

City of Charlotte

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



Zoning Agenda

Monday, September 16, 2019

Council Chambers

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Julie Eiselt
Council Member Dimple Ajmera
Council Member Tariq Scott Bokhari
Council Member Ed Driggs
Council Member Larken Egleston
Council Member Justin Harlow
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Matt Newton
Council Member Greg Phipps
Council Member Braxton Winston II*

DINNER AGENDA

- 1. 5:00 P.M. DINNER MEETING, CH-14**
 - 1. Meeting Agenda**
 - 2. Dinner Meeting Agenda**
 - 1. Agenda Review - Dave Pettine**
 - 3. Follow-Up Report**

- 2. Dinner Meeting Agenda**
 - 1. Agenda Review - Dave Pettine**

[Dinner Agenda September](#)

- 3. Follow Up Report**

[Sept Follow-Up Report - Final](#)

AWARDS AND RECOGNITIONS**4. National Suicide Prevention Month****Action:**

Council member Newton will read a proclamation recognizing September 2019 as National Suicide Prevention Month.

5. Charlotte Women's Small Business Month Proclamation**Action:**

Council member Mitchell will read a proclamation recognizing October 2019 as Charlotte Women's Small Business Month.

6. Museum Day Proclamation**Action:**

Mayor Lyles will read a proclamation recognizing September 21, 2019, as Museum Day.

DECISIONS**7. Rezoning Petition: 2018-147 by Laurel Street Residential**

Update: Petitioner is requesting deferral to October 21, 2019

Location: Approximately 3.31 acres located on the north side of Mallard Creek Road, east of Prosperity Church Road, west of Galloway Road. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their October 1, 2019 meeting.

8. Rezoning Petition: 2018-167 by Verde Homes, LLC

Update: Petitioner is requesting withdrawal of this petition

Location: Approximately 1.74 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 - Bokhari)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

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

9. Rezoning Petition: 2019-006 by Amerco Real Estate Company

Update: Petitioner is requesting deferral to October 21, 2019

Location: Approximately 4.63 acres located on the east side of the intersection of Freedom Drive, Ashley Drive and Tuckaseegee Road. (Council District 3 - Mayfield)

Current Zoning: B-1SCD AIR (business shopping center district, airport noise overlay)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their October 1, 2019 meeting.

10. Rezoning Petition: 2019-030 by Continental 475 Fund, LLC

Update: Petitioner is requesting deferral to October 21, 2019

Location: Approximately 30.73 acres located on the north side of South Tryon Street, south of Erwin Road, east of Choate Circle. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend **DENIAL** of this petition.

11. Rezoning Petition: 2018-128 by James Pouitier

Location: Approximately 5.5 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard. (Council District 2 - Harlow)

Current Zoning: R-3 LWPA (single family residential, Lake Wylie protected area)

Proposed Zoning: NS LWPA (neighborhood services, 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.

[2018-128 reco 07-30-2019 done](#)

[2018-128 Final 09-16-2019 done](#)

[2018-128 RevSitePlan 08-15-2019](#)

12. Rezoning Petition: 2018-142 by Proffitt Dixon Partners

Location: Approximately 20.50 acres located on the west side of Providence Road, north of Lynbridge Road, south of Old Providence Road. (Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8MF(CD) (multi-family residential, conditional) and INST(CD) (institutional conditional)

Zoning Committee Recommendation:

Staff will provide the Zoning Committee Recommendation during the meeting.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-142Final Staff Done](#)

[2018-142 RevSitePlan 09-04-2019](#)

13. Rezoning Petition: 2018-163 by Suncap Property Group, LLC

Location: Approximately 1.75 acres located on the eastside of Waverly Avenue, west side of Kenilworth Avenue, south of Romany Road. (Council District 1 - Egleston)

Current Zoning: R-8 (single family residential) & R-22MF (multi-family residential)

Proposed Zoning: R-8(CD) (single family residential, conditional) & MUDD(CD) (mixed use development, conditional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-163_rec 04-30-2019 done](#)

[2018-163_Finalstaff done](#)

[2018-163 RevSitePlan 04-23-2019](#)

14. Rezoning Petition: 2019-008 by CoHab, LLC

Location: Approximately 0.52 acres located on the west side of the intersection of Seigle Avenue and East 15th Street. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

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

[2019-008_reco 07-05-2019 done](#)

[2019-008_Final done](#)

[2019-008 RevSitePlan 07-09-2019](#)

15. Rezoning Petition: 2019-009 by Joseph Rhodes

Location: Approximately 16.0 acres located on the east side of Beatties Ford Road, north of Trinity Road and south of Lakeview Road. (Council District 2 - Harlow)

Current Zoning: R-3 (single family residential) and B-2 (general business)

Proposed Zoning: R-8MF(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.

