

City of Charlotte

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



Zoning Agenda

Tuesday, January 17, 2023

Council Chamber

City Council Zoning Meeting

Mayor Vi Lyles

Council Member Dimple Ajmera

Council Member Danté Anderson

Council Member Tariq Scott Bokhari

Council Member Ed Driggs

Council Member Malcolm Graham

Council Member Reneé Johnson

Council Member LaWana Mayfield

Council Member James Mitchell

Council Member Marjorie Molina

Council Member Victoria Watlington

Council Member Braxton Winston II

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
REGULAR MEETING HOSTED FROM COUNCIL CHAMBERS**

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals/Withdrawals

CONSENT

2. Consent agenda items 3 through 5 may be considered in one motion except for those items pulled by a Council member. Items are pulled by notifying the City Clerk.

- A. Items included on the consent agenda are rezoning petitions that meet the following criteria:
- Had no public opposition at their public hearing
 - Received an approval recommendation from the Zoning Committee
 - Have no changes after Zoning Committee
 - Staff recommends approval

3. Rezoning Petition: 2021-237 by Balogh Properties, LLC

Location: Approximately 2.08 acres located on the east side of Providence Road, north of South Sharon Amity Road, and south of Andover Road. (Council District 6 - Bokhari)

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 recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021_237_ZCR](#)

[2021_237_FSA](#)

[2021_237_siteplanRev_23_1_5](#)

4. Rezoning Petition: 2022-027 by Childress Klein

Location: Approximately 2.27 acres located on the east side of Sharon Road, west of Colony Road, and north of Fairview Road. (Council District 6 - Bokhari)

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 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_027_ZCR](#)

[2022_027_FSA](#)

[2022_027_siteplanRev_23_1_9](#)

5. Rezoning Petition: 2022-069 by The Fallon Company

Location: Approximately 16.69 acres located on the east side of South Boulevard, southwest side of South Caldwell Street, west side of Templeton Avenue, and north side of Euclid Avenue. (Council District 1 - Anderson)

Current Zoning: TOD-M(O) (transit oriented development - mixed use, optional) and TOD-R(O) (transit oriented development - residential, optional)

Proposed Zoning: TOD-UC (CD) (transit oriented development - urban center, conditional) and TOD-NC (CD) (transit oriented development - neighborhood center, conditional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_069_ZCR](#)

[2022_069_FSA](#)

[2022_069_RevSitePlan_2022_12_22](#)

DECISIONS

6. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC

Update: Petitioner is requesting deferral to February 20, 2023

Location: Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Watlington)

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

Proposed Zoning: NS (neighborhood services)

7. Rezoning Petition: 2021-213 by Goldberg Companies, Inc.

Update: Petitioner is requesting deferral to February 20, 2023

Location: Approximately 42.85 acres located on the south side of Pineville-Matthews Road, east of Hugh Forest Road, and west of Reverdy Lane. (Council District 7 - Driggs)

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

Proposed Zoning: R-12 MF (CD) SPA (multi-family residential, conditional, site plan amendment)

8. Rezoning Petition: 2022-060 by Providence Group Capital

Update: Petitioner is requesting deferral to February 20, 2023

Location: Approximately 5.90 acres located on the west side of South Boulevard and east side of Old Pineville Road, north of East Woodlawn Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

9. Rezoning Petition: 2022-065 by Griffin Family Investments

Update: Petitioner is requesting deferral to February 20, 2023

Location: Approximately 37.10 acres located on the east side of Beatties Ford Road, south of McIntyre Avenue, and north of Sunset Road. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential)

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

10. Rezoning Petition: 2022-071 by MTB Holdings, LLC

Update: Petitioner is requesting deferral to June 20, 2023

Location: Approximately 2.11 acres located at the northeast intersection of East Exmore Street and Nations Crossings Road, west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

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

11. Rezoning Petition: 2021-232 by Chick-Fil-A

Location: Approximately 0.88 acres bound by the east side of Randolph Road and west side of Colwick Road, north of North Sharon Amity Road. (Council District 6 - Bokhari)

Current Zoning: B-1 (neighborhood business)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 232 ZCR](#)

[2021 232 FSA](#)

[2021-232 siteplanRev 22 11 23Rev](#)

12. Rezoning Petition: 2021-284 by Beacon Acquisitions, LLC & Crescent Communities

Location: Approximately 146.9 acres located on the west side of Rhyne Road south of Mount Holly Road and north of Belmeade Drive. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: I-1, I-2 (CD), R-3 LLWPA (light industrial, general industrial, conditional, single-family residential, Lower Lake Wylie Protected Area)

