

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, June 17, 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 MEETING**

- 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 June](#)

- 3. Follow Up Report**  
[June Follow-Up Report 06 13](#)

**Decisions****4. Rezoning Petition: 2018-145 by Brendan Mylton**

***Update: Petitioner is requesting withdrawal of this petition***

**Location:** Approximately 1.25 acres located off St. George Street, south of Central Avenue, and east of Morningside Drive. (Council District 1 - Egleston)

**Current Zoning:** R-4 (single family residential)

**Proposed Zoning:** R-8(CD) (single family residential, conditional)

**Zoning Committee Recommendation:**

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

**5. Rezoning Petition: 2018-110 by Mattamy Homes**

***Update: Petitioner is requesting deferral to July 15, 2019***

**Location:** Approximately 38.40 acres located on the east side of Shopton Road West, north of South Tryon Street. (Outside City Limits)

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

**Proposed Zoning:** R-8MF(CD) (multi-family residential, conditional), with five-year vested rights

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to **DEFER** this petition to their July 2, 2019 meeting.

**6. Rezoning Petition: 2018-127 by Blue Azela-Providence, LLC**

***Update: Petitioner is requesting deferral to July 15, 2019***

**Location:** Approximately 1.08 acres located at the intersection of Vernon Drive and Providence Drive, north of Wendover Road and east of Providence Road. (Council District 6 - Bokhari)

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

**Proposed Zoning:** R-8(CD) (single family residential, conditional) with five-year vested rights

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to **DEFER** this petition to their July 2, 2019 meeting.

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

***Update: Petitioner is requesting deferral to July 15, 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 6-0 to **DEFER** this petition to their July 2, 2019 meeting.

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

***Update: Petitioner is requesting deferral to July 15, 2019***

**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 6-0 to **DEFER** this petition to their July 2, 2019 meeting.

**9. Rezoning Petition: 2019-005 by Ardent Acquisitions, LLC**

***Update: Petitioner is requesting deferral to July 15, 2019***

**Location:** Approximately 5.58 acres located on the south of West Tremont Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to **DEFER** this petition to their July 2, 2019 meeting.

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

***Update: Petitioner is requesting deferral to July 15, 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 6-0 to **DEFER** this petition to their July 2, 2019 meeting.

**11. Rezoning Petition: 2019-008 by CoHab, LLC**

***Update: Petitioner is requesting deferral to July 15, 2019***

**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 6-0 to **DEFER** this petition to their July 2, 2019 meeting.

**12. Rezoning Petition: 2018-163 by SunCap Property Group, LLC**

***Update: Petitioner is requesting deferral to July 15, 2019***

**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.

**13. Rezoning Petition: 2018-165 by NRP Properties, LLC**

**Location:** Approximately 16.6 acres located on the west side of Forest Point Boulevard, off of Nations Ford Road, east of I-77. (Council District 3 - Mayfield)

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

**Proposed Zoning:** R-17MF(CD) (multi-family residential, conditional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-165 Reco 6-4-19 km0610](#)

[2018-165 Finalstaff 6-17-19-1 km0610](#)

[2018-165 RevSitePlan 05-28-2019](#)

**14. Rezoning Petition: 2019-001 by The 6125 Company, LLC**

**Location:** Approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road. (Council District 3 - Mayfield)

**Current Zoning:** MUDD(O) (mixed use development, optional) with five-year vested rights

**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.

[2019-001 reco 6-04-2019 CLG6-5 km0610](#)

[2019-001 Final 06-05-2019 CLG6-5 km0610](#)

[2019-001 Rev 05-24-2019](#)

## 15. Rezoning Petition: 2019-002 by Laurel Street Residential, LLC

**Location:** Approximately 1.45 acres located at the corner of East 7th Street and North Alexander Street. (Council District 1 - Egleston)

**Current Zoning:** UR-2 (urban residential)

**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.

[2019-002 reco 06-04-2019 km0610](#)

