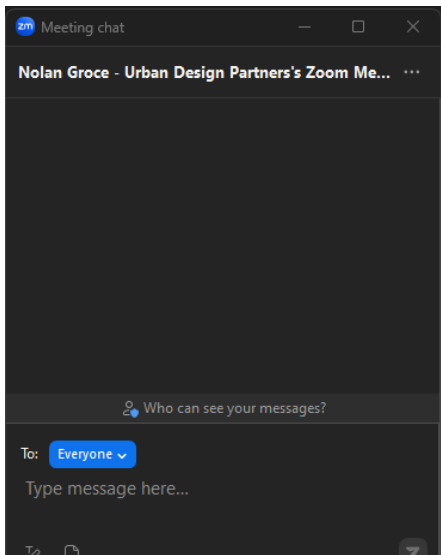
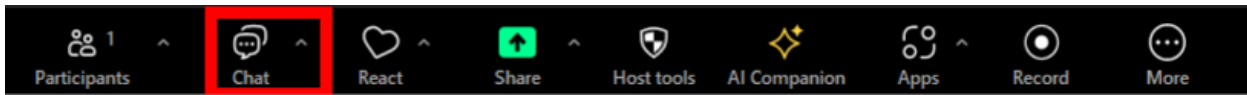




GRIER TOWNES
REZONING PETITION #2024-087
PENMITH HOLDINGS, LLC
URBAN DESIGN PARTNERS



1. To ask a question during the virtual meeting, click '**Chat**' in the meeting controls.

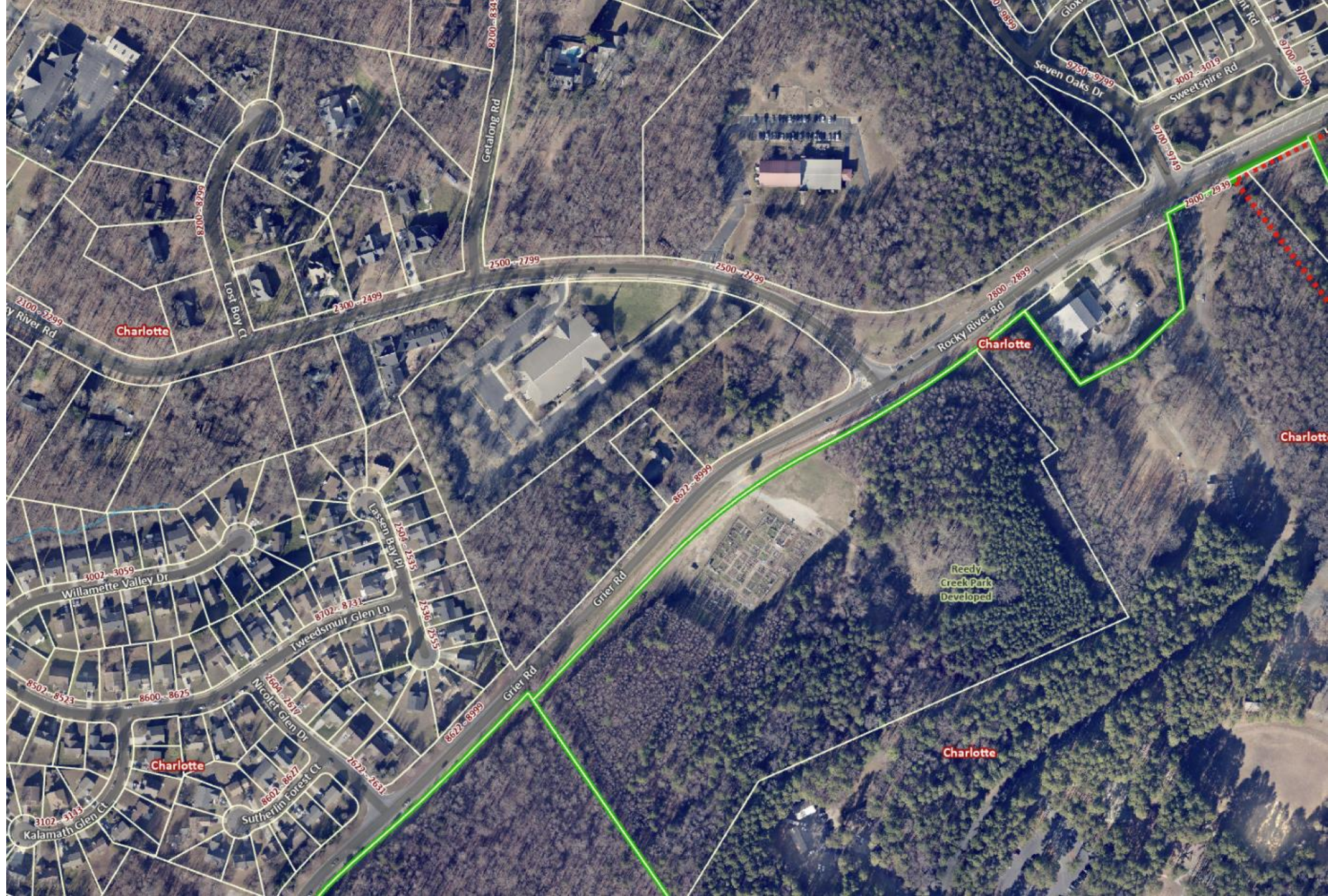
2. This will open the **chat window** on the right-hand side your screen. You can then type your question into the chat box and hit the '**Enter**' key on your keyboard to send the question.



