egleston)

**Current Zoning:** R-17 MF; INST; INST (CD) (multi-family residential; institutional; institutional, conditional)

**Proposed Zoning:** UR-2 (CD); MUDD (O) (urban residential, conditional; mixed-use development, optional) with 5-year vested rights

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

## 22. Rezoning Petition: 2021-040 by Mattamy Homes

**Location:** Approximately 41.50 acres located along the northern portion of Rocky River Road between John Russell Road and Back Creek Church Road. (ETJ-BOCC: 3-Dunlap, nearest CC: 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 technical revisions related to environment and site and building design.

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan

## 23. Rezoning Petition: 2021-004 by 1511 Central, LLC

**Location:** Approximately .905 acre located at the NE intersection of Central Avenue and Pecan Avenue in the Plaza-Midwood community. (Council District 1 - Egleston)

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

**Proposed Zoning:** B-2 PED (O) (business, pedestrian overlay, optional)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan



## 24. Rezoning Petition: 2021-008 by The Morgan Companies

**Location:** Approximately 4.41 acres located along the west side of Carmel Commons Boulevard, south of Pineville-Matthews Road, and east of Carmel Road. (Council District 7 - Driggs)

**Current Zoning:** O-1 (office)

**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, transportation and technical revisions related to land use.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

## 25. Rezoning Petition: 2021-021 by Portman Residential

**Location:** Approximately 27.65 acres located on the north side of State Street, southwest of Rozzelles Ferry Road, and east of Tuckaseegee Road. (Council District 2 - Graham)

**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 related to transportation and site and building design, and requested technical revisions related to site and building design.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

## 26. Rezoning Petition: 2021-025 by NVR, Inc.

**Location:** Approximately 13.05 acres located along the north and south sides of Wallace Lane and east of the East Independence Expressway. (Council District 5 - Newton)

**Current Zoning:** UR-2 (CD) (urban residential, conditional) & R-4 (single-family residential)

**Proposed Zoning:** UR-2 (CD) SPA (urban residential, conditional, site plan amendment) & UR-2 (CD) (urban residential, conditional)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**27. Rezoning Petition: 2021-027 by Evergreen Living**

**Location:** Approximately 18.97 acres bound by the north side of Interstate 485, south side of Mt. Holly-Huntersville Road, and east side of Oakdale Road. (ETJ-BOCC: 1-Powell, nearest CC: 2-Graham)

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

**Proposed Zoning:** R-8 MF (CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**28. Rezoning Petition: 2021-034 by JCAN Properties, LLC**

**Location:** Approximately .29 acre located at 2020 Parson Street in the Villa Heights neighborhood. (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.

**Attachments:**

Pre-Hearing Staff Analysis

**29. Rezoning Petition: 2021-035 by Argosy Real Estate Partners IV, LLC**

**Location:** Approximately 3.99 acres located on the west side of Westpark Drive, east of Highway 77, south of Tyvola Road and west of Old Pineville Road. (Council District 3 - Watlington)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**30. Rezoning Petition: 2021-037 by Providence Group Capital, LLC**

**Location:** Approximately 0.76 acre located along the east side of South Tryon Street, north of Remount Road, and west of South Boulevard. (Council District 3 - Watlington)

**Current Zoning:** TOC-NC (transit-oriented development - neighborhood center)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**31. Rezoning Petition: 2021-038 by White Point Partners, LLC**

**Location:** Approximately 2 acres located at the southern intersection of Charles Avenue and Brevard Street. (Council District 1 - Egleston)

**Current Zoning:** TOD-M (CD) (transit-oriented development, mixed, conditional)

**Proposed Zoning:** TOD-UC (EX) (transit-oriented development, urban center, exception)

**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

**32. Rezoning Petition: 2021-039 by Crescent Communities, LLC**

**Location:** Approximately 21.5 acres located along the east and west side of Senator Royall Drive, south of West Mallard Creek Church Road, and west of Interstate 85. (Council District 4 - Johnson)

**Current Zoning:** RE-1 (research)

**Proposed Zoning:** RE-3 (O) (research, optional)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**33. Rezoning Petition: 2021-041 by Pareshkumar Patel**

**Location:** Approximately 1.95 acres located along the west side of Ronald Street, northeast of Old Plank Road, and west of Oakdale Road. (Council District 2 - Graham)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**34. Rezoning Petition: 2021-042 by Sirius Lane Partners, LLC**