[2019-009 reco 7-30 done](#)

[2019-009 Final 9-16-2019 done](#)

[2019-009 RevSitePlan 07-10-2019](#)

16. Rezoning Petition: 2019-022 by Metrolina Builders, Inc.

Location: Approximately 17.63 acres located at the southwest intersection of Morehead Road and Gene Downs Road, east of Salome Church Road. (Outside City Limits)

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

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

[2019-022 reco done](#)

[2019-022 Final staff done](#)

[2019-022 RevSitePlan 06-11-2019](#)

17. Rezoning Petition: 2019-028 by HHHunt

Location: Approximately 26.71 acres located on the north side of Sam Dee Road, west of Harrisburg Road and south of Interstate 485. (Council District 5 - Newton)

Current Zoning: R-3 (single family residential) and O-15(CD) (office, conditional)

Proposed Zoning: R-12MF (multi-family residential) and R-12MF(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.

[2019-028 ZC Reco done](#)

[2019-028 Final staff done](#)

[2019-028 RevSitePlan 07-22-2019](#)

18. Rezoning Petition: 2019-029 by Crescent Communities

Location: Approximately 1.68 acres located at the intersection of East 7th Street and North Caswell 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-029 ZC Reco done](#)

[2019-029 Final Staff done](#)

[2019-029 RevSitePlan 08-29-2019](#)

19. Rezoning Petition: 2019-032 by US Developments, Inc

Update: Petitioner is requesting deferral to October 21, 2019

Location: Approximately 14.72 acres located on the northwest side of Highway 29 North, east of Caprington Avenue. (Outside City Limits)

Current Zoning: R-3 (single family residential), R-17MF(CD) (multi-family residential, conditional) and MX-2 (mixed use)

Proposed Zoning: R-17(MF) (multi-family residential)

Zoning Committee Recommendation:

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

20. Rezoning Petition: 2019-038 by Dave Hegnauer

Summary of petition:

This text amendment proposes to:

- 1) add a new definition for "commercial kitchen";
- 2) add "commercial kitchen" as a use by-right in the U-I (urban industrial), I-1 (light industrial), I-2 (general industrial), CC (commercial center), B-2 (general business) and B-D (distributive business) zoning districts; and
- 3) allow outdoor storage (parking of food trucks and trailers associated with a commercial kitchen) as an accessory use to a commercial kitchen by-right in the U-I (urban industrial), I-1 (light industrial), and I-2 (general industrial) zoning districts, and with prescribed conditions in the CC (commercial center), B-2 (general business), and B-D (distributive business) zoning districts.

Zoning Committee Recommendation:

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

Staff recommendation:

Staff recommends approval of this text amendment upon resolution of outstanding issues related to outdoor storage (parking of mobile food trucks and trailers).

[2019-038 ZC reco done](#)

[2019-038 Final staff done](#)

[2019-038 text amendment revision 6-24-19](#)

21. Rezoning Petition: 2019-039 by Dependable Development, Inc.

Location: Approximately 26.50 acres located on the west side of Salome Church Road, near Morehead Road, southeast of Interstate 85. (Outside City Limits)

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

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.

[2019-039 reco done](#)

[2019-039 Final staff done](#)

[2019-039 RevSitePlan 07-22-2019](#)

22. Rezoning Petition: 2019-050 by Land Growth, LLC

Location: Approximately 1.45 acres located at the intersection of East Independence Boulevard and Crownpoint Executive Drive. (Council District 6 - Bokhari)

Current Zoning: B-D (distributive business)

Proposed Zoning: B-2 (general business)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-050 Reco 7-30-19 done](#)

[2019-050 Finalstaff 9-16-19 done](#)

23. Rezoning Petition: 2019-053 by Hopper Communities

Location: Approximately 2.65 acres off Bryant Park Drive, west of Suttle Avenue, north of Wilkinson Boulevard and south of Morehead Street. (Council District 3 - Mayfield)

Current Zoning: O-1 (office district) and I-2 (general industrial)

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.