ROCKY RIVER RD

★
SITE

GRIER RD



Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Reedy Creek Park Developed

2100-2299
Rocky River Rd

8700-8799
Lot 908 C

8700-8849
Gretalong Rd

2500-2799

2500-2799

2800-2899
Rocky River Rd

9700-9749

2900-2939

2100-2299

2300-2499

2500-2799

2800-2899

9700-9709

9700-9749

9750-9799
Seven Oaks Dr

3007-3019
Sweetspire Rd

3002-3059
Willamette Valley Dr

2502-2535
Larsen Bay Dr

8702-8731
Tweedsmuir Glen Ln

2536-2555

8672-8999
Grier Rd

8672-8999
Grier Rd

8502-8523

8600-8625

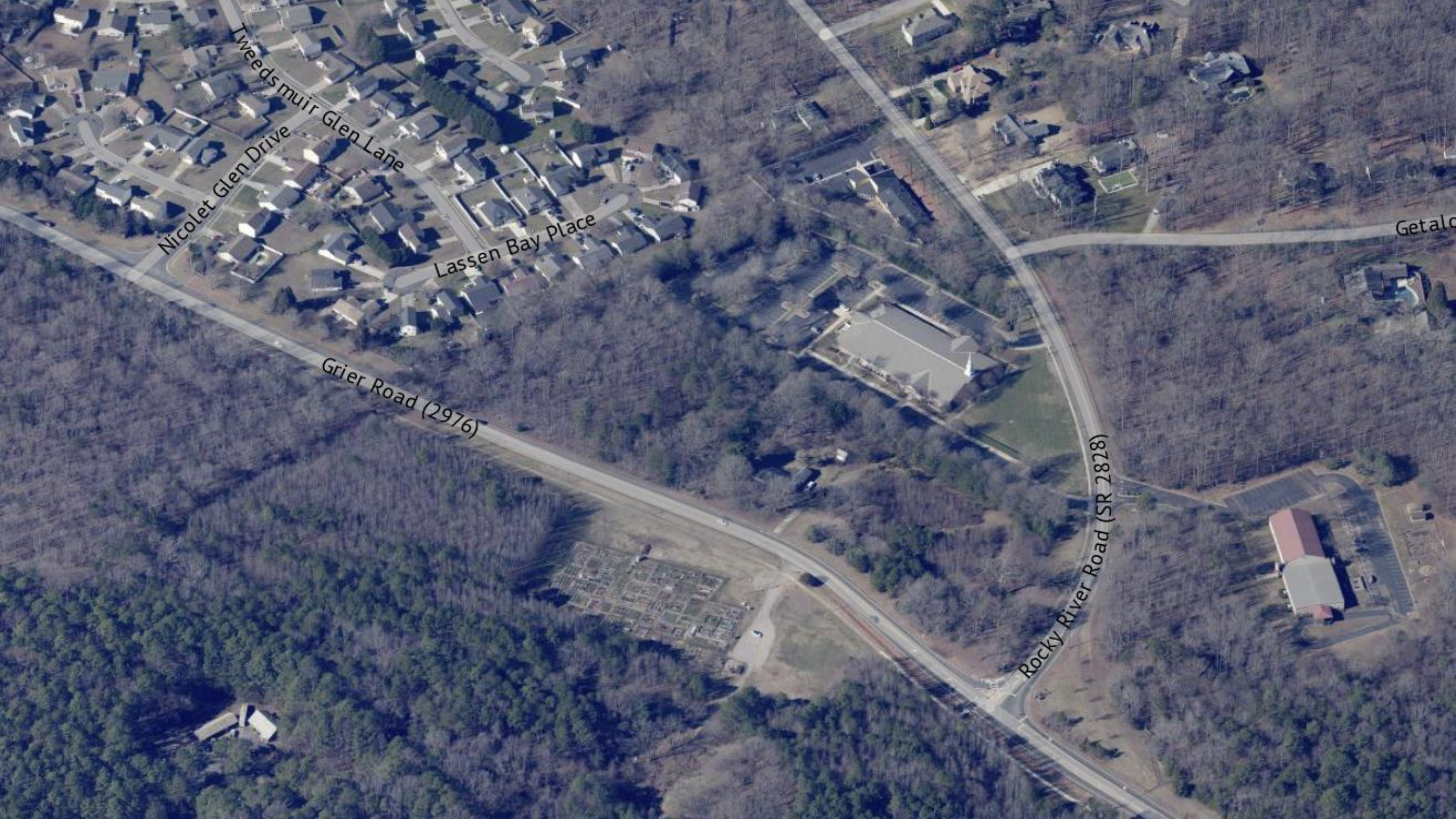
2664-2677
Nicoler Glen Dr

8607-8627
Sutherland Forest Ct

2672-2681

3102-3133
Kalamath Glen Ct

Reedy Creek Park Developed



Tweedsmuir Glen Lane
Nicolet Glen Drive

Lassen Bay Place

Grier Road (2976)

Rocky River Road (SR 2828)

Getal

WHAT IS ZONING?

Zoning is the city's method of classifying land by usage.

N1-A	CG	NC
N1-B	CR	CAC-1
N1-C	IC-1	CAC-2
N1-D	IC-2	RAC
N1-E	OFC	UE
N1-F	RC	UC
N2-A	ML-1	TOD-TR
N2-B	ML-2	TOD-CC
N2-C	IMU	TOD-NC
		TOD-UC

- Conventional vs Conditional
- “CD” Conditional Ex: N2-A (CD)
- Types of Zoning Districts:
 - Neighborhood
 - Employment
 - Centers
 - Special Purpose & Overlay

CLT 2040 COMPREHENSIVE PLAN

The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term.

CLTFuture2040plan.com

CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (UDO)

The UDO simplifies, consolidates and updates the regulations that guide Charlotte's development into a single document and aligns these standards with the vision of the 2040

[Comprehensive Plan.](#)

