

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, March 15, 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. 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

**2a. Closed Session (as necessary)**

**2b. Follow Up Report**

## DECISIONS

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

***Update: Petitioner is requesting deferral to April 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: 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

**5. Rezoning Petition: 2020-068 by Levine Properties, Inc.**

**Location:** Approximately 8.5 acres located along the east and west side of Hedgemore Road, south of Woodlawn Road, and west of Selwyn Avenue. (Council District 6 - Bokhari)

**Current Zoning:** O-1 (office) and MUDD (CD) (mixed-use development district, conditional)

**Proposed Zoning:** MUDD-O (mixed-use development district, optional) with 5-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 upon resolution of requested technical revision related to environment.

**Attachments:**

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

**6. Rezoning Petition: 2020-083 by The Keith Corporation**

**Location:** Approximately 2.397 acres located along the northeast side of 5th Street, the southwest side of Park Drive, and north of Caswell Road. (Council District 1 - Egleston)

**Current Zoning:** O-2 (office) and R-43MF (multi-family residential)

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

**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: 2020-134 by Impact, LLC

**Location:** Approximately 26.59 acres located in the southeastern corner of the intersection of Rhyne Road and Mount Holly Road. (ETJ)

**Current Zoning:** CC, LWPA (commercial center, Lake Wylie Protected Area)

**Proposed Zoning:** CC SPA, LWPA (commercial center site plan amendment, Lake Wylie 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

Site Plan

## 8. Rezoning Petition: 2020-153 by 9900 Mount Holly Road, LLC

**Location:** Approximately 13.04 acres located along the north side of Mount Holly Road, south of Stoneyridge Drive, and northwest of Sonoma Valley Drive. (Council District 2 - Graham)

**Current Zoning:** R-17 MF LWPA (multi-family residential, Lake Wylie Protected Area) and R-3 LWPA (single-family residential, Lake Wylie Protected Area)

**Proposed Zoning:** R-17 MF (CD) LWPA (multi-family residential, conditional, Lake Wylie 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

Site Plan

**9. Rezoning Petition: 2020-156 by Eastgroup Properties**

**Location:** Approximately 38.33 acres located along the east and west side of Pinecrest Drive, north of Shopton Road, and east of Interstate 485. (ETJ nearest Council District 3 - Watlington)

**Current Zoning:** R-3 AIR (single-family residential, airport noise overlay)

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

**10. Rezoning Petition: 2020-161 by KM JDH Beatties Ford, LLC**

**Location:** Approximately 0.377 acres located on the south side of Mt Holly-Huntersville Road, east of Fox Thorne Drive and west of Beatties Ford Road. (Council District 2 - Graham)

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

**Proposed Zoning:** B-2 (CD) (general business, 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: 2020-162 by Mt. Island Promenade, LLC**

**Location:** Approximately 6.11 acres located along the northwest side of Smith Farm Road, the southeast side of Corning Place, and south of Riverbend Village Drive. (Council District 2 - Graham)

**Current Zoning:** NS LWPA (neighborhood services, Lake Wylie Protected Area)

**Proposed Zoning:** NS SPA LWPA (neighborhood services, site plan amendment, Lake Wylie 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

Site Plan

**12. Rezoning Petition: 2020-165 by Taylor Davis**

**Location:** Approximately 6.99 acres located along the south side of Mt. Holly - Huntersville Road, the east side of Beatties Ford Road, and north of Interstate 485. (Council District 2 - Graham)

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

**Proposed Zoning:** R-8MF (CD) SPA (multi-family residential, conditional site plan amendment) with 5-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

**13. Rezoning Petition: 2020-167 by Hopper Communities**

**Location:** Approximately 3.08 acres located on the west side of Bancroft Street, north of 24th Street, and east of Graham Street. (Council District 1 - Egleston)

