

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, January 19, 2021**

**Electronic Regular Meeting Hosted from Room 267**

### **City Council Zoning Meeting**

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

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

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

## **2. Follow Up Report**

## DECISIONS

**3. Rezoning Petition: 2019-037 by Jay Kamdar**

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Statement of Consistency

**4. Rezoning Petition: 2019-089 by Alpa Parmar**

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

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

**Location:** Approximately 150.0 acres located off Garrison Rd, west of I-485 and south of West Blvd.  
(Outside City Limits - nearest Council District 3 - Watlington)

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

**Proposed Zoning:** I-1 (CD) (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.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

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

**Location:** Approximately 49.79 acres located along the northeast side of Prosperity Church Road and the south side of Johnston Oehler Road. (Council District 4 -Johnson)

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**9. Rezoning Petition: 2020-091 by Mecklenburg County**

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**12. Rezoning Petition: 2020-107 by Drakeford Communities**

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

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

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

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

**Proposed Zoning:** CC (commercial center)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

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

**Location:** Approximately 3.264 acres located south of the intersection of Dunavant Street and Tryon Street, northeast of Remount Road. (Council District 3 - Watlington)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

**19. Rezoning Petition: 2020-131 by John Nichols**

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

## 21. Rezoning Petition: 2020-136 by Scaffolding Solutions

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

## 22. Rezoning Petition: 2020-138 by Rosemary Burt

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

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

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

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

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

**ACTIVE TRANSPORTATION PROJECTS**

**26. Active Transportation Projects**

## HEARINGS

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

***Update: Petitioner is requesting deferral to February 15, 2021***

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

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

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

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

***Update: Petitioner is requesting deferral to February 15, 2021***

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

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

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

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

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

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

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

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

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

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

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

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

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

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

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

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

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

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

**Proposed Zoning:** MX-2 (mixed residential)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

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

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

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

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

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

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

**Proposed Zoning:** UR-3 (CD)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

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

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

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**37. Rezoning Petition: 2020-143 by Charlotte Water**

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

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

**Proposed Zoning:** R-8 (residential)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**38. Rezoning Petition: 2020-145 by Crescent Communities**

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

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**39. Rezoning Petition: 2020-146 by Elmington Capital**

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

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**40. Rezoning Petition: 2020-147 by Beacon Partners**