**Location:** Approximately 10.73 acres on the north side of Shopton Road, east of Sandy Porter Road, and west of Pinecrest Drive. (Outside City Limits)

**Current Zoning:** I-1 (CD) AIR (light industrial, conditional, airport noise overlay)

**Proposed Zoning:** I-2 (CD) AIR (general industrial, conditional, airport noise overlay)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**35. Rezoning Petition: 2021-043 by Robert Allen**

**Location:** Approximately 1.21 acres located on the north side of Fairview Road, east of Park Road, and west of Barclay Downs Drive. (Council District 6 - Bokhari)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**36. Rezoning Petition: 2021-045 by Madison Capital Group, LLC**

**Location:** Approximately 19 acres located on the east side of Mallard Creek Road, northeast of Ridge Road, and west of Highway 85. (ETJ-BOCC: 3-Dunlap, nearest CC: 4-Johnson)

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

**Proposed Zoning:** R-17 MF (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

**37. Rezoning Petition: 2021-046 by Alenky Family Foundation**

**Location:** Approximately 0.26 acre located along the south side of Rutgers Avenue, west of West Sugar Creek Road, and north of North Tryon Street. (Council District 1 - Egleston)

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

**Proposed Zoning:** UR-1 (CD) (urban residential, conditional)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of technical issues related to building design.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**38. Rezoning Petition: 2021-047 by Carolyn Associates Owner, LLC**

**Location:** Approximately 27.410 acres located off Carolyn Lane and Joe Whitener Road with frontage and access to University City Boulevard. (Council District 4 - Johnson)

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

**Proposed Zoning:** UR-2(CD) SPA (urban residential, conditional, site plan amendment)

**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

### **39. Rezoning Petition: 2021-088 by The Charlotte-Mecklenburg Hospital Authority**

**Location:** Approximately 3.37 acres located on the northwest intersection of South Kings Drive and Medical Center Drive, east of Blythe Boulevard. (Council District 1 - Egleston)