**Current Zoning:** I-2 (general industrial) and R-5 (single-family residential)

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

**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: 2020-170 by Sree Properties**

**Location:** Approximately .26 acres with frontages on Downs Avenue and Shamrock Drive, east of Newell Avenue. (Council District 1 - Egleston)

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

**Proposed Zoning:** R-8 (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

**15. Rezoning Petition: 2020-174 by MOD CLT, LLC**

**Location:** Approximately 0.44 acre at the southeastern corner of the intersection of Norwood Drive and Parkway Avenue. (Council District 2 - Graham)

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

**Proposed Zoning:** R-8 (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

**16. Rezoning Petition: 2020-175 by Lincoln Harris, LLC**

**Location:** Approximately 2.34 acres bounded by the northeast side of 5th Street, southeast of North Tryon Street, southwest of East 6th Street, and northwest of North College Street. (Council District 2 - Graham)

**Current Zoning:** UMUD (uptown mixed-use district)

**Proposed Zoning:** UMUD-O (uptown mixed-use district, optional)

**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

**17. Rezoning Petition: 2020-178 by Teresa M. Orsini**

**Location:** Approximately 0.7 acre located SW of the intersection of Belmont Avenue and Seigle Avenue in the Belmont neighborhood. (Council District 1 - Egleston)

**Current Zoning:** MUDD-O/I-2 (mixed-use development, optional & industrial)

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

**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

**18. Rezoning Petition: 2020-180 by NRP Properties, LLC**

**Location:** Approximately 9.931 acres located on the east side of Sugar Creek Road, south of Rolling Hill Drive, and north Tryon Street. (Council District 4 - Johnson)

**Current Zoning:** R-12MF (multi-family residential) and 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

## HEARINGS

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

***Update: Petitioner is requesting deferral to April 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)

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

***Update: Petitioner is requesting deferral to April 19, 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)

**21. Rezoning Petition: 2020-186 by Sam's Mart**

***Update: Petitioner has withdrawn this petition***

**Location:** Approximately 1.101 acres located along the south side of University City Boulevard, on the north side of Old Concord Road, and east of John Kirk Drive. (Council District 4 - Johnson)

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

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

**22. Rezoning Petition: 2020-103 by Fielding homes/DRB Group**

**Location:** Approximately 5.92 acres located along the east side Providence Road and along the north side of Alexander Road. (Council District 7-Driggs)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**23. Rezoning Petition: 2020-190 by Northwood Ravin**

**Location:** Approximately 1.3 acres located along the west side of South Kings Drive, east of Kenilworth Avenue, and south of Charlottetowne Avenue. (Council District 1 - Egleston)

**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.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**24. Rezoning Petition: 2020-195 by Smith Southeast Development, Inc.**

**Location:** Approximately 2.9 acres located along the south side of Rea Road, east of Colony Road, and west of Stourton Lane. (Council District 7 - Driggs)

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

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**25. 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)

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**26. Rezoning Petition: 2020-200 by Elmington Capital Group**

**Location:** Approximately 8.862 acres located on the south side of West Boulevard, the west side of Beech Nut Road, and east of Clanton Road. (Council District 3 - Watlington)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**27. Rezoning Petition: 2020-141 by Flagship Healthcare Properties, LLC**

**Location:** Approximately 1.55 acres located along the southeast side of Colonial Avenue, along the west side of Vail Avenue, and the northeast side of Randolph Road. (Council District 1 - Egleston)

**Current Zoning:** O-2 (office)

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

**28. Rezoning Petition: 2020-150 by Evolve Acquisition, LLC**

**Location:** Approximately 20.267 acres located along the south side of Alexandria Road, north of Interstate 485, and west of Highway 77. (ETJ; Closest to District 2 - Graham)

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

**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 site design.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**29. Rezoning Petition: 2020-168 by The Building Agency, LLC**

**Location:** Approximately 1.572 acres located off Arnold Drive, east of Eastway Drive and west of Kilborne Park in the Markham Village neighborhood. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**30. Rezoning Petition: 2020-173 by FC Odell School, LLC**

