

City of Charlotte

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



Zoning Agenda

Tuesday, October 1, 2019

Charlotte-Mecklenburg Government Center Room 280

Zoning Committee Work Session

Sam Spencer - Chairperson

Phillip Gussman

John Ham

Bolyn McClung

Victoria Nwasike

Cozzie Watkins

Nancy Wiggins

Zoning Committee Work Session

Deferrals

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

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to November 5, 2019

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)

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

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to November 5, 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.

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

Update: Petitioner is requesting deferral of the Zoning Committee Recommendation to November 5, 2019.

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)

Zoning Items

4. 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.

Public Hearing Held: September 16, 2019 - Item #37

Staff Resource: [Laura Harmon](#)

Staff recommendation:

Staff recommends approval of this petition.

[2019-104 Post hearing 10-1-19 done.pdf](#)

[2019-104 Consistency done.pdf](#)

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

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

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

5. 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)

Public Hearing Held: September 16, 2019 - Item #38

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

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

[2018-073 Post 10-01-2019 done](#)

[2018-073 RevSitePlan 09-24-2019](#)

[2018-073 Consistency 10-01-2019 done](#)

6. 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)

Public Hearing Held: September 16, 2019 - Item #40

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-160 Post Hearing 2019 08 30 done](#)

[2018-160 RevSitePlan 09 23 2019](#)

[2018-160 Consistency done](#)

7. 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)

Public Hearing Held: September 16, 2019 - Item #41

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-027 Post 10-01-2019 done](#)

[2019-027 RevSitePlan 09-24-2019](#)

[2019-027 Consistency 10-01-2019 done](#)

8. 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 Independence Boulevard. (Council District 5 - Newton)

Public Hearing Held: September 23, 2019- Item #43

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-074 Poststaff 10-1-19 done](#)

[2019-074 RevSitePlan 09-25-2019](#)

[2019-074 consistency 10-1-19 done](#)

9. 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)

Public Hearing Held: September 23, 2019 - Item #46

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-061 Post Hearing Staff done](#)

[2019-061 RevSitePlan 09-26-2019](#)

[2019-061 Consistency Statement done](#)

10. 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)

Public Hearing Held: September 23, 2019 - Item #47

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-118 Post Hearing Staff done](#)

[2019-118 Consistency done](#)

11. 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)

Public Hearing Held: September 23, 2019 - Item #50

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-056 Post 10-01-2019 done](#)

[2019-056 RevSitePlan 09-25-2019](#)

[2019-056 Consistency done](#)

12. 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)

Public Hearing Held: September 23, 2019 - Item #51

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to environmental technical revisions.

[2019-062 Post Hearing Staff done2.pdf](#)

[2019-062 RevSitePlan 9-25-2019](#)

[2019-062 Consistency Statement done](#)

13. 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)

Public Hearing Held: September 23, 2019 - Item #53

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-070 Poststaff 10-1-19 done](#)

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

[2019-070 consistency 10-1-19-done](#)

14. 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)

Public Hearing Held: September 23, 2019 - Item #55

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-076 Post Hearing Staff done](#)

[2019-076 RevSitePlan 9-26-2019](#)

[2019-076 Consistency Statement done](#)

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

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

Public Hearing Held: September 23, 2019 - Item #56

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-079 Post-Hearing Staff done](#)

[2019-079 RevSitePlan 09-25-2019](#)

[2019-079 Consistency done](#)

16. 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)

Public Hearing Held: September 23, 2019 - Item #57

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2019-081 Poststaff 10-1-19 done](#)

[2019-081 consistency 10-1-19 done](#)

17. 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)

Public Hearing Held: September 23, 2019 - Item #58

Staff Resource: [Claire Lyte-Graham](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-082 Post 10-01-2019 done](#)

[2019-082 Consistency done](#)

18. 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)

Public Hearing Held: September 23, 2019 - Item #59

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-083 Poststaff 10-1-19 done](#)

[2019-083 consistency 10-1-19 done](#)