

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, July 31, 2018**

**Charlotte-Mecklenburg Government Center-Room 280**

## **Zoning Committee Work Session**

*John Fryday - Chair  
Phillip Gussman  
John Ham  
Bolyn McClung  
Elizabeth McMillan  
Keba Samuel  
Cozzie Watkins*

**Zoning Committee Work Session**

**1. Election of Vice-Chair of the Zoning Committee**

**Deferrals**

**5. Rezoning Petition: 2017-205 by Pope & Land Enterprises, Inc.**

***Update: Staff is requesting deferral to October 2, 2018***

**Location:** Approximately 23.38 acres located on the north side of West Tyvola Road, south of Yorkmont Road. (Council District 3 - Mayfield)

**Public Hearing Held:** May 30, 2018 - Item #30 in May 21st Zoning Agenda

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

**4. Rezoning Petition: 2017-186 by the Drakeford Co.**

***Update: Staff is requesting a new Public Hearing to September 17, 2018***

**Location:** Approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

**Public Hearing Held:** March 19, 2018 - Item #33

**Staff Resource:** [Solomon Fortune](#)

**Staff Recommendation:**

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

[2017-186 Slip Sheet](#)

[2017-186 PH 03-19-2018 done](#)

## **Zoning Items**

### **2. Rezoning Petition: 2017-050 by Circa Investments, LLC**

**Location:** Approximately 0.77 acres located south of Crescent Avenue and north of South Laurel Avenue, between Providence Road and Willoughby Street. (Council District 1 - Egleston)

**Public Hearing Held:** July 16, 2018 - Item #27

**Staff Resource:** [Solomon Fortune](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2017-050 Poststaff 07-31-2018 final](#)

[2017-050 RevsitePlan 07-24-2018](#)

[2017-050 consistency Statement final](#)

### **3. Rezoning Petition: 2017-112 by Sweetgrass Residential Partners, LLC**

**Location:** Approximately 30 acres located off South Tryon Street, east of Youngblood Road and west of Birnamwood Lane. (Council District 3 - Mayfield)

**Public Hearing Held:** July 16, 2018 - Item #28

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

**Staff Recommendation:**

Staff does not recommend approval of this petition.

[Post 2017-112 07-31-2018 CLG\\_km0726\\_TK\\_LH\\_km final](#)

[2017-112 RevSitePlan 7-23-18](#)

[2017-112 ZC Consistency 7-31-2018 CLG done](#)

## **6. Rezoning Petition: 2018-002 by James Schad**

**Location:** Approximately 4.2 acres located on the north side of Hickory Grove Road, east of W.T. Harris Boulevard. (Council District 5 - Newton)

**Public Hearing Held:** July 16, 2018 - Item #34

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-02\\_POSTstaff\\_073118\\_final\\_final\\_0731](#)

[2018-002\\_RevSitePlan\\_7-23-18](#)

[Previously Approved Cover Page](#)

[2018-02\\_PREV APPROVED 1995-066 site plan](#)

[2018-002 Consistency Statement done](#)

## **7. Rezoning Petition: 2018-014 by Novant Health, Inc.**

**Location:** Approximately 18.95 acres located on the west side of Johnston Road, north of Marvin Road. (Council District 7 - Driggs)

**Public Hearing Held:** July 16, 2018 - Item #37

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-014\\_Poststaff\\_7-31\\_18\\_final](#)

[2018-014\\_RevSitePlan\\_7-23-18](#)

[Previously Approved Cover Page](#)

[2018-014\\_ApprovedPlan\\_1999-008C approved site plan](#)

[2018-014\\_consistencyStatement\\_final](#)

## **8. Rezoning Petition: 2018-024 by The Drakeford Company**

**Location:** Approximately 0.87 acres located on the north side of Reece Road, east of Arbor Lane, east of Park Road, north of Park Road Shopping Center. (Council District 6 - Bokhari)