[2019-002 finalstaff 07-15-2019 km0610 DP0610](#)

## 16. Rezoning Petition: 2019-003 by Laurel Street Residential, LLC

**Location:** Approximately 4.03 acres located on the west side of North Tryon Street between University City Boulevard and Brookside Lane. (Council District 4 - Phipps)

**Current Zoning:** I-1 (light industrial) and I-2(CD) (general industrial, conditional)

**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.

[2019-003 reco km0610](#)

[2019-003 Final Staff km0610](#)

## 17. Rezoning Petition: 2019-013 by Andrew Klenk

**Location:** Approximately 0.22 acres located on the southeast side of North Davidson Street between East 33rd Street and East 34th Street. (Council District 1 - Egleston)

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

**Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-013 reco DP km0610 done](#)

[2019-013 Final staff DP0610 km0610](#)

[2019-013 Golden Era RZ Submit-4](#)

## 18. Rezoning Petition: 2019-015 by Greg Godley/Sugar Creek Ventures

**Location:** Approximately 18.5 acres located on the west side of East Sugar Creek Road, south of North Tryon 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.

[19-015 ZC Recommendation km0610](#)

[2019-015 final staff 6-17-19 km0610](#)

## 19. Rezoning Petition: 2019-024 by Investicore, LLC

**Location:** Approximately 1.74 acres located on the west side of South Boulevard, north of Clanton Road. (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial) and 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.

[2019-024 reco 06-04-2019 km0610](#)

[2019-024 finalstaff 07-15-2019 km0610](#)

## 20. Rezoning Petition: 2019-025 by White Point Partners, LLC

**Location:** Approximately 1.20 acres located at the south side of the intersection of West Kingston Avenue and Camden Road. (Council District 3 - Mayfield)

**Current Zoning:** B-1 (neighborhood business)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-025 reco 06-04-2019 km0610](#)

[2019-025 finalstaff 06-04-2019 DP0610 km0610](#)

## 21. Rezoning Petition: 2019-026 by Beacon Development

**Location:** Approximately 3.0 acres located on the south side of Clanton Road, both side of Dewitt Lane and Tryclan Drive, east of South Tryon Street. (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial) and I-2 (general industrial)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-026 reco 06-04-2019 km0610](#)

[2019-026 finalstaff 06 17 19 DP0610 km0610](#)

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

**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.

**Staff Recommendation:**

Staff recommends denial of this petition.

[2019-032 reco km0610](#)

[2019-032 Finalstaff km0610](#)

## 23. Rezoning Petition: 2019-048 by B&B RE Ventures, LLC

**Location:** Approximately 3.6 acres located at the intersection of Old Pineville Road and the north side of Scholtz Road, south of Springbrook Road. (Council District 3 - Mayfield)

**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.

[2019-048 Reco 6-4-19 km0610](#)

[2019-048 Finalstaff 061719](#)



## Hearings

**24.****Public Hearing on a Resolution to Close Right of Way known as Ridgecrest Street****Action:**

- A. Conduct a public hearing to close right of way known as Ridgecrest Street off Tuckaseegee Road, and**
- B. Adopt a resolution to close right of way known as Ridgecrest Street off Tuckaseegee Road.**

**Staff Resource(s):**

Liz Babson, Transportation  
Michelle Smith, Transportation

**Explanation**

- North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- This right of way known as Ridgecrest Street is located in Council District 3.

**Petitioners**

Clarius Partners, LLC

**Right-of-Way to be Abandoned**

Right of Way known as Ridgecrest Street is located off of Tuckaseegee Road.

**Reason**

This abandonment will allow each of the abutting owners to incorporate the unopened right-of-way into their land so that they will have full title and interest in the right-of-way that they are currently maintaining and caring for.

**Notification**

As part of the City's notification process, and in compliance with North Carolina General Statute 160A-299, the Charlotte Department of Transportation submitted this abandonment petition for review by the public and City Departments.