[2019-053 reco 07-30-2019 done](#)

[2019-053 Final 09-16-2019 done](#)

[2019-053 RevSitePlan 07-22-2019](#)

24. Rezoning Petition: 2019-054 by Cebron W. Hester

Location: Approximately 1.93 acres located on the north side of Lakebrook Road, west of Sam Wilson Road, south of Interstate 85. (Outside City Limits)

Current Zoning: I-1(CD) LWPA (light industrial, conditional, Lake Wylie Protected Area)

Proposed Zoning: I-1 LWPA (light industrial, 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.

[2019-054 reco 07-30-2019 done](#)

[2019-054 Final 09-16-2019 done](#)

25. Rezoning Petition: 2019-055 by Movement Resources

Location: Approximately 4.19 acres located on the north side of Central Avenue, east of North Sharon Amity Road. (Council District 5 - Newton)

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

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.

[2019-055 ZC Reco done](#)

[2019-055 Final staff done](#)

[2019-055 site plan 08-18-2019](#)

26. Rezoning Petition: 2019-058 by Housing Authority of the City of Charlotte

Location: Approximately 4.27 acres located at the intersection of West 30th Street and Bellefonte Drive. (Council District 1 - Egleston)

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

Proposed Zoning: UR-3(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.

[2019-058 reco done](#)

[2019-058 Final Staff done](#)

[2019-058 RevSitePlan 06-11-2019](#)

27. Rezoning Petition: 2019-060 by 4400 Park Road, LLC

Location: Approximately 0.31 acres located off of Drexmore Avenue, south of East Woodlawn Road, west of Park Road. (Council District 6 - Bokhari)

Current Zoning: R-4 (single family residential)

Proposed Zoning: O-2(CD) (office, conditional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends denial of this petition.

[2019-060 Reco 7-30-19 done](#)

[2019-060 FinalStaff 9-16-19 done](#)

[2019-060 RevSitePlan 08-12-2019](#)

28. Rezoning Petition: 2019-063 by VLE Partners, LLC

Location: Approximately 2.8 acres located on the east side of The Plaza, south of Belvedere Avenue. (Council District 1 - Egleston)

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

Proposed Zoning: MUDD-O SPA HD-O (mixed use development, optional, site plan amendment, historic district overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-063 ZC Reco done](#)

[2019-063 Final Staff done](#)

[2019-063 RevSitePlan 07-22-2019](#)

29. Rezoning Petition: 2019-064 by Novant Health

Location: Approximately 33.16 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard, north of Interstate 485. (Council District 2 - Harlow)

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

Proposed Zoning: O-1(CD) LWPA (office, 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.

[2019-064 Reco done](#)

[2019-064 Final done](#)

[2019-064 RevSitePlan 07-22-2019](#)

30. Rezoning Petition: 2019-065 by Charlotte Douglas International Airport

Location: Approximately 15.17 acres located north of Wilkinson Boulevard, east of Interstate 485 and south of Interstate 85. (Council District 3 - Mayfield)

Current Zoning: B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)

Proposed Zoning: I-2 AIR LLWPA (general industrial, airport noise overlay, 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.

[2019-065 ZC Reco done](#)

[2019-065 Final Staff done](#)

31. Rezoning Petition: 2019-066 by FCP

Location: Approximately 0.18 acres located east of East 36th Street and north of North Davidson Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-066 Reco 7-30-19 done](#)

[2019-066 Finalstaff 9-16-19 done](#)

32. Rezoning Petition: 2019-067 by JD Brooks

Location: Approximately 0.15 acres located on the north side of East Worthington Avenue, east of South Boulevard. (Council District 1 - Egleston)

Current Zoning: B-1 HD-O (neighborhood business, historic district overlay)

Proposed Zoning: TOD-UC HD-O (transit oriented development - urban center, historic district overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-067 reco done](#)

[2019-067 finalstaff 9 16 19 done](#)