**Current Zoning:** B-1 (neighborhood business)

**Proposed Zoning:** O-3 (office)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

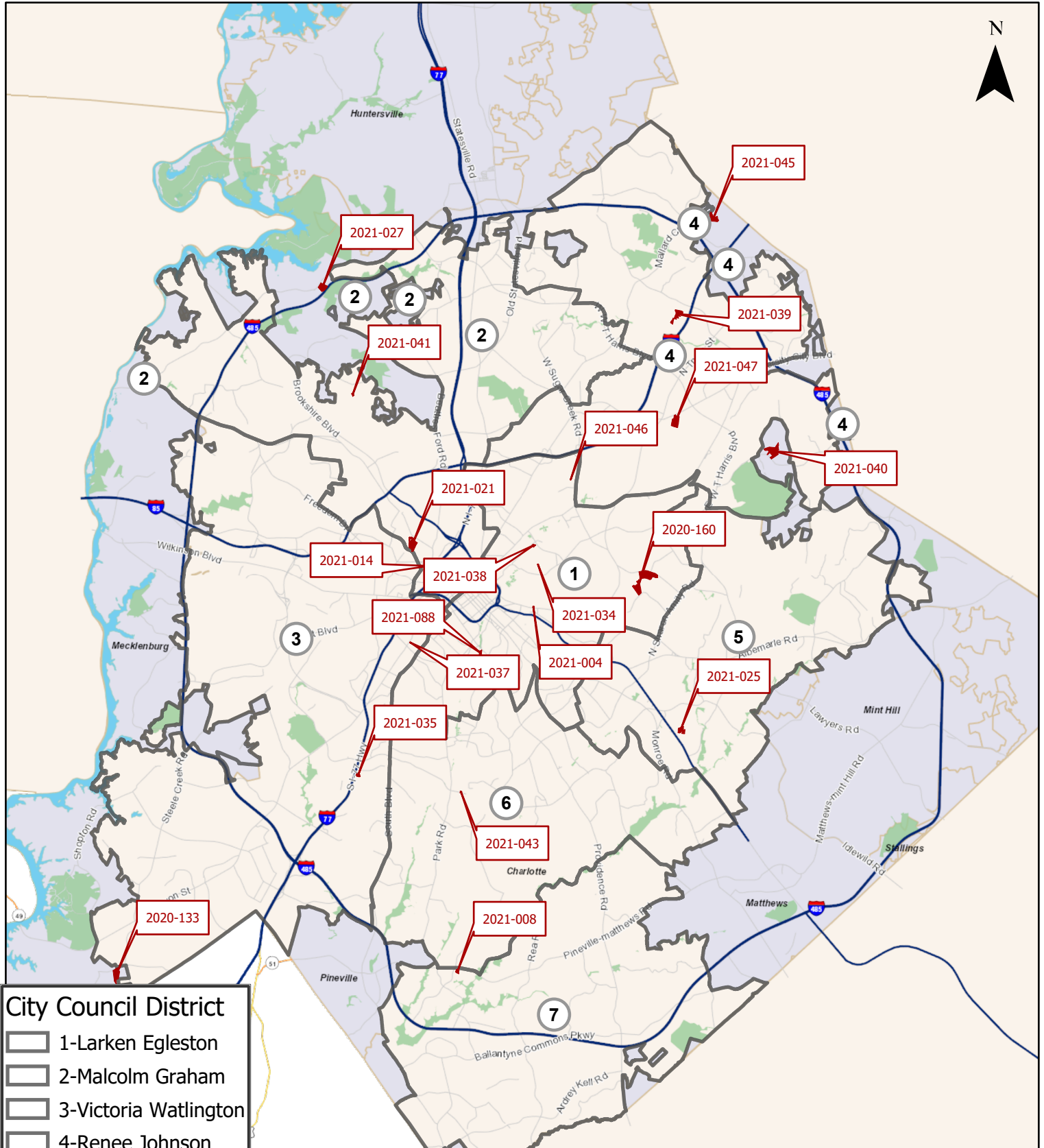
**Attachments:**

Pre-Hearing Staff Analysis








Adjournment

# June 2021 Rezonings

City of Charlotte, Mecklenburg County



## City Council District

-  1-Larken Egleston
-  2-Malcolm Graham
-  3-Victoria Watlington
-  4-Renee Johnson
-  5-Matt Newton
-  6-Tariq Bokhari
-  7-Edmund H. Driggs

Map Created 6/17/2021

0 1.75 3.5 7 Miles



# City of Charlotte

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

**Agenda Date:** 6/21/2021

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**Agenda #:** 1. **File #:** 15-15891 **Type:** Dinner Briefing

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**4:00 P.M. CITY COUNCIL ZONING MEETING,  
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,  
ELECTRONIC REGULAR MEETING HOSTED FROM ROOM 267**



**Agenda Date:** 6/21/2021

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**Agenda #: 2.****File #: 15-16003** **Type:** Policy Item

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## **Adoption of the Charlotte Future 2040 Comprehensive Plan**

### **Action:**

**Adopt the Plan Policy section of the Final Recommended Draft Charlotte Future 2040 Comprehensive Plan.**

### **Staff Resource(s):**

Taiwo Jaiyeoba, City Manager's Office  
Alysia Osborne, Planning, Design, and Development

### **Explanation**

- On October 31, 2020, the City of Charlotte released a draft Charlotte Future 2040 Comprehensive Plan (Plan) for public review and comment.
- The Plan includes the Vision and Growth Framework for implementation of the city's goals into a living document that integrates community input and best practices that will guide the city's decision-making and investment in both the near and long term.
- This Plan addresses how the built environment can better reflect and advance community values around topics like equity, transportation, quality of life, economic development, jobs, affordable housing, health, safety, and sustainability.
- The Plan contains three sections: The Plan Policy, the Implementation Strategy, and the Manuals and Metrics.
  - The Plan Policy is considered the main body of the Plan and includes the Plan's 10 Goals, supporting objectives, projects, programs, and introduces ten Place Types that set aspirational direction for how development will contribute to creating complete communities across the city.
  - The Implementation Strategy provides actions for the policies, projects, and programs; strategies for integration with other Plans; a framework for Community Area Plans and mapping; guidance for the Unified Development Ordinance, recommendations for Capital Improvement Projects, and how to track progress.
  - The Manuals and Metrics provide more detail and background on the Equitable Growth Framework's metrics and methodology, as well as more detailed guidance for the aspirational aspects of the ten Place Types. The Place Types Manual also provides guidance for Place Type Mapping and a community process for reviewing recommended Place Type designations.