2040 POLICY MAP

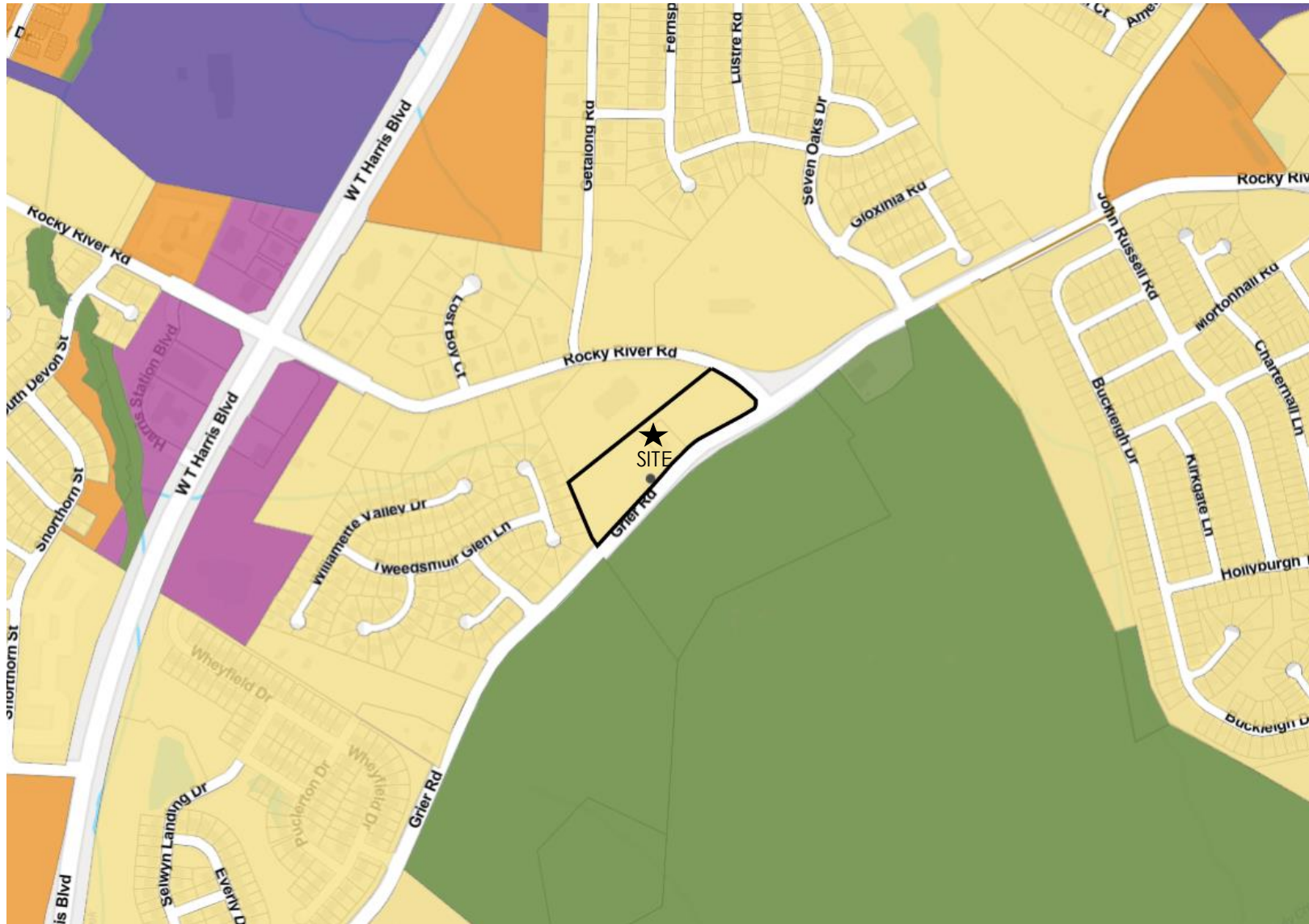
With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.



EXISTING ZONING MAP AND DISTRICTS:

- N1-A
- N1-B
- R-8MF(CD)
- NS
- IC-1
- O-1(CD)
- INST(CD)
- B-D(CD)
- I-2(CD)

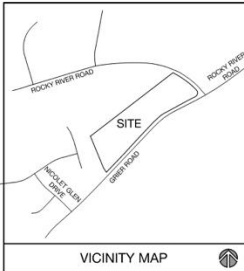
Charlotte Future 2040 Policy Map



- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Manufacturing & Logistics
- Neighborhood Center

DESIGN CONSIDERATIONS

- Existing Site Conditions
- City of Charlotte Unified Development Ordinance
- Community Input
- Charlotte 2040 Plan and Policy Mapping
- Existing Entitlements
- Pedestrian Safety
- Vehicular Traffic Patterns
- Greenspace and Natural Areas