HEARINGS**33. Rezoning Petition: 2018-117 by Hopper Communities, Inc.**

Update: Petitioner is requesting deferral to October 21, 2019

Location: Approximately 1.7 acres located on the east side of South Tryon Street, south of East Cama Street and north East Peterson Drive. (Council District 3 - Mayfield)

Current Zoning: R-8 (single family residential) and MUDD(CD) (mixed use development, conditional)

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

[2018-117 Hopper Communities, Inc October 21st Deferral](#)

34. Rezoning Petition: 2019-037 by Jay Kamdar

Update: Petitioner is requesting deferral to October 21, 2019

Location: Approximately 3.08 acres located on the west side of Sam Wilson Road, north of Performance Road. (Outside City Limits)

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)

[2019-037 Jay Kamdar October 21st Deferral](#)

35. Rezoning Petition: 2019-072 by Ardent Acquisitions, LLC

Update: Petitioner is requesting deferral to October 21, 2019

Location: Approximately 38.83 acres located on the north side of Cannon Avenue, west of Sugar Creek Road, east of North Graham Street, north of Interstate 85. (Council District 4 - Phipps)

Current Zoning: R-4 (single family residential)

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

[2019-072 Ardent Acquisitions, LLC October 21st Deferral](#)

36. Rezoning Petition: 2019-103 by Charlotte Planning, Design & Development Department

Summary of petition:

This text amendment proposes to update the sign regulations to:

- 1) simplify the regulations making them easier to use and understand, with added graphics;
- 2) provide consistency and uniformity in standards across similar zoning districts;
- 3) modify the standards for sign size, materials, location, lighting, portability, quantity and height;
- 4) provide greater flexibility by allowing more signs without a permit, but subject to specific standards;
- 5) introduce new sign types, including A-frame sign, accessory use sign, light pole banner, multi-use planned development ground sign, roof sign, skyline sign, temporary outdoor sales sign, vehicle dealership temporary sign, wall sign (painted), and wall sign (projected);
- 6) create content-neutral sign standards, to be consistent with a recent U.S. Supreme Court ruling; and
- 7) move the procedures for obtaining a sign permit into a separate document.

Staff recommendation:

Staff recommends approval of this petition.

[2019-103 PH 9-16-19 final final.pdf](#)

[2019-103 UDO Chapter 13 9-4-19.pdf](#)

[2019-103 ZO text amendment rev 1 9-4-19.pdf](#)

37. Rezoning Petition: 2019-104 by Charlotte Planning, Design & Development Department

Summary of petition:

This text amendment proposes to update the Tree Ordinance and Zoning Ordinance for sites zoned for urban development. Specifically, the text amendment:

- 1) promotes better integration of trees into urban sites;
- 2) provides flexibility of where trees are planted on urban sites;
- 3) results in no net loss of code required trees on urban sites;
- 4) modifies the perimeter tree planting, internal tree planting and tree save area requirements on urban sites;
- 5) adds new definitions.

Staff recommendation:

Staff recommends approval of this petition.

[2019-104 PH 9-16-19 final final.pdf](#)

[2019-104 Chapter 21 text amendment tree_rev 1.pdf](#)

[2019-104 text amendment zoning1.pdf](#)

[Proposed Tree Ordinance Changes Highlighted in Yellow.pdf](#)

38. Rezoning Petition: 2018-073 by Moores Chapel Retail, LLC

Location: Approximately 3.99 acres located at the intersection of Moores Chapel Road, Rhyne Road, and Belmeade Road. (Council District 3 - Mayfield)

Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie - protected area)

Proposed Zoning: B-1(CD) LLWPA (neighborhood business, conditional, Lower Lake Wylie - protected area)

Staff Recommendation:

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

[2018-073 PH 09-16-2019 done](#)

[2018-073 06-11-2019](#)

39. Rezoning Petition: 2018-092 by Contravest Development Partners, LLC

Location: Approximately 14.5 acres located on the west side of Old Statesville Road, south of West W.T. Harris Boulevard. (Council District 2 - Harlow)

Current Zoning: I-1(CD) (light industrial, conditional), R-MH (manufactured housing), and B-2 (general business)

Proposed Zoning: UR-3(CD) (urban residential, conditional)

Staff Recommendation:

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

[2018-092 PH 09-16-2019 done](#)

[2018-092 RevSitePlan 08-12-2019](#)

[Previously Approved Cover Page](#)

[2018-092 Prev Approved Plan 1997-051](#)

40. Rezoning Petition: 2018-160 by K Sade Ventures

Location: Approximately 93.86 acres located on the north side of University Boulevard at the Mecklenburg/Cabarrus County line. (Outside City Limits)

Current Zoning: R-3 (single family residential)

Proposed Zoning: MX-1(CD) (mixed use, conditional)

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 environment.