### **Background**

- In the Winter 2018 to Spring 2019, the first phase of the Comprehensive Plan development process began with a focus on Charlotte's history, existing conditions, and community vision and values.
- The second phase (Summer 2019 - Fall 2019) focused on growth strategies; examining the implication of concentrating future growth along corridors, in and around major activity centers, or in and around neighborhood nodes.
- The third phase (Winter 2019 - Fall 2020) focused on the development of policies, projects, and programs around the city's future growth strategies and overall vision. During this phase,

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**Agenda #: 2.File #: 15-16003 Type: Policy Item**

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the community, and particularly the Plan Ambassadors and Strategic Advisors, weighed in on the ten main goals and objectives that form the policy framework, the data and conclusions from the Equitable Growth Framework, and the ten Place Types.

- In the fourth phase, (Fall 2020 - Spring 2021) the Executive Summary and draft Plan Policy was released in October 2020 and reviewed by the Charlotte City Council and the community. During this six-month review process, feedback was collected in a variety of ways from many voices throughout Charlotte.
- City Council held a public hearing on the Plan on March 22, 2021.
- After additional engagement with Council and the community, a second revised recommended draft was released on May 20, 2021, to reflect community and Council feedback on the initial draft Plan.
- On June 15, 2021, the Planning Committee of the Planning Commission unanimously recommended (7-0) adoption of the Plan Policy section of the Final Recommended Draft Charlotte Future 2040 Comprehensive Plan.
- Additional information can be found at: <https://www.cltfuture2040plan.com/>.

**Attachment(s)**

Final Recommended Draft Plan Policy

Resolution of the Charlotte City Council Adopting the Charlotte Future 2040 Comprehensive Plan

**RESOLUTION OF THE CHARLOTTE CITY COUNCIL ADOPTING THE  
CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN**

WHEREAS, in 2018, the City Council directed City Staff to create a new comprehensive plan to guide Charlotte's future growth and development, and that would become the foundation for strategic policy, equitable investment in infrastructure, and new regulatory tools such as the Unified Development Ordinance.

WHEREAS, the City desired to address how to better reflect and advance community values and aspirations around equity, transportation, quality of life, economic development, jobs, affordable housing, health, safety, and sustainability in the plan.

WHEREAS, municipal zoning enabling statutes require that municipalities adopt and apply zoning regulations in accordance with a comprehensive or land-use plan.

WHEREAS, City Staff undertook a public engagement process consisting of advisory groups, public meetings, solicitation of feedback and comments, to gather input from and educate the community on the plan.

WHEREAS, the Charlotte Future 2040 Comprehensive Plan includes the Vision and Growth Framework for implementation of the City's goals into a living document that integrates community input and best practices that will guide the City's decision-making and investment in both the near and long term.

WHEREAS, the Executive Summary and Public Draft of the Charlotte Future 2040 Comprehensive Plan were released on October 31, 2020.

WHEREAS, the City Council held a public hearing on the Charlotte Future 2040 Comprehensive Plan on March 22, 2021.

WHEREAS, the Charlotte Future 2040 Comprehensive Plan contains three (3) sections: The Plan Policy, the Implementation Strategy, and the Manuals and Metrics which includes the Place Types Manual and mapping process and the Equitable Growth Framework.

WHEREAS, after a public comment period following the public hearing, the Planning Committee of the Planning Commission recommended adoption of the Plan Policy of the Charlotte Future 2040 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina:

Section 1. That the Plan Policy of the Charlotte Future 2040 Comprehensive Plan as presented at the March 22, 2021, public hearing with the amendments to the Final Recommended Draft as finalized by the City Council on June 21, 2021, is hereby adopted subject to Section 2 below.

Section 2. That all zoning text or map amendments will be reviewed consistent with the Plan Policy and any other applicable adopted land use plans until the Council adopts the Manuals and Metrics and the Charlotte Future 2040 Policy Map.

Section 3. That City Council is anticipated to adopt the Implementation Strategy, the Manuals and Metrics, and the Charlotte Future 2040 Policy Map in or about February 2022.

Section 4. That following the adoption of the Implementation Strategy, the Manuals and Metrics, and the Charlotte Future 2040 Policy Map, City Council will adopt the Unified Development Ordinance (UDO) in or about April 2022.

Section 5. That prior to the adoption of the UDO, City Staff will complete a Place Types Market Readiness and Land Use Suitability Study and an Economic Analysis for the UDO.

Adopted this \_\_\_\_ day of June 2021.