Proposed Zoning: I-1 (CD) LLWPA (light industrial, Lower Lake Wylie Protected Area)

Zoning Committee Recommendation:

The Zoning Committee voted 4-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 284 ZCR](#)

[2021 284 FSA](#)

[2021 284 SitePlanRev 2022 10 28](#)

13. Rezoning Petition: 2022-033 by TM BTR of the Carolinas, LLC

Location: Approximately 48.49 acres located on the south side of Alexandriana Road and east side of Northlake Centre Parkway, north of Interstate 485. (ETJ - CC District 1 - Powell; Closest Council District 4 - Johnson)

Current Zoning: R-3 (single family residential) and BP (business park)

Proposed Zoning: MX-2 INNOV (mixed use district, innovative)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022 033 ZCR](#)

[2022 033 FSA](#)

[2022 033 RevSitePlan 2023 1 4](#)

14. Rezoning Petition: 2022-042 by Brian Iagnemma

Location: Approximately 22.90 acres located along the west side of Harrisburg Road, south of Sam Dee Road, and southwest of Interstate 485. (District 5 - Molina)

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

Proposed Zoning: R-5 (single-family residential)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_042_ZCR](#)

[2022_042_FSA](#)

15. Rezoning Petition: 2022-058 by Baldwin SRE-A LLC, Hampstead SC (SRE) LLC, and Baldwin SRE-C, LLC

Location: Approximately 3.4 acres bound by the south side of Baldwin Avenue, west side of East 4th Street, and east side of East 3rd Street, north of Queens Road. (Council District 1 - Anderson)

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 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_058_ZCR](#)

[2022_058_FSA](#)

[2022_058_siteplanRev_23_1_3](#)

16. Rezoning Petition: 2022-067 by CC Fund 3, LLC

Location: Approximately 15.92 acres located at the southwest intersection of Sam Wilson Road and Wilkinson Boulevard, north of Old Dowd Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

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

Proposed Zoning: TOD-NC LLWPA (transit oriented development - neighborhood center, Lower 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.

[2022_067_ZCR](#)

[2022_067_FSA](#)

HEARINGS

17. Rezoning Petition: 2021-277 by Buildom LLC

Update: Petitioner is requesting deferral to February 20, 2023

Location: Approximately 0.40 acres located on the east side of Providence Road, north side of Phil Aull Place, south of South Colonial Avenue. (Council District 1- Anderson)

Current Zoning: O-2 (office)

Proposed Zoning: NS (neighborhood services)

18. Rezoning Petition: 2022-029 by Wade Miller - Skyline Townes, LLC

Update: Petitioner is requesting deferral to February 20, 2023

Location: Approximately 0.35 acres located along the west side of Seigle Avenue and east side of Van Every Street, south of Belmont Avenue. (Council District 1 - Anderson)

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

Proposed Zoning: UR-C (CD) SPA (urban residential-commercial, conditional, site plan amendment)

19. Rezoning Petition: 2022-037 by SunCap Property Group, LLC

Update: Petitioner is requesting deferral to February 20, 2023

Location: Approximately 2.01 acres located at the northeast intersection of East Boulevard and Scott Avenue, west of Kenilworth Avenue. (Council District 1 - Anderson)

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay), NS PED (neighborhood services, pedestrian overlay), O-2 PED (office, pedestrian overlay), MUDD-O PED (mixed use development district, pedestrian overlay)

Proposed Zoning: MUDD-O PED (mixed use development district, pedestrian overlay)

20. Rezoning Petition: 2022-066 by Wood Partners

Update: Petitioner is requesting deferral to March 20, 2023

Location: Approximately 13.50 acres located at the northeast intersection of Albemarle Road and Novant Health Parkway, west of Cresswind Boulevard. (Council District 5 - Molina)

Current Zoning: NS (neighborhood services), B-1(CD) (neighborhood business, conditional), R-3 (single family residential)

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

21. Rezoning Petition: 2022-112 by The Charlotte-Mecklenburg Hospital Authority

Update: Petitioner is requesting deferral to May 15, 2023

Location: Approximately 4.54 acres located at the northeast intersection of Baxter Street and South McDowell Street, west of John Belk Freeway. (Council District 1 - Anderson)

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

Proposed Zoning: UMUD PED (uptown mixed use district, pedestrian overlay)

22. Rezoning Petition: 2021-261 by Josh Zozosky

Location: Approximately 3.5 acres located on the north side of Billy Graham Parkway, west of South Tryon Street. (Council District 3 - Watlington)