**Adjoining property owner(s)**

None -

**Neighborhood/Business Association(s)**

None

**Private Utility Companies**

No objections

**City Departments**

- Review by City departments identified no apparent reason this closing would:
  - Be contrary to the public interest;

- Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to his property as outlined in the statutes; and
- Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

[Map - Ridgecrest Street](#)

[Resolution of Intent - Ridgecrest Street](#)

## 25. Rezoning Petition: 2019-014 by Mission Properties

***Update: Petitioner is requesting withdrawal of this petition***

**Location:** Approximately 1.06 acres located on the southwest corner of the intersection of Old Pineville Road and Griffith Road. (Council District 3 - Mayfield)

**Current Zoning:** I-2 (general industrial)

**Proposed Zoning:** TOD-M(CD) (transit oriented development-mixed use, conditional)

[2019-014 Mission Properties Withdrawal](#)

## 26. Rezoning Petition: 2019-028 by HHHunt

***Update: Petitioner is requesting deferral to July 15, 2019***

**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)

[2019-028 HHHunt July 15, 2019 deferral](#)

## 27. Rezoning Petition: 2019-023 by Sinacori Builders

**Location:** Approximately 5.12 acres located on the southeast side of Carmel Road, north of Carmel Vista Lane and south of Quail View Road. (Council District 6 - Bokhari)

**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 and requested technical revisions related to site and building design, transportation, and environment.

[2019-023 PH staff 6-17-19\\_sc SM6-10 DP610 LH6-10 JK km0611](#)

[2019-023 RevSitePlan 05-14-2019](#)

**28. Rezoning Petition: 2019-029 by Crescent Communities**

***Update: Petitioner is requesting deferral to July 15, 2019***

**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)

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

[2019-029 Crescent Communities July 15, 2019 deferral](#)

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

**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:** UR-2(CD) (urban residential, conditional)

**Staff Recommendation:**

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

[2019-030 PH 06-17-2019 CLG5-21 AG06-07 DP610 SM6-10 LH6-10 km0611 DP0612 REV](#)

[2019-030 Rev2 05-14-2019](#)

**30. Rezoning Petition: 2019-040 by Aldersgate at Shalom Park Inc.**

**Location:** Approximately 17.17 acres located on the east side of Providence Road, south of Jefferson Drive, south of Fairview Road/Sardis Road. (Council District 6 - Bokhari)

**Current Zoning:** R-3 (single family residential) and R-1 (religious institute)

**Proposed Zoning:** INST (institutional) and INST(CD) (institutional, conditional)

**Staff Recommendation:**

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

[2019-040 PHstaff 6-17-19 DP610 SM6-10 LH6-10 JK km0611 DP0612](#)

[2019-040 RevSitePlan 05-14-2019](#)

[Previously Approved Cover Page](#)

[2019-040 prevApprovedPlan 1991-035](#)

### 31. Rezoning Petition: 2019-042 by Sanctuary Development, LLC

**Location:** Approximately 12.52 acres located on the southeast side of the intersection of North Tryon Street and University City Boulevard. (Council District 4 - Phipps)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-042\\_PHstaff\\_km0528\\_DP610\\_SM6-10\\_DP\\_LH6-10\\_LA\\_DP612\\_km06121](#)

[Previously Approved Cover Page](#)

[2019-42 approved site plan 1989-041C](#)

### 32. Rezoning Petition: 2019-043 by Diamond Back Acquisitions

**Location:** Approximately 43.58 acres located on southwest side of Belmeade Drive, northwest of Rhyne Road. (Outside City Limits)

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

**Proposed Zoning:** MX-2 LWPA (mixed use, Lake Wylie Protected Area)

**Staff Recommendation:**

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

[2019-043\\_PHstaff\\_6-17-19\\_CLG\\_AG06-11\\_SM6-11\\_DP0612\\_LH6-12\\_DP0612\\_km0612](#)

[2019-043\\_RevSitePlan\\_05-14-2019](#)

