

City of Charlotte

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



Zoning Agenda

Tuesday, January 30, 2018

Charlotte-Mecklenburg Government Center, Room 280

Zoning Committee Work Session

*John Fryday, Chairperson
Sam Spencer, Vice-Chairperson
Nasif Majeed
Bolyn McClung
Dionne Nelson
Elizabeth McMillian
Michael Sullivan*

Zoning Committee Work Session

Zoning Items

1. Rezoning Petition: 2017-171 by Century Communities

***Petitioner requesting deferral of Zoning Committee
Recommendation to March 6, 2018***

Location: Approximately 36.7 acres located on the south side Ardrey Kelly Road, west of Wade Ardrey Road and east of Travis Gulch Drive. (Council District 7 - Driggs)

Public Hearing Held: *January 16, 2018*

2. Rezoning Petition: 2017-142 by Judson Stringfellow

Location: Approximately 17.77 acres located on the west side of Gum Branch Road, north of Tom Sadler Road. (Council District 2 - Harlow)

Public Hearing Held: *January 16, 2018*

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

Staff Recommendation:

Staff recommends approval of this petition.

[2017-142 Poststaff 01-30-done](#)

[2017-142 consistency statement Final](#)

3. Rezoning Petition: 2017-146 by North State Development, LLC

Location: Approximately 4.35 acres located on the west side of Old Ardrey Kell Road, south of Providence Road West. (Council District 7 - Driggs)

Public Hearing Held: *January 22, 2018*

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-146 Poststaff 1-30-18 done](#)

[2017-146 RevSitePlan 01-25-2018](#)

[2017-146 consistency statement Final](#)

4. Rezoning Petition: 2017-147 by QuickTrip Corporation

Location: Approximately 2.05 acres located on the northeast corner at the intersection of Brookshire Boulevard and North Hoskins Road. (Council District 2 - Harlow)

Public Hearing Held: *January 22, 2018*

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

Staff Recommendation:

Staff does not recommend approval of this petition as the proposal expands the parking for the previously approved commercial use and further extends commercial zoning into an established neighborhood.

[2017-147 Poststaff 1-30-18 done](#)

[2017-147 RevSitePlan 11-14-2017](#)

[Previously Approved Cover Page](#)

[2017-147 PrevPlan 2016-084](#)

[2017-147 consistency statement Final](#)

5. Rezoning Petition: 2017-148 by Eastgroup Properties, LP

Location: Approximately 3.96 acres located off Steele Creek Place Drive, south of Shopton Road and west of Gable Road. (Outside City Limits)

Public Hearing Held: *January 22, 2018*

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

Staff Recommendation:

Staff recommends approval of this petition.

[POST 2017-148 staff 1-30-18 done](#)

[2017-148 RevSitePlan 01-25-2018](#)

[Previously Approved Cover Page](#)

[2017-148 App 2013-021AADec2014 sht1](#)

[2017-148 App 2013-021AADec2014 sht2](#)

[2017-148 Consistency Statement Final](#)

6. Rezoning Petition: 2017-151 by The Housing Partnership

Location: Approximately 3.69 acres located on Nolley Court, off of Galleria Boulevard, west of Monroe Road. (Council District 6 - Bokhari)

Public Hearing Held: *January 16, 2018*

Staff Resource: [Sonja Strayhorn Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding Environmental issues.

[2017-151 Poststaff 013018 done](#)

[2017-151 RevSitePlan 01-22-2018](#)

[Previously Approved Cover Page](#)

[Previous for 2017-151 2004-022 approved site plan](#)

[2018-151 Consistency Statements Final](#)

7. Rezoning Petition: 2017-160 by Madison Simmons Homes & Communities, LLC

Location: Approximately 2.08 acres located on the west side of Providence Road, south of Fairview Road. (Council District 6 - Bokhari)

Public Hearing Held: *January 16, 2018*

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition

[2017-160 Poststaff 1-30-18 done](#)

[2017-160 RevSitePlans 01-22-2018](#)

[2017-160 consistency statement Final](#)

8. Rezoning Petition: 2017-162 by Craig Calcasola

Location: Approximately 0.35 acres located on the north side of West Worthington Avenue between Wilmore Walk Drive and Wickford Place. (Council District 3 - Mayfield)

Public Hearing Held: *January 22, 2018*

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-162 Post staff 01-30-2017 done](#)

[2017-162 RevSitePlan 12-11-2017](#)

[Previously Approved Cover Page](#)

[Previously approved plan for 2017-162](#)

[2017-162 CS Final](#)

9. Rezoning Petition: 2017-166 by KP Development, LLC

Location: Approximately 3.22 acres located on the south side of Tuckaseegee Road, west of I-85. (Council District 3 - Mayfield)

Public Hearing Held: *January 22, 2018*

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

Staff Recommendation:

Staff recommends approval upon resolution of outstanding issues related to the buffer, tree save, and transportation.

[Post 2017-166 01-30-2018 done](#)

[2017-166 RevSitePlan 01-29-2018](#)

[Previously Approved Cover Page](#)

[Previous plan for 2017-166 -2005-070AAMarch2017](#)

[2017-166 Consistency Final](#)

10. Rezoning Petition: 2017-167 by Beaver Creek CRE, LLC

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

Public Hearing Held: *January 16, 2018*

Staff Resource: [Sonja Strayhorn Sanders](#)

Staff Recommendation:

Staff does not recommend approval of this petition in its current form due to the requested attached LED and video signage increases and building heights.

[2017-167 poststaff 013018 done](#)

[2017-167 RevSitePlans 01-22-2018](#)

[2018-167 Consistency Statements Final Final](#)

11. Rezoning Petition: 2017-170 by South 48, LLC

Location: Approximately 1.4 acres located on the east side of South Boulevard, north of Ideal Way and south of Atherton Street. (Council District 1 - Egleston)

Public Hearing Held: *January 16, 2018*

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-170 PostH 01-30-2018 done](#)

[2017-170 CS Final](#)

12. Rezoning Petition: 2017-173 by Ram Reality Advisors

Location: Approximately 1.42 acres located at the corner of Hawkins Street and Doggett Street, south of Worthington Avenue. (Council District 3 - Mayfield)

Public Hearing Held: *January 22, 2018*

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-173 Post staff 01-30-2018 done](#)

[2017-173 RevSitePlan 01-25-2018](#)

[2017-173 CS Final](#)

13. Rezoning Petition: 2017-174 by Lindsay Dorrier, III

Public Hearing Held: *January 16, 2018*

Summary of Petition:

- 1) add a new definition for "wineries";
- 2) adds "wineries" as a new use in the same urban and industrial zoning districts where breweries are currently permitted; and
- 3) adds the identical prescribed conditions for "wineries" as currently exists for breweries.

Staff Recommendation:

Staff recommends approval of this petition.

[2017-174 Post-hearing Staff Analysis 1-30-18 done](#)

[2017-174 Text Amendment](#)

[2017-174 Statement of Consistency Final](#)