

# **City of Charlotte**

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



## **Zoning Agenda**

**Thursday, January 4, 2018**

### **Zoning Committee Work Session**

## Zoning Committee Work Session

### Zoning Items

### Zoning Items

## 1. Rezoning Petition: 2017-108 by Arden Group, LLC

**Location:** Approximately 14.2 acres located along McFarlene Boulevard, and south of University City Boulevard. (Council District 4 - Phipps)

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

**Public Hearing Held:** *November 20, 2017*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Statement of Consistency

Map

Site Plan

Previously Approved Site Plan

[2017-108 Poststaff 010418-done](#)

[2017-108 CS final](#)

[2017-108 Map](#)

[2017-108 REVSitPlan 12-21-17](#)

[Previously Approved Cover Page](#)

[2017-108 approved 2013-052](#)

## 2. Rezoning Petition: 2017-143 by Judson Stringfellow

**Location:** Approximately 1.39 acres located on the southwest corner of Eastfield Road and Arbor Creek Road. (Council District 4 - Phipps)

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

**Public Hearing Held:** *December 18, 2017*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Statement of Consistency

Previously Approved Site Plan

[2017-143 POST 01-04-2018 done](#)

[2017-143 ZC Consistency done](#)

[2017-143 approved 2005-009](#)

### 3. Rezoning Petition: 2017-149 by ABW Charlotte, LLC

**Location:** Approximately 0.53 acres located on the west side of South Boulevard, between East Kingston Avenue and East Boulevard. (Council District 3 - Mayfield)

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

**Public Hearing Held:** *December 18, 2017*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Post-Hearing Staff Analysis  
Statement of Consistency  
Site Plan

[2017-149 PostStaff 01-04-18 done](#)

[2017-149 CS final](#)

[2017-149 RevSitePlan 01-03-2018 \(2\)](#)

### 4. Rezoning Petition: 2017-150 by Mattamy Homes

**Location:** Approximately 20.6 acres located on the north side of Galloway Road, east of Garrison Road and west of I-85. (Council District 4 - Phipps)

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

**Public Hearing Held:** *December 18, 2017*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Post-Hearing Staff Analysis  
Statement of Consistency  
Site Plan

[Post-Staff 2017-150 done](#)

[2017-150 ZC Consistency final](#)

[2017-150 RevSitePlan 01-02-2018](#)

## 5. Rezoning Petition: 2017-152 by Lockard Development, Inc.

**Location:** Approximately 8.91 acres located on the north side of Johnston Oehler Road, east side of Docia Crossing Road and west side of Prosperity Church Road. (Council District 4 - Phipps)

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

**Public Hearing Held:** *December 18, 2017*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Statement of Consistency

Site Plan

Previously Approved Site Plan

[2017-152 Poststaff 1-5-18 done](#)

[2017-152 consistency final](#)

[2017-152 RevSitePlan 1-3-18](#)

[Previously Approved Cover Page](#)

[2017-152 prevapprovedplan1 2010-030 \(1\)](#)

[2017-152 prevapprovedplan2 1997-051CAA](#)

## 6. Rezoning Petition: 2017-153 by JDSI, LLC

**Location:** Approximately 13.99 acres located on the south side of Robinson Church Road, east of Hood Road. (Council District 5 - Newton)

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

**Public Hearing Held:** *December 18, 2017*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Post-Hearing Staff Analysis

Statement of Consistency

[2017-153 PostStaff Analysis 010418 done](#)

[2017-153 CS -final](#)

## 7. Rezoning Petition: 2017-155 by Scouts, LLC

**Location:** Approximately 8.69 acres located on the north side of Equipment Drive (I-85 access road), east of West Sugar Creek Road. (Council District 4 - Phipps)

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

**Public Hearing Held:** *December 18, 2017*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Statement of Consistency

Site Plan

Previously Approved Site Plan

[2017-155 Poststaff 1-4-18 done](#)

[2017-155 consistency final](#)

[2017-155 RevSitePlan 12-21-17](#)

[Previously Approved Cover Page](#)

[2017-155 prevapprovedplan 2008-023](#)

## 8. Rezoning Petition: 2017-156 by Mark Miller

**Location:** Approximately 3.81 acres located on the west side of Thrift Road and south side of Berryhill Road. (Council District 3 - Mayfield)

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

**Public Hearing Held:** *December 18, 2017*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachments:**

Post-Hearing Staff Analysis

Statement of Consistency

Site Plan

[2017-156 PostHearing 01-04-18 done](#)

[2017-156 ZC Consistency final](#)

[2017-156 RevSitePlan 01-03-2018](#)

## 9. Rezoning Petition: 2017-157 by Essex Homes Southeast, Inc.

**Location:** Approximately 28.4 acres located on the west side of Old Concord Road, south of Torrence Grove Church Road. (Council District 4 - Phipps)

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

**Public Hearing Held:** *December 18, 2017*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Post-Hearing Staff Analysis  
Statement of Consistency

[2017-157 Poststaff 010418 done](#)

[2017-157 CS final](#)

## 10. Rezoning Petition: 2017-158 by Roman G. Garcia

**Location:** Approximately 1.58 acres located on the north side of Albermarle Road, east of Blair Road. (Outside City Limits)

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

**Public Hearing Held:** *December 18, 2017*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Attachment:**

Post-Hearing Staff Analysis  
Statement of Consistency

[2017-158 poststaff 010418 done](#)

[2017-158 CS-final](#)