### 33. Rezoning Petition: 2019-044 by Panthers Stadium

**Location:** Approximately 8.60 acres located on the southeast side of South Cedar Street between West 4th Street and West Morehead Street. (Council District 2 - Harlow)

**Current Zoning:** UR-3 (urban residential) and MUDD (mixed use development)

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

**Staff Recommendation:**

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

[2019-044\\_PHstaff\\_DP610\\_SM6-10\\_km0611\\_DP612](#)

[2019-044\\_RevSitePlan\\_05-14-2019](#)

### 34. Rezoning Petition: 2016-112 by Argos Real Estate Advisors, Inc.

**Location:** Approximately 28 acres generally surrounded by Stewart Avenue, Chamberlain Avenue, Turner Avenue, State Street and Stewart Creek. (Council District 2 - Harlow)

**Current Zoning:** I-1 (light industrial) and I-2 (general industrial)

**Proposed Zoning:** MUDD-O (mixed use development, optional) with five-year vested rights

**Staff Recommendation:**

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

[2016-112 PH 06-17-2019 CLG5-17 AG06-05 DP610 DP0612 km0613](#)

[2016-112 RevSitePlan 05-14-2019](#)

### 35. Rezoning Petition: 2018-128 by James Poutier

**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)

**Staff Recommendation:**

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

[2018-128 PH Staff 06-17-2019 CLG5-21 SM6-10 DP610 km0611 DP0612](#)

[2018-128 RevSitePlan 05-14-2019](#)

### 36. Rezoning Petition: 2018-151 by EBA Crystal Real Estate, LLC

**Location:** Approximately 20.56 acres located on the east side of J.W. Clay Boulevard, north of West W.T. Harris Boulevard (Council District 4 - Phipps)

**Current Zoning:** CC (commercial center)

**Proposed Zoning:** MUDD-O (mixed use development district, optional), with five-year vested rights.

**Staff Recommendation:**

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

[2018-151 PHstaff DP0612 km0612](#)

[2018-151 RevSitePlan 05-14-2019](#)

[Previously Approved Cover Page](#)

[2018-151 approved site plan 1992-64](#)

### 37. Rezoning Petition: 2018-162 by NRP Properties, LLC

**Location:** Approximately 6.63 acres located at the intersection of North Tryon Street and West Eastway Drive. (Council District 4 - Phipps)

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

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

**Staff Recommendation:**

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

[2018-162 PHstaff DP0612 km0612](#)

[2018-162 RevSitePlan 05-14-2019](#)

[Previously Approved Cover Page](#)

[2018-162 approved site plan 1998-117](#)

### 38. 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)

**Staff Recommendation:**

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

[2019-009 PHstaff 04262019CL km0506 done SM5-15 SM6-10 DP610 LH610km0611 CL0611 DP610](#)

[2019-009 RevSitePlan2](#)

### 39. Rezoning Petition: 2019-018 by Canopy CLT

**Location:** Approximately 3.10 acres located on the south side of Raleigh Street, west of Sugar Creek Road, south of North Tryon Street. (Council District 1 - Egleston)

**Current Zoning:** I-2 (general industrial)

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-018 PH staff km0528 SM6-10 DP610 LH610 LA DP612](#)

#### 40. Rezoning Petition: 2019-019 by Stanchion Asset Partners

**Location:** Approximately 4.64 acres located at the southwest corner of West Mallard Creek Church Road and David Taylor Road, east of Mallard Creek Road. (Council District 4 - Phipps)

**Current Zoning:** RE-2 (research)

**Proposed Zoning:** RE-3(O) (research, optional)

**Staff Recommendation:**

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

[2019-019 PH staff 20190426CL DP0612 CL20190612 DP0612 km0612](#)

[2019-019 RevSitePlan 05-16-2019](#)

#### 41. Rezoning Petition: 2019-021 by McKinney Holdings NC II, LLC

**Location:** Approximately 23.10 acres southeast intersection of North Tryon Street and Libby Way. (Council District 4 - Phipps)