**Location:** Approximately 9.3 acres located south of Carolina Lily Lane, west of Mallard Creek Road, and east of Beard Road. (Council District 4 - Johnson)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**31. Rezoning Petition: 2020-179 by Agent 89 Properties, LLC**

**Location:** Approximately .74 acre located at 4100 Robinwood Drive located in the Eastland/Wilora Lake community. (Council District 5 - Newton)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**32. Rezoning Petition: 2020-184 by Pinky's, LLC**

**Location:** Approximately 0.225 acre located along the west side of Freedom Drive and along the north side of West Morehead Street. (Council District 3 - Watlington)

**Current Zoning:** B-1 PED -O (neighborhood business, pedestrian overlay, optional)

**Proposed Zoning:** B-1 PED-O (SPA) (neighborhood business, pedestrian overlay, 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 technical revisions related to site and building design.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**33. Rezoning Petition: 2020-185 by Providence Group Capital, LLC**

**Location:** Approximately 0.808 acre located along the west side of Distribution Street, east of South Tryon Street, and south of Dunavant Street. (Council District 3 - Watlington)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**34. Rezoning Petition: 2020-187 by Sam's Mart**

**Location:** Approximately 1.098 acres located along the south side of Central Avenue, on the west side of North Sharon Amity Road, and north of Spanish Quarter Circle. (Council District 5 - Newton)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**35. Rezoning Petition: 2020-188 by Shaun Gasparini, True Homes, LLC**

**Location:** Approximately 11.49 acres located near 13230 Plaza Road, near the Mecklenburg/Cabarrus County line.

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**36. Rezoning Petition: 2020-189 by 5110 Gable Road, LLC**

**Location:** Approximately 2.66 acres located east of Gable Road and south of Shopton Road. (ETJ; Closest to District 3 - Watlington)

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

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**37. Rezoning Petition: 2020-191 by Central Avenue Karyae, LLC**

**Location:** Approximately 0.075 acre located on the south side of Central Avenue, east of Pecan Avenue and west of Thomas Avenue. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**38. Rezoning Petition: 2020-193 by Premier Athletic Management, LLC**

**Location:** Approximately 10.50 acres locates along the east side of Browne Road, south of Interstate 485, and west of Benfield Road. (Council District 4 - Johnson)

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

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

**Staff Recommendation:**

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

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan

**39. Rezoning Petition: 2021-002 by City of Charlotte, Aviation Department**

**Location:** Approximately 4.98 acres located south of Byrum Drive, east of I-485, and west of Yorkmont Road. (Council District 3 - Watlington)

**Current Zoning:** R-3 AIR (single-family residential, airport noise overlay)

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**40. Rezoning Petition: 2021-005 by City of Charlotte, Aviation Department**

**Location:** Approximately 108.67 acres located on the south side of Wilkinson Boulevard, east of Interstate 485, and west of Billy Graham Parkway. (Council District 3 - Watlington)

**Current Zoning:** R-4 LLWPA AIR (single-family residential, Lower Lake Wylie protected area, airport noise overlay), I-1 (CD) LLWPA AIR (light industrial, Lower Lake Wylie Protected area, airport noise overlay), and I-1 (LLWPA AIR (light industrial, Lower Lake Wylie protected area, airport noise overlay)

**Proposed Zoning:** I-2 LLWPA AIR (general industrial, Lower Lake Wylie protected area, airport noise overlay)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

**Attachments:**

Pre-Hearing Staff Analysis

**41. Rezoning Petition: 2021-032 by E-Fix Development Co., LLC**

**Location:** Approximately 0.298 acres located along the south side of LaSalle Street, on the east side of Taylor Avenue, and west of Beatties Ford Road. (Council District 2 - Graham)

**Current Zoning:** O-2 PED (office district, pedestrian overlay)

**Proposed Zoning:** B-1 PED-O (neighborhood business, pedestrian overlay - optional)

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form. Staff would support a revised plan that better aligns with the streetscape and pedestrian improvements specified in the *West End Land Use & Pedscape Plan*, and all other outstanding items being addressed.