**Public Hearing Held:** July 16, 2018 - Item #29

**Staff Resource:** [Solomon Fortune](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-024\\_PostStaff\\_07-31-2018\\_km0727- TK-km lh km done](#)

[2018-024\\_RevSitePlan\\_7-23-18](#)

[2018-024 Consistency Statement 07-31-2018 done](#)

## **9. Rezoning Petition: 2018-027 by Sharon Towers**

**Location:** Approximately 8.03 acres located on the west side of Sharon Road, west of the intersection of Sharon View Road. (Council District 6 - Bokhari)

**Public Hearing Held:** July 16, 2018 - Item #30

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-027 Poststaff 7-31-18 done](#)

[2018-027 devstandards enforcement](#)

[2018-027 RevSitePlan 7-24-18](#)

[Previously Approved Cover Page](#)

[2018-027 ApprovedPlan 2013-071 Approved Site Plan](#)

[2018-027 consistencystatement 7-31-18 km0727-TK](#)

## **10. Rezoning Petition: 2018-035 by EM & C Investments, LLC**

**Location:** Approximately 13.02 acres located on the south side of University City Boulevard, west of the Mecklenburg/Cabarrus County Line. (Outside City Limits)

**Public Hearing Held:** July 16, 2018 - Item #35

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-35 POSTstaff analysis 073118 final](#)

[2018-035 RevSitePlan 7-23-18](#)

[Previously Approved Cover Page](#)

[2018-35 PREV APPROVED site plan 1988-026C](#)

[2018-035 Consistency Statement done](#)

## **11. Rezoning Petition: 2018-043 by Pike Nurseries**

**Location:** Approximately 5.85 acres located south of Ridge Road, west of Prosperity Church Road, east of Benfield Road, north of I-485. (Council District 4 - Phipps)

**Public Hearing Held:** July 16, 2018 - Item #32

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-043 Poststaff 7-31-18 final](#)

[2018-043 RevSitePlan 7-23-18](#)

[Previously Approved Cover Page](#)

[2018-043 ApprovedPlan 2001-070 approved site plan](#)

[2018-043 consistencystatement 7-31-18 final](#)

## **12. Rezoning Petition: 2018-044 by Land Investment Resources, LLC**

**Location:** Approximately 7.5 acres located on the west side of Elm Lane, south of Camfield Street. (Council District 7 - Driggs)

**Public Hearing Held:** July 16, 2018 - Item #33

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-044 Poststaff 7-31-18 lh km final](#)

[2018-044 RevSitePlan 7-23-18](#)

[2018-044 consistencystatement done](#)

## **13. Rezoning Petition: 2018-047 by Foundation of the University of North Carolina at Charlotte, Inc.**

**Location:** Approximately 4.42 acres located on the east side of North Tryon Street across from J.W. Clay Boulevard. (Council District 1 - Egleston)

**Public Hearing Held:** July 23, 2018 - Item #21 in July 23rd Business Agenda

**Staff Resource:** [Sonja Sanders](#)

**Staff recommendation:**

Staff recommends approval of this petition.

[2018-47 POSTstaff 073118 final](#)

[R-20170437 ZONING SUBMISSION 20180504 REVISION 5-14-2018-FINAL REVISED 7...](#)

[2018-047 Consistency Statement done](#)

## **14. Rezoning Petition: 2018-048 by Novant Health, Inc.**

**Location:** Approximately 1.5 acres located on the northwest corner of Statesville Avenue and Newland Road, west of Norris Avenue. (Council District 1 - Egleston)

**Public Hearing Held:** July 23, 2018 - Item #38 in July 23rd Zoning Agenda

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-48\\_POSTstaff\\_073118\\_final](#)

[2018-48\\_REV SITEPLAN\\_072518](#)

[2018-048 Consistency Statement final](#)

## **15. Rezoning Petition: 2018-050 by Somera Road, Inc.**

**Location:** Approximately 10.63 acres located on the northeast corner of Lancaster Highway and Providence Road West. (Council District 7 - Driggs)