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

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2021 261 PHSA DONE](#)

[2021 261 SitePlanRev 2022 12 12](#)

23. Rezoning Petition: 2022-059 by Taylor Morrison

Location: Approximately 50.70 acres located along the west side of Garrison Road, east of Dixie River Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: MUDD-O AIR LLWPA (mixed use district, optional, airport noise overlay, Lower Lake Wylie - Protected Area) and R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie - Protected Area)

Proposed Zoning: MX-2 INNOV AIR LLWPA (mixed use district, innovative, airport noise overlay, Lower Lake Wylie - Protected Area)

Staff Recommendation:

Staff does not recommend approval of this petition in its current form. Reduction in unit count and development outcomes that better align with the Neighborhood 1 Place Type could be considered for reevaluating staff's recommendation..

[2022 059 PHSA DONE](#)

[2022 059 SitePlanRev 2022 11 14](#)

24. Rezoning Petition: 2022-084 by Mission Properties

Location: Approximately 21.85 acres located along the south side of Ridge Road and north side of the Interstate 485 interchange. (ETJ - BOCC: 1-Powell; Closest CC: 4-Johnson)

Current Zoning: R-3 (single family residential)

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

Staff Recommendation:

Staff does not recommend approval of this petition.

[2022_084_PHSА_DONE](#)

[2022_084_RevSitePlan_2022_12_12](#)

25. Rezoning Petition: 2022-111 by Piedmont Natural Gas Company

Location: Approximately 36.27 acres located on the east side of Rhyne Road and west side of Interstate 485, south of Mount Holly Road. (ETJ - BOCC: 2-Leake; Closest CC: 3-Watlington)

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

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

Staff Recommendation:

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

[2022_111_PHSА_DONE](#)

[2022_111_SitePlanRev_2022_12_12](#)

26. Rezoning Petition: 2022-109 by Urban Trends Real Estate, Inc.

Location: Approximately 2.09 acres located on the northeast side of The Plaza, south of Bridgeport Drive, and west of Barrington Drive. (Council District 5 - Molina)

Current Zoning: B-1 (neighborhood business) and R-4 (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.

[2022_109_PHSА_DONE](#)

[2022_109_RevSitePlan_2022_12_12](#)

27. Rezoning Petition: 2022-142 by EC Legacy Properties, LLC

Location: Approximately 1.56 acres located at the northeast intersection of Albemarle Road and Mallard Drive, south of Rainbow Drive.

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. Outstanding issues related transportation, environment, and site and building design are needed in order for staff to reevaluate our recommendation.

[2022_142_PHSА_DONE](#)

[2022_142_RevSitePlan_2022_12_12](#)

28. Rezoning Petition: 2022-076 by Sam's Mart

Location: Approximately 0.81 acres located at the southeast intersection of Albemarle Road and Farm Pond Lane, west of East W.T. Harris Boulevard. (Council District 5 - Molina)

Current Zoning: B-2 (general business)

Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

Staff does not recommend approval of the petition in the current form. Site plan revisions are needed to address site design standards and resolution of outstanding issues.

[2022_076_PHSА_DONE](#)

[2022_076_siteplanRev_22_12_12](#)

29. Rezoning Petition: 2022-092 by Sam's Mart

Location: Approximately 2.8 acres located on the south side of Albemarle Road and west side of Reddman Road, south of Central Avenue. (Council District 5 - Molina)

Current Zoning: O-1 (office)

Proposed Zoning: B-2 (general business)

Staff Recommendation:

Staff does not recommend approval petition in its current form.

[2022_092_PHSА_DONE](#)

30. Rezoning Petition: 2022-008 by Ram Realty Acquisitions V LLC

Location: Approximately 26.9 acres located in the southeastern quadrant of the Steele Creek Road interchange with Interstate 485. (Council District 3 - Watlington)

Current Zoning: R-3 (single family residential)

Proposed Zoning: NS (neighborhood services) and MUDD-O (mixed use development district, optional) with 5-year vested rights.