[2018-160 PHstaff done](#)

[2018-160 RevSitePlan 08-12-2019](#)

41. Rezoning Petition: 2019-027 by Liberty Property Trust

Location: Approximately 20.50 acres located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85. (Outside City Limits)

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

Proposed Zoning: I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

Staff Recommendation:

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

[2019-027 PH 09-16-2019 DONE](#)

[2019-027 RevSitePlan 08-12-2019](#)

42. Rezoning Petition: 2019-047 by NR Pinehurst Property Owner, LLC

Location: Approximately 36.06 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane and across from Strawberry Hill Drive. (Council District 6 - Bokhari)

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

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

Staff Recommendation:

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

[2019-047 PHstaff 9-16-19 DONE](#)

[2019-047 RevSitePlan 08-12-2019](#)

[Previously Approved Cover Page](#)

[2019-047 Prev Approved 2016-032](#)

43. Rezoning Petition: 2019-074 by Josh Jolley

Location: Approximately 3.96 acres located on the west side of Wallace Road, north of Woodberry Road, west of East Independent Boulevard. (Council District 5 - Newton)

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 curb and gutter construction.

[2019-074 PHstaff 9-16-19 done](#)

[2019-074 RevSitePlan 08-12-2019](#)

44. Rezoning Petition: 2019-078 by Charter Properties

Update: Petitioner is requesting deferral to October 21, 2019

Location: Approximately 39.75 acres located on the north side of Johnston Oehler Road, east of Prosperity Ridge Road, south of Interstate 485. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-3(CD) (urban residential, conditional), with five-year vested rights

[2019-078 Charter Properties October 21st Deferral](#)

45. Rezoning Petition: 2019-084 by Lake Mather, LLC

Location: Approximately 0.18 acres located on Greystone Road, east of South Boulevard, south of Marsh Road. (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 outstanding issues related to transportation, site and building design and technical revisions.

[2019-084 PH 09-16-2019 DONE](#)

[2019-084 RevSitePlan 08-12-2019](#)

46. Rezoning Petition: 2019-061 by Davis Development

Location: Approximately 15.55 acres located on the east side of Northlake Centre Parkway, north of Calhoun Street, south of Interstate 485. (Outside City Limits)

Current Zoning: BP (business park)

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

Staff Recommendation:

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

[2019-061 PHstaff done](#)

[2019-061 RevSitePlan 08-12-2019](#)

47. Rezoning Petition: 2019-118 by Beacon Development Company

Location: Approximately 90.47 acres located on the west side of Beam Road, north of Cross Beam Drive.
(Council District 3 - Mayfield)

Current Zoning: BD(CD) AIR (distributive business, conditional, airport noise overlay)

Proposed Zoning: I-1 AIR (light industrial, airport noise overlay)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-118 PHstaff DONE](#)

[Previously Approved Cover Page](#)

[2019-118 approved site plan 1988-12\(C\)](#)

48. Rezoning Petition: 2019-036 by BSL Galbreath, Inc.

Location: Approximately 8.70 acres located on the west side of Rhyne Road, south of Mt. Holly Road,
west of Interstate 485. (Outside City Limits)

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Watershed - overlay, protected area)

Proposed Zoning: I-2(CD) LWPA (general industrial, conditional, Lake Wylie Watershed - overlay,
protected area)

Staff Recommendation:

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

[2019-036 PH 09-16-2019 done](#)

[2019-036 RevSitePlan 08-12-2019](#)

49. Rezoning Petition: 2019-049 by Apollo Holding Company

Update: Petitioner is requesting deferral to October 21, 2019

Location: Approximately 9.00 acres located on the north side of Queen City Drive, south of Tuckaseegee Road,
west of Toddville Road, north of Interstate 85. (Council District 3 - Mayfield)

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

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

[2019-049 Apollo Holding Company October 21st Deferral](#)

50. Rezoning Petition: 2019-056 by White Point Partners, LLC

Location: Approximately 4.95 acres located on the south side of West Morehead Street, west of Julian Price Place. (Council District 3 - Mayfield)

Current Zoning: I-2 (general 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.