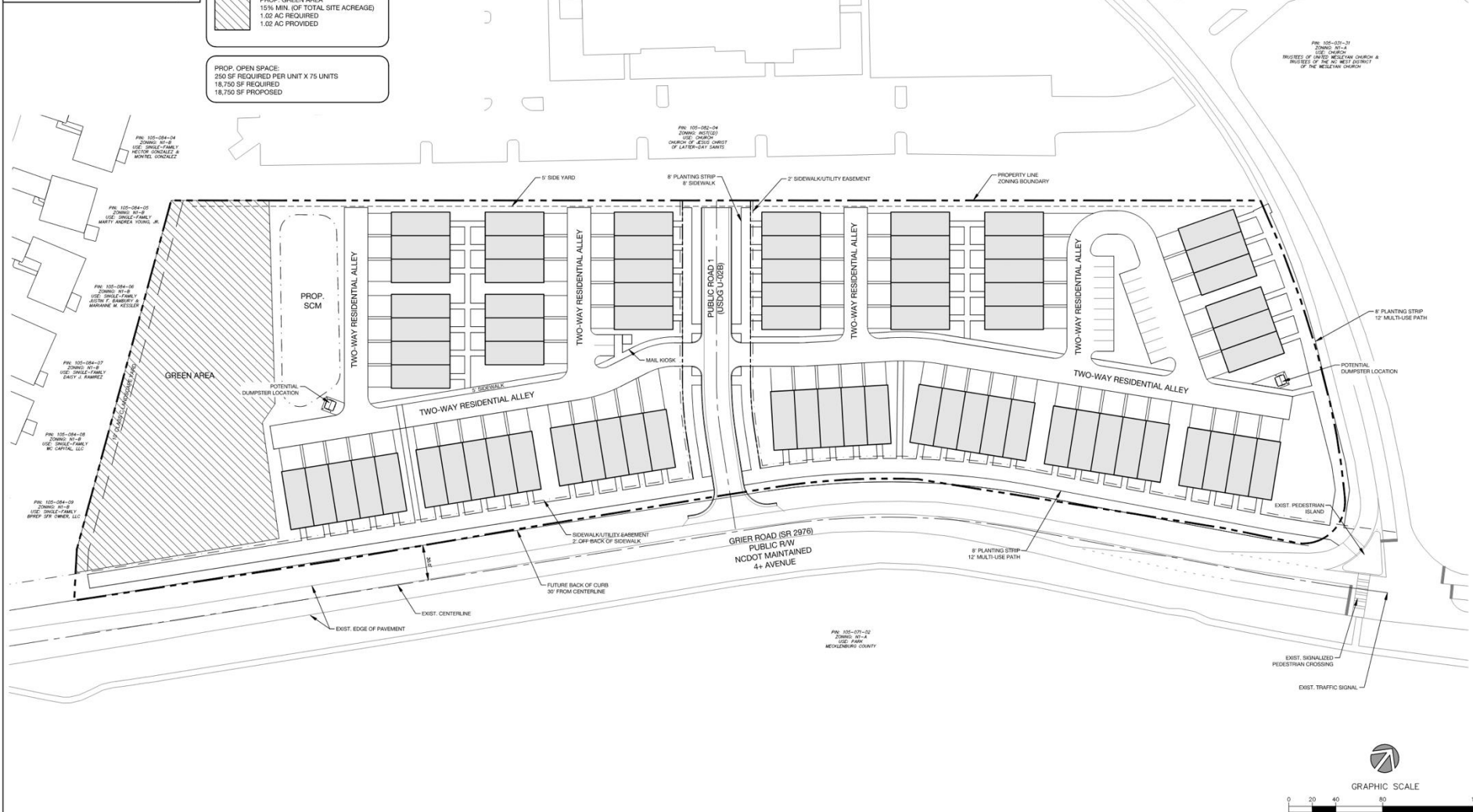


Site Development Data:
 Acreage: +/- 6.8 AC
 Tax Parcel: 105-082-03 & 105-082-13
 Existing Zoning: N1-A
 Proposed Zoning: N2-A
 Existing Uses: Single Family Residential
 Proposed Uses: Up to (80) Multi-Family Attached Residential Units
 Required Green Area: 1.02 AC (15% of Total Site Area)

HATCH LEGEND

PROP. GREEN AREA
 15% MIN. (OF TOTAL SITE ACREAGE)
 1.02 AC REQUIRED
 1.02 AC PROVIDED

PROP. OPEN SPACE:
 250 SF REQUIRED PER UNIT X 75 UNITS
 18,750 SF REQUIRED
 18,750 SF PROPOSED



Penmith Holdings, LLC

1213 West Morehead Street, Suite 450
 Charlotte, NC 28205

Grier Townes

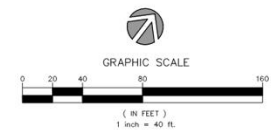
Rezoning Site Plan

Grier Road Charlotte, NC 28215

NO.	DATE	BY:	REVISIONS

Project No: 24-CLT-148
 Date: 07.15.2024
 Sheet No:

RZ-1.0





SITE DATA:

PARCEL ID:	105-082-03,105-082-13
SITE AREA:	+/- 6.8 AC
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A
PROPOSED USE:	MULTI-FAMILY ATTACHED
UNIT COUNT:	75
OPEN SPACE:	
REQUIRED:	18,750 SF (250 SF PER UNIT)
TREE SAVE:	
REQUIRED:	1.02 AC (15%)

LEGEND:

	PROPOSED TOWNHOMES
	PROPOSED SCM

GRIER TOWNES | SITE RENDERING



SEPTEMBER 2024



Timeline for RZP 2024-087:

- Community Meeting: September 4, 2024
- City Council Public Hearing: October 21 or November 18, 2024
- Zoning Committee: November 5 or December 3, 2024
- City of Charlotte Council Decision: November 18 or December 16, 2024

Questions?

Paul Pennell, PLA

Urban Design Partners

Paul@urbandesignpartners.com

(704) 334-3303