**Attachments:**

Pre-Hearing Staff Analysis

Site Plan



# City of Charlotte

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

**Agenda Date: 3/15/2021**

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**Agenda #: 1. File #: 15-15353 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:** 3/15/2021

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**Agenda #:** 2a.**File #:** 15-15413 **Type:** Dinner Briefing

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**Closed Session (as necessary)**



# City of Charlotte

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

**Agenda Date:** 3/15/2021

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**Agenda #:** 2b.**File #:** 15-15354 **Type:** Dinner Briefing

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## **Follow Up Report**



## **City Council Follow-Up Report From the February 15, 2021 Zoning Meeting**

**2020-153 – 9900 Mount Holly Road, LLC – located on the north side of Mount Holly Road, south of Stoneyridge Drive, and northwest of Sonoma Valley Drive. (Council District 2 – Graham)**

**Provide information on the near-term street improvements along Rhyne Road, near the intersection of Mount Holly Road and Sonoma Valley Drive.**

Staff Response:

Traffic improvements for the Rhyne Road, Mt. Holly Rd. and Sonoma Valley Dr. area are broken down by three projects as follows:

Rezoning Petition 2020-134

- A Southbound left turn lane and a northbound right turn lane at the project's full movement intersection with Rhyne Rd.
- A 12-foot multi-use path along Rhyne Rd. that will connect to an internal sidewalk network, along with an 8-foot planting strip, and two accessible ramps at Rhyne Rd.
- Widening of Rhyne Road to three lanes at the site's entrance, providing a center turn lane for site access.
- A public road to the south of the site, with three access points connecting to the southern adjacent property.
- Right-of-way dedication along Rhyne Rd.
- Financial contribution toward the NCDOT transportation improvement identified for the Rhyne Rd./Mt. Holly Rd. intersection.

Rezoning Petition 2020-153

- Please note this site is not adjacent to Rhyne Rd., but will have access from Mt. Holly Rd.
- Two public streets, with the east-west road stubbing to the east for a future street connection parallel to Mt. Holly Rd.
- Pavement widening along Mt. Holly Rd. to accommodate a future 4-travel lane roadway, providing turn lanes.
- A 12-foot multi-use path along the site's Mt Holly Rd. with an 8-foot planning strip.
- Financial contribution toward the NCDOT transportation improvement identified for the Rhyne Rd. and Mt. Holly Rd. intersection.

NCDOT Spot Safety Project

- NCDOT has a transportation improvement project for the Rhyne Rd./Mt. Holly Rd. intersection.
- The improvement is anticipated to be a traffic signal or a restricted intersection design.

**How much of the traffic will continue down Rhyne Road from this project?**

**Staff Response:**

CDOT reviewed a traffic count from 2015 at the intersection of Mt. Holly Road & Rhyne Road. During the count period (6am-7pm) 7,639 vehicles traveled eastbound in front the rezoning petition 2020-153. Of the 7,639 vehicles, less than 4% turned right down Rhyne Road. Assuming the traffic generated by petition 2020-153 will align with the existing traffic patterns, 24 of the 603 vehicles that are anticipated to exit the site per day will travel down Rhyne Road.

**2020-175 – Lincoln Harris, LLC – bounded by the northeast side of 5<sup>th</sup> Street, southeast of North Tryon Street, southwest of East 6<sup>th</sup> Street, and northwest of North College Street. (Council District 2- Graham)**

**If the proposed sign didn't obstruct the glass would it meet the Sign Ordinance requirements? What alternatives are there for the sign to meet the intent?**

**Staff Response:**

The windows of the building are considered fenestration, so if signs were not on the windows, it would likely meet the ordinance. However, it is also understood that given characteristics of Uptown and unique building and wayfinding designs, appropriate alternatives for signage may need to be assessed on a case-by-case basis.