[2019-056 PH 09-16-2019 DONE](#)

[2019-056 RevSitePlan 08-13-2019](#)

51. Rezoning Petition: 2019-062 by Suncrest Real Estate & Land

Location: Approximately 13.01 acres located at the southeast intersection of Rocky River Road and Old Concord Road. (Council District 4 - Phipps)

Current Zoning: B-1(CD) (neighborhood business, conditional) and 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 and requested site design and environmental technical revisions.

[2019-062 PHstaff DONE](#)

[2019-062 RevSitePlan 08-12-2019](#)

[Previously Approved Cover Page](#)

[2019-062 PrevApproved Site Plan 2012-084](#)

52. Rezoning Petition: 2019-068 by Chelsea Building Group, LLC

Location: Approximately 6.17 acres on the east side of China Grove Church Road, west of South Boulevard, north of Interstate 485. (Council District 3 - Mayfield)

Current Zoning: R-4 (single family residential)

Proposed Zoning: R-8 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-068 PHstaff 9-16-19 done](#)

53. Rezoning Petition: 2019-070 by RENC CH, LLC

Location: Approximately 42.41 acres located on Wallace Road between Woodberry Road and East Independence Boulevard. (Council District 5 - Newton)

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

Proposed Zoning: B-2 (general business) and B-2(CD) SPA (general business, conditional, site plan amendment)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-070 PHstaff 9-16-19 done](#)

[2019-070 RevSitePlan 08-12-2019](#)

[Previously Approved Cover Page](#)

[2019-070 Prev Approved Plan2016-141](#)

54. Rezoning Petition: 2019-071 by FH 1524 Sunset Road, LLC

Location: Approximately 54.99 acres located on the south side of Sunset Road, east of Oakdale Road. (Outside City Limits)

Current Zoning: R-3 LWPA (single family residential, Lake Wylie watershed - overlay, protected area)

Proposed Zoning: MX-2 LWPA (mixed use, Lake Wylie watershed - overlay, protected area)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-071 PHstaff done](#)

[2019-071 RevSitePlan 08-12-2019](#)

55. Rezoning Petition: 2019-076 by Hopper Communities

Location: Approximately 2.39 acres located on the south side of Rozzelles Ferry Road, west of South Turner Avenue, east of South Gardner Avenue. (Council District 2 - Harlow)

Current Zoning: R-8 (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 and technical revisions related to site design.

[2019-076 PHstaff done](#)

[2019-076 RevSitePlan 08-12-2019](#)

56. Rezoning Petition: 2019-079 by Sankofa Development, LLC

Location: Approximately 1.25 acres located on the west side Statesville Road, south of Riley Avenue, north of Distribution Center Drive. (Council District 2 - Harlow)

Current Zoning: R-4 (single family residential) and B-2 (general business)

Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

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

[2019-079 PHstaff done](#)

[2019-079 RevSitePlan 08-12-2019](#)

57. Rezoning Petition: 2019-081 by Tyvola Station Partners, LLC

Location: Approximately 10.5 acres located on the north side of Tyvola Road, west of Old Pineville Road. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-CC (transit oriented development - community center) and TOD-TR (transit oriented development - transition)

Staff Recommendation:

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

[2019-081 PHstaff 9-16-19 done](#)

58. Rezoning Petition: 2019-082 by Pacific National Group, LLC

Location: Approximately 0.32 acres located on the east side of South Boulevard, south of East Worthington Avenue. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-082 PHstaff 07-31-2019 done](#)

59. Rezoning Petition: 2019-083 by James M. Howell

Location: Approximately 0.56 acres located on the west side of China Grove Church Road, south of Aileen Circle, north of Ervin Lane. (Council District 3 - Mayfield)

Current Zoning: R-4 (single family residential)

Proposed Zoning: R-8 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-083 PHstaff 9-16-19 done](#)