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

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

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

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

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

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

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

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

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

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

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

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

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

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

#### 45. Rezoning Petition: 2020-158 by Revolve Residential

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

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

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

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

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

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

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

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

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

**Staff Recommendation:**

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

**Attachments:**

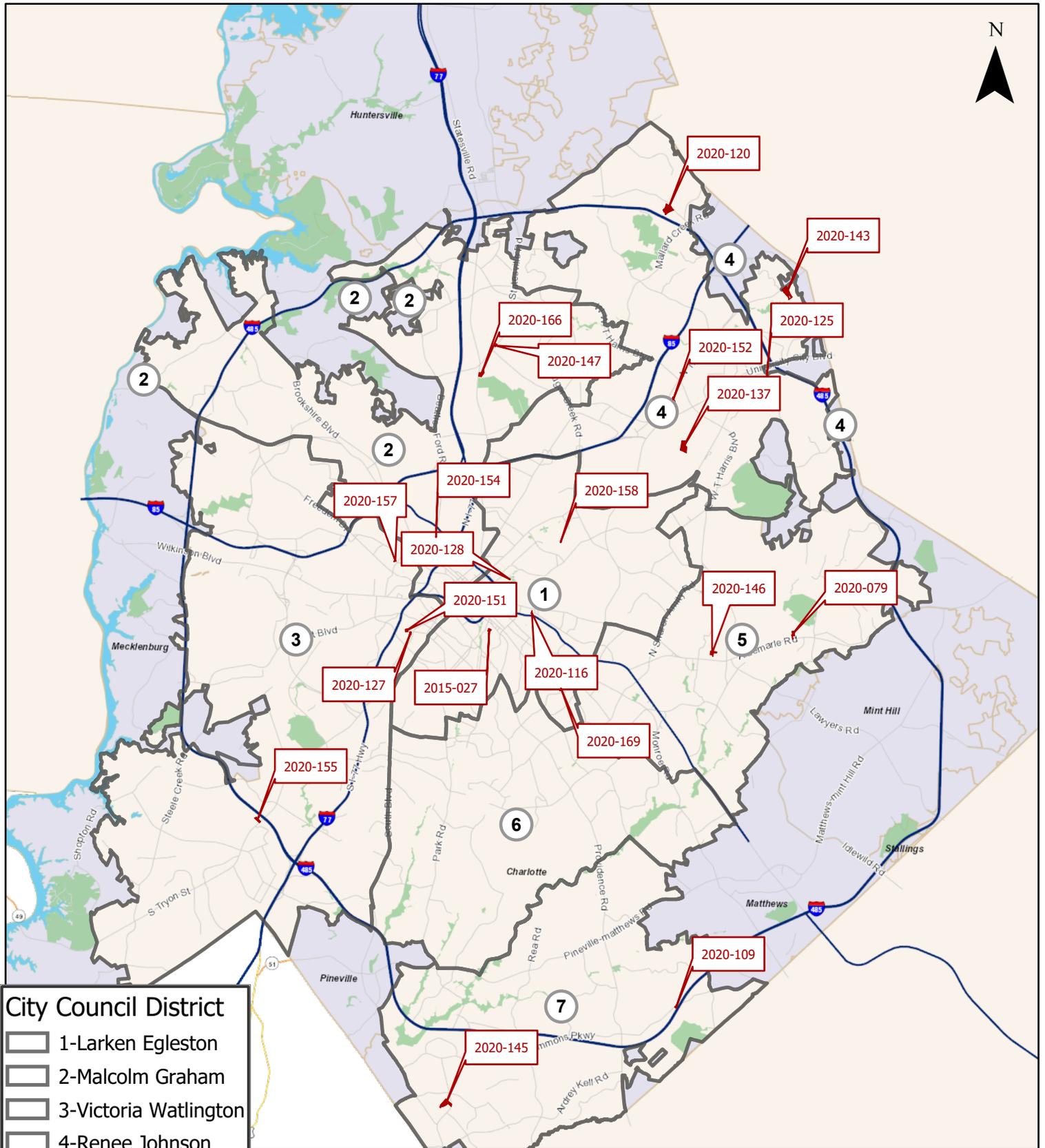
Pre-Hearing Staff Analysis

Site Plan

ADJOURNMENT

# January 2021 Rezoning

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 12/17/2020





# City of Charlotte

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

**Agenda Date:** 1/19/2021

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**Agenda #:** 1. **File #:** 15-14975 **Type:** Dinner Briefing

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



# City of Charlotte

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

**Agenda Date:** 1/19/2021

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**Agenda #:** 2. **File #:** 15-14976 **Type:** Dinner Briefing

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## **Follow Up Report**



## **City Council Follow-Up Report From the December 21, 2020 Zoning Meeting**

**2020-139 – Red Cedar Capital Partners – Located along the west side of Browne Road, east of Sweetbriar Ridge Drive, and north of Hucks Road. (Council District 4- Johnson)**

**Provide traffic data for the intersection of Hucks Road and Browne Road, and the intersection of Hucks Road and Old Statesville Road (NC 115). Are there any traffic studies of these intersections?**

Staff Response: Rezoning Petition 2020-139 is a conventional rezoning case. With a conventional rezoning petition, a site plan is not submitted for review. It is important to note that Rezoning Petition 2020-139's trip generation is estimated at 430 daily vehicle trips for the entitled development under the current zoning. The proposed rezoning is expected to have a trip generation of 560 daily vehicle trips; neither of these trip generation numbers trigger a traffic study, per the City's Traffic Impact Study (TIS) Guidelines.

There is currently a TIS under review that includes the Hucks Road/Old Statesville Road intersection, under a separate active rezoning case.

As supported by the data below, the signalized intersection of Hucks Road and Browne Road experiences minimal delays and operations at an acceptable level of service. The unsignalized intersection of Hucks Road and Old Statesville Road (NC 115) is over capacity and experiences long delays and extensive queues, or vehicular back up, along westbound Hucks Road waiting to turn onto Old Statesville Road. There is a future NCDOT STIP project (STIP U-5772) to widen Old Statesville Road, realign Hucks Road, and signalize the intersection to ease congestion and provide safety enhancements.

Below is a summary of readily available traffic data requested:

- Hucks Road & Browne Road Intersection
  - AM Peak Hour – Level of Service B; 15 second of delay
  - PM Peak Hour – Level of Service B; 12 seconds of delay
- Hucks Road & Old Statesville Road (NC 115)
  - The Highway Capacity Manual (guide for Level of Service) does not provide guidance for unsignalized intersection Level of Service.
  - Instead, we are reporting the Level of Service and delay for the approach to the intersection – westbound Hucks Road approaching Old Statesville (NC 115).
  - AM Peak Hour – Level of Service F; 528 second of delay (8.8 minutes)
  - PM Peak Hour – Level of Service F; 2,498 second of delay (41 minutes)