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

**Proposed Zoning:** TOD-M(CD) (transit oriented development-mixed use, conditional)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-021 PH staff 061719 DP610 DP611 SM6-11 km0611 DP612](#)

[2019-021-Revised Site Plan 050319](#)

[Previously Approved Cover Page](#)

[2019-21 approved site plan 1989-041C](#)

#### 42. 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 06-17-2019 CLG5-10 AG 05-15 06-06CLG DP610 SM6-10 km0611 DP612](#)

[2019-027 RevSitePlan 04-16-2019](#)



### 43. Rezoning Petition: 2019-033 by HK Cedarvale, LLC

**Location:** Approximately 9.89 acres located on the west side of Cedarvale Road north of Performance Road, east of Moores Chapel Road. (Outside City Limits)

**Current Zoning:** R-MH LWPA (residential manufactured housing, Lake Wylie Protected Area)

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

**Staff Recommendation:**

Staff does not recommend approval of this petition.

[2019-033 PH 06-17-2019 CLG6-6 AG06-10 DP0611 DP612 km0612](#)

[2019-033 RevSitePlan 05-14-2019](#)

### 44. Rezoning Petition: 2019-034 by United Community School

**Location:** Approximately 10.0 acres located on the west of Suther Road, between University Boulevard and Old Concord Road. (Council District 4 - Phipps)

**Current Zoning:** INST(CD) (institutional, conditional)

**Proposed Zoning:** INST(CD) SPA (institutional, conditional, site plan amendment)

**Staff Recommendation:**

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

[2019-034 PHstaff 052819CL DP610 SM6-10 LA km0611](#)

[2019-034 RevSitePlan 05-14-2019](#)

[Previously Approved Cover Page](#)

[2019-034 Approved Site Plan 2014-061](#)

### 45. Rezoning Petition: 2019-045 by Moores Chapel Holdings, LLC

**Location:** Approximately 29.08 acres located off of Springhill Road, Rockwood Drive, south of Mount Holly Road, east of Interstate 485. (Council District 3 - Mayfield)

**Current Zoning:** MX-2 LWPA (mixed use, Lake Wylie Protected Area)

**Proposed Zoning:** MX-2 LWPA SPA (mixed use, Wylie Protected Area, site plan amendment)

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, infrastructure and land use.

[2019-045 PHstaff DP0612a DP612b km0613](#)

[Previously Approved Cover Page](#)

[2019-045 approved site plan 2005-150 \(2\)](#)

[Previously Approved Cover Page](#)

[2019-045 approved site plan 2005-150 \(1\)](#)

## 46. Rezoning Petition: 2019-046 by Spectrum Development Company

**Location:** Approximately 2.16 acres located on the southeast side of South Mint Street, southwest of West Carson Boulevard and northeast of West Palmer Street. (Council District 3 - Mayfield)

**Current Zoning:** I-2 (general industrial)

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-046 PHstaff DP610 SM6-10 DP LH6-10 MR km0611 DP0612](#)

## 47. Rezoning Petition: 2019-052 by Beaver Creek CRE LLC

**Location:** Approximately 2.11 acres located on the north side of East Independence Boulevard, Pierson Drive, Bamboo Street and Wilshire Place. (Council District 5 - Newton)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of the minor technical revisions related to transportation.

[2019-052 PHstaff 6-17-19 DP0610 SM6-10 LH610 JK km0611 DP0612](#)

[2019-052 RevSitePlan 05-14-2019](#)

[Previously Approved Cover Page](#)

[2019-052 prevApprovedPlan 2017-167](#)

## 48. Rezoning Petition: 2019-059 by Win Development, LLC

**Location:** Approximately 0.34 acres located on the east side of North Graham Street, south of Cannon Avenue, north of Interstate 85. (Council District 4 - Phipps)

**Current Zoning:** I-1 (light industrial)

**Proposed Zoning:** I-2 (general industrial)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-059 PHstaff CL0528 DP0610 SM6-10 km0611 DP0612](#)