Staff Recommendation:

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

[2022_008_PHSА_DONE](#)

[2022_008_SitePlanRev_2022_12_12](#)

31. Rezoning Petition: 2022-077 by Blue Ocean

Location: Approximately 3.64 acres located on the north side of Yorkmont Road, west of Tyvola Road, and south of Oak Lake Boulevard. (Council District 3 - Watlington)

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

Proposed Zoning: MUDD-O AIR (mixed use development district, optional, airport noise overlay)

Staff Recommendation:

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

[2022_077_PHSА_DONE](#)

[2022_077_SitePlanRev_2022_12_9](#)

32. Rezoning Petition: 2022-082 by Maple Multi-Family Land SE, LP

Location: Approximately 13.26 acres located on the south side of West Mallard Creek Church Road, east of Interstate 85, and north of Berkeley Place Drive. (Council District 4 - Johnson)

Current Zoning: R-43MF (multi-family residential) and 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 transportation and requested technical revisions related to site design.

[2022_082_PHSА_DONE](#)

33. Rezoning Petition: 2022-087 by Appaloosa Real Estate Partners

Location: Approximately 11.65 acres located on the east side of Mallard Creek Road, north of Governor Hunt Road, and west of David Taylor Drive. (Council District 4 - Johnson)

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 transportation.

[2022_087_PHSA_DONE](#)

[2022_087_RevSitePlan_2022_12_12](#)

34. Rezoning Petition: 2022-093 by ZCM B1, LLC

Location: Approximately 1.56 acres located on the north side of Gondola Avenue, east of West Sugar Creek Road, and north of Cinderella Road. (Council District 1 - Anderson)

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 site and building design and transportation.

[2022_093_PHSA_DONE](#)

[2022_093_siteplanRev_22_12_12](#)

35. Rezoning Petition: 2022-103 by Dominion Realty Partners, LLC

Location: Approximately 10.18 acres located on the north side of Perimeter Pointe Parkway and southwest side of Rebecca Avenue, west of West Tyvola Road, and south of West Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1(CD) (general industrial, conditional) and R-22MF (multi-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, the environment, and site and building design.

[2022_103_PHSA_DONE](#)

[2022_103_SitePlanRev_2022_12_12](#)

36. Rezoning Petition: 2022-075 by Morteby, LLC

Location: Approximately 20.96 acres located on the north and south side of East Westinghouse Boulevard, west of South Boulevard. (Council District 3 - Watlington)

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

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

Staff Recommendation:

Staff does not recommend approval of this petition.

[2022_075_PHS_A_DONE](#)

37. Rezoning Petition: 2022-094 by CCC Uptown Gardens, LLC c/o Chaucer Creek Capital, LLC

Location: Approximately 3.59 acres bound by the north side of North Graham Street, south side of North Smith Street, east side of West 7th Street, and west side of West 8th Street. (Council District 2 - Graham)

Current Zoning: UR-2 HD (urban residential, historic district overlay)

Proposed Zoning: UMUD-HD (uptown mixed use district, historic district overlay)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_094_PHS_A_DONE](#)

38. Rezoning Petition: 2022-095 by AHC Funds

Location: Approximately 0.92 acres located on the east side of West 30th Street, north of North Tryon Street, and west of West 31st Street. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_095_PHS_A_DONE](#)

39. Rezoning Petition: 2022-097 by OMB Property Holdings, LLC

Location: Approximately 3.24 acres located on the northwest side of Yancey Road, east of South Tryon Street, and west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-1(TS-O) (light industrial, transit supportive overlay)

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_097_PHS_A_DONE](#)

40. Rezoning Petition: 2022-100 by Copper Builders, LLC

Location: Approximately 0.50 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of South Tryon Street. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-TR (transit oriented development - transition)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_100_PHSА DONE](#)

41. Rezoning Petition: 2022-101 by The Dilweg Companies

Location: Approximately 4.94 acres located along the southwest side of 77 Center Drive, east of Interstate 77, and north of Tyvola Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: O-2 (office)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_101_PHSА DONE](#)

42. Rezoning Petition: 2022-102 by Petit Philippe LLC

Location: Approximately 0.47 acres located at the southeast intersection of Park Road and Reece Road, north of East Woodlawn Road. (Council District 6 - Bokhari)

Current Zoning: B-2(CD) (general business)

Proposed Zoning: B-1 (neighborhood business)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_102_PHSА DONE](#)

43. Rezoning Petition: 2022-122 by CoHab Development LLC DBA Space Craft

Location: Approximately 2.4 acres located on the north side of North Davidson Street, east of East 26th Street, and south of North Brevard Street. (Council District 1 - Anderson)

Current Zoning: TOD-NC (transit oriented development - neighborhood center)

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_122_PHSА DONE](#)

44. Rezoning Petition: 2022-127 by AHC Funds

Location: Approximately 1.88 acres located on the east side of West 32nd Street, north of North Tryon Street, and west of Atando Avenue. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2022_127_PHS_A_DONE](#)