

City of Charlotte

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



Zoning Agenda

Tuesday, May 5, 2020

Charlotte-Mecklenburg Government Center (Virtual Meeting)

Zoning Committee Work Session

Sam Spencer - Chairperson

Phillip Gussman

John Ham

Peter Kelly

Victoria Nwasike

Cozzie Watkins

Nancy Wiggins

Zoning Committee Work Session

Deferral

1. Rezoning Petition: 2019-174 by 2901, LLC

Location: Approximately 1.12 acres located on the south side of Coltsgate Road, east of Sharon Road, north of Fairview Road. (Council District 6 - Bokhari)

Zoning Items

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

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

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)

Public Hearing Held: January 21, 2020 - Item #4

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

Staff Recommendation:

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

[2019-006 Post Hearing May DONE](#)

[2019-006 RevSitePlan 02-24-2020](#)

[2019-006 Consistency DONE](#)

3. Rezoning Petition: 2019-126 by Harrison Tucker

Location: Approximately 0.397 acres, having frontages along a portion of E. 17th Street and N. Davidson Street general situated along the northern portion of N. Davidson Street between E. 17th Street and E. 18th Street in the Optimist Park Community. (Council District 1 - Egleston)

Current Zoning: R-8 (single family residential)

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

Public Meeting Held: January 21, 2020 - Item #33

Staff Resource: [William Linville](#)

Staff Recommendation:

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

[2019-126 PostStaff DONE](#)

[2019-126 RevSitePlan 04-27-2020](#)

[2019-126 Consistency](#)

4. Rezoning Petition: 2020-036 by Charlotte Planning, Design and Development

Location: Approximately 0.56 acres west of Pecan Avenue, north of Independence Boulevard, south of Central Avenue. (Council district 1 - Egleston)

Current Zoning: None

Proposed Zoning: B-2(PED) (general business, pedestrian overlay district)

Public Hearing Held: April 20, 2020 - Item #10

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

Staff Recommendation:

Staff Recommends approval of this petition.

[2020-036 Post DONE](#)

[2020-036 Consistency Statement DONE](#)

5. Rezoning Petition: 2019-176 by Charlotte-Douglas International Airport

Location: Approximately 78.68 acres on the east side of Steele Creek Road, south of Byrum Drive and West Boulevard. (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)

Public Hearing Held: April 20, 2020 - Item #11

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff Recommends approval of this petition.

[2019-176 Post Staff DONE](#)

[2019-176 Consistency Statement DONE](#)

6. Rezoning Petition: 2019-171 by Anthony Kuhn

Location: Approximately 2.55 acres located at 3000 N. Tryon Street, west of its intersection with 36th Street. (Council District 1 - Egleston)

Current Zoning: I-2 (industrial)

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

Public Hearing Held: April 20, 2020 - Item #12

Staff Resource: [William Linville](#)

Staff Recommendation:

Staff Recommends approval of this petition.

[2019-171 PostHearing DONE](#)

[2019-171 Consistency Statement DONE](#)

7. Rezoning Petition: 2019-185 by Freedom Communities

Location: Approximately 1.67 acres located on the south side of Tuckaseegee Road, east of Gaston Street and west of Karendale Avenue. (Council District 3 - Watlington)

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

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

Public Hearing Held: April 20, 2020 - Item #13

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-185 Post Staff DONE](#)

[2019-185 RevSitePlan 2020 4 28](#)

[2019-185 Consistency Statement DONE](#)

8. Rezoning Petition: 2019-156 by Parkwood Plaza

Location: Approximately 0.52 acres located at 1118 Parkwood Avenue, adjacent to Pegram Street in the Belmont neighborhood. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

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

Public Hearing Held: April 20, 2020 - Item #15

Staff Resource: [William Linville](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of requested technical revisions.

[2019-156 PostHearing DONE](#)

[2019-156 RevSitePlan 2020 4 27](#)

[2019-156 Consistency Statement DONE](#)

9. Rezoning Petition: 2019-115 by Northwood Development, LLC

Location: Approximately 454.24 located on the north side of Ballantyne Commons Pkwy., south of I-485 on both sides of Johnston Road. (Council District 7 - Driggs)

Current Zoning: BP (CD) (business park, conditional) & O-3 (CD) (office, conditional)

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

Public Hearing Held: April 20, 2020 - Item #16

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

[2019 115 Post Hearing DONE](#)

[2019 115 RevSitePlan 2020 4 28](#)

[2019-115 Consistency Statement DONE](#)

10. Rezoning Petition: 2019-183 by Rhyno Partners Coffee, LLC

Location: Approximately 0.241 acres located on the west side of The Plaza, north of Commonwealth 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)

Public Hearing Held: April 20, 2020 - Item #16

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-183 Post DONE](#)

[2019-183 Rev 04-27-2020](#)

[2019-183 Consistency Statement DONE](#)

11. Rezoning Petition: 2019-172 by Sharon Academy Properties, LLC

Location: Approximately 4.12 acres located on the northeast corner of Tyvola Road and Wedgewood Drive, west of Marion Diehl Park Drive. (Council District 6 - Bokhari)

Current Zoning: R-4 (single family residential)

Proposed Zoning: INST (institutional)

Public Hearing Held: April 20, 2020 - Item #18

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff Recommends approval of this petition.

[2019-172 Postanalysis DONE](#)

[2019-172 Consistency Statement DONE](#)

12. Rezoning Petition: 2019-178 by DRB Group

Location: Approximately 11.48 acres located on the east side of Rozzelles Ferry Road, west of West Trade Street, near Judson Avenue and Zebulon Avenue. (Council District 2 - Graham)

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

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

Public Meeting Held: April 20, 2020 - Item #19

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

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

[2019-178 Post Staff DONE](#)

[2019-178 RevSitePlan 2020 4 27](#)

[2019-178 Consistency Statement DONE](#)

13. Rezoning Petition: 2019-181 by Clay Cooper - Woda Cooper Development, Inc.

Location: Approximately 6.54 acres located on the east side of Northlake Centre Parkway, north of Northlake Mall Drive. (Council District - Outside City Limits)

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

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

Public Hearing Held: April 20, 2020 - Item #20

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-181 Post staff DONE](#)

[2019-181 RevSitePlan 2020-4-27](#)

[2019-181 Consistency Statement DONE](#)