**Public Hearing Held:** July 16, 2018 - Item #36

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-050\\_Poststaff\\_7-31-18-final](#)

[2018-050\\_RevSitePlan\\_7-23-18 \(2\)](#)

[Previously Approved Cover Page](#)

[2018-050\\_ApprovedPlan\\_2005-156\\_admin\\_approved\\_plan](#)

[2018-050\\_consistencystatement\\_final](#)

## **16. Rezoning Petition: 2018-052 by Pasta & Provisions**

**Location:** Approximately 0.22 acres located at the corner of South Mint Street and Spruce Street. (Council District 3 - Mayfield)

**Public Hearing Held:** July 23, 2018 - Item #39 in July 16th Zoning Agenda

**Staff Resource:** [Solomon Fortune](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-052\\_Poststaff\\_07-31-2018\\_final](#)

[2018-052\\_RevSitePlan\\_7-25-18](#)

[2018-052\\_Consistency\\_Statement\\_07-31-2018\\_final](#)

## **17. Rezoning Petition: 2018-055 by Riverbend Charlotte, LLC**

**Location:** Approximately 3.19 acres located on the west side of Rozzelles Ferry Road, south of Winding River Drive. (Council District 2 - Harlow)

**Public Hearing Held:** July 23, 2018 - Item #41 in July 16th Zoning Agenda

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

**Staff Recommendation:**

Staff recommends approval of the petition.

[2018-055 Post 07-31-2018 final](#)

[Previously Approved Cover Page](#)

[2018-055 Approved 1998-56\(C\)](#)

[2018-055 ZC Consistency 7-31-2018 final](#)

## **18. Rezoning Petition: 2018-057 by Shea Homes**

**Location:** Approximately 3.87 acres located on the south side of South Bruns Avenue, east of Harrill Street, and west of West Trade Street. (Council District 2 - Harlow)

**Public Hearing Held:** July 23, 2018 - Item #43 in July 16th Zoning Agenda

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issue pertaining to site and building design.

[-2018-057 Post Hearing Staff 07-31-2018 final](#)

[2018-057 RevSitePlan 7-25-18](#)

[Previously Approved Cover Page](#)

[2018-057 Approved 2008-026](#)

[Previously Approved Cover Page](#)

[2018-057 Approved 2006-107](#)

[2018-057 ZC Consistency 7-31-2018 CLG km0727 done](#)

## **19. Rezoning Petition: 2018-060 by Eid Refaey**

**Location:** Approximately 1.04 acres located on the north side of Parkwood Avenue, east of Harrill Street, and west of Allen Street. (Council District 1 - Egleston)

**Public Hearing Held:** July 23, 2018 - Item #42 in July 16th Zoning Agenda

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issue related to the height of the proposed duplex units.

[2018-060 POSTstaff 7-31-18 done amended 073118-Final](#)

[2018-060 Parkwood Reformed RZ-4](#)

[2018-060 Consistency Statement-done](#)

## **20. Rezoning Petition: 2018-061 by MPV Properties**

**Location:** Approximately 2.19 acres located on the east side of Randolph Road, south of Hodgson Road. (Council District 6 - Bokhari)

**Public Hearing Held:** July 16, 2018 - Item #31

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-061 POST 073118 done](#)

[2018-061 RevSitePlan 7-23-18](#)

[2018-061 Consistency Statement done](#)

## **21. Rezoning Petition: 2018-062 by BPR Properties**

**Location:** Approximately 0.36 acres located on the south side of South Brevard Street, east of East 4th Street. (Council District 1 - Egleston)

**Public Hearing Held:** July 23, 2018 - Item #44 in July 16th Zoning Agenda

**Staff Resource:** [Solomon Fortune](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-062 Poststaff 07-31-2018 done](#)

[2018-062 RevSitePlan 07-25-2018](#)

[2018-062 Consistency Statement 07-31-2018 done](#)