

City of Charlotte

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



Zoning Agenda

Tuesday, April 3, 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

Deferrals

1. Rezoning Petition: 2017-097 by Charlotte-Douglas International Airport

Update: Petitioner requesting deferral of Zoning Committee Recommendation to May 1, 2018

Location: Approximately 168.12 acres located along the north side of Shopton Road, southeast of Pinecrest Drive and west of Beam Road. (Council District 3 - Mayfield)

Public Hearing Held: March 19, 2018 - Item #22

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

2. Rezoning Petition: 2017-183 by Hopper Communities, Inc.

Update: Petitioner requesting deferral of Zoning Committee Recommendation to May 1, 2018

Location: Approximately 3.01 acres located on the north side of Runnymede Lane, east of Selwyn Avenue. (Council District 6 - Bokhari)

Public Hearing Held: March 19, 2018 - Item #26

Staff Resource: [Solomon Fortune](#)

3. Rezoning Petition: 2017-186 by the Drakeford Co.

Update: Petitioner requesting deferral of Zoning Committee Recommendation to May 1, 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](#)

Zoning Items

4. Rezoning Petition: 2017-135 by Redwood USA

Location: Approximately 20.54 acres located on the south side of Ridge Road, north of I-485. (Council District 4 - Phipps)

Public Hearing Held: March 19, 2018 - Item #30

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

Staff Recommendation:

Staff recommends approval of this petition.

[Post 2017-135 4-3-18 final](#)

[2017-135 RevSitePlan 03-26-2018](#)

[2017-135 ZC Consistency 04-03-18 final](#)

5. Rezoning Petition: 2017-144 by Double L Investments of Charlotte, LP

Location: Approximately 2.37 acres located on the west side of Hoskins Avenue Drive, south of South Hoskins Road. (Council District 2 - Harlow)

Public Hearing Held: March 19, 2018 - Item #31

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

Staff Recommendation:

Staff recommends approval of this petition.

[Post 2017-144 04-03-18 final](#)

[2017-144 RevSitePlan 03-26-2018](#)

[2017-144 ZC Consistency 4-3-2018 TK](#)

6. Rezoning Petition: 2017-161 by Central Piedmont Community College

Location: Approximately 1.76 acres located on the southeast of Charlottetowne Avenue, between Elizabeth Avenue and East 5th Street. (Council District 1 - Egleston)

Public Hearing Date: March 19, 2018 - Item #28

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-161 Post staff 04-03-2018 final](#)

[2017-161 RevSitePlan 03-26-2018](#)

[Previously Approved Cover Page](#)

[2017-161 previously approved plan 1997-086 approved site plan](#)

[2017-161 Consistency Statement 04-03-2018 final](#)

7. Rezoning Petition: 2017-164 by Pedcor Investments

Location: Approximately 17.27 acres located on the north side of Alleghany Street and south side of Scott Futrell Drive. (Council District 3 - Mayfield)

Public Hearing Held: March 19, 2018 - Item #32

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

Staff Recommendation:

Staff recommends approval of this petition.

[Post 2017-164 4-3-18 CLG3-27 km0329 Final](#)

[2017-164 RevSitePlan 03-26-2018](#)

[2017-164 ZC Consistency 4-3-2018final](#)

8. Rezoning Petition: 2017-171 by Century Communities

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: March 19, 2018 - Item #25

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-171 Poststaff 4-3-18 final](#)

[2017-171 RevSitePlan 03-26-2018](#)

[2017-171 Final](#)

9. Rezoning Petition: 2017-191 by Charlie Markey

Location: Approximately 2.44 acres located at the intersection of Hawkins Street and Rampart Street, east of South Tryon. (Council District 3 - Mayfield)

Public Hearing Held: March 26, 2018 - Item #10 (Item #35 on March 19th Zoning Agenda)

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-191 Post staff 04-03-2018 final](#)

[2017-191 Consistency Statement 04-03-2018 final](#)

10. Rezoning Petition: 2017-193 by Mazen Chakra

Location: Approximately 4.61 acres located west of Plaza Road Extension, east of I-485 at the Mecklenburg/Cabarrus County Line. (Outside City Limits)

Public Hearing Held: March 26, 2018 - Item #11 (Item #36 on March 19th Zoning Agenda)

Staff Resource: [Sonja Strayhorn Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-193 post 040318 Final](#)

[2017-193 Consistency Statement final](#)

11. Rezoning Petition: 2017-196 by RI Charlotte Property, LP

Location: Approximately 2.5 acres located on the west side of North Tryon Street, south of East W.T. Harris Boulevard. (Council District 4 - Phipps)

Public Hearing Held: March 26, 2018 - Item #12 (Item #37 on March 19th Zoning Agenda)

Staff Resource: [Sonja Strayhorn Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-196 post 040218 final](#)

[2017-196 RevSitePlan 02-13-2018](#)

[Previously Approved Cover Page](#)

[2017-196 prevapproved 1984-008C approved site plan](#)

[2017-196 Consistency Statement final](#)

12. Rezoning Petition: 2017-197 by The Woda Group, Inc.

Location: Approximately 7.05 acres located on the east side of South Tyron Street, north of Shopton Rd. West. (Council District 3 - Mayfield)

Public Hearing Held: March 26, 2018 - Item #13 (Item #38 on March 19th Zoning Agenda)

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

Staff Recommendation:

Staff does not recommend approval of this petition due to the lack of a buffer for the adjacent property to the southwest and the increased density.

[2017-197 Post 4-3-18 final](#)

[2017-197 RevSitePlan 03-28-2018](#)

[2017-197 ZC Consistency 4-3-2018 final](#)

13. Rezoning Petition: 2017-198 by WaterWalk Real Estate Services, LLC

Location: Approximately 5.75 located on the south side of West Arrowood Road., west of I-77. (Council District 3 - Mayfield)

Public Hearing Held: March 26, 2018 - Item #14 (Item #39 on March 19th Zoning Agenda)

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

Staff Recommendation:

Staff recommends approval of this petition.

[2017-198 Post 4-3-18 finaldocx](#)

[2017-198 RevSitePlan 03-28-2018](#)

[Previously Approved Cover Page](#)

[2017-198 Approved Plan 1984-028C](#)

[2017-198 ZC Consistency 4-3-2018 final](#)

14. Rezoning Petition: 2017-199 by Crescent Communities, LLC

Location: Approximately 3.50 acres bounded by East Stonewall Street., South Tyron Street., South College Street and East Hill Street. (Council District 1 - Egleston)

Public Hearing Held: March 26, 2018 - Item #15 (Item #40 on March 19th Zoning Agenda)

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-199 PostH 04-03-2018 final](#)

[2017-199 RevSitePlan 02-13-2018](#)

[Previously Approved Cover Page](#)

[2017-199 previously approved plan 2014-079](#)

[2017-199 Consistency Statement 04-03-2018-final](#)

15. Rezoning Petition: 2017-200 by Hornet Moving, LLC

Location: Approximately 1.62 acres located on the north side of West Craighead Road, east of North Graham Street. (Council District 1 - Egleston)

Public Hearing Held: March 26, 2018 - Item #16 (Item #41 on March 19th Zoning Agenda)

Staff Resource: [Sonja Strayhorn Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-200 post 040318 final](#)

[2017-200 Revsiteplan 040218](#)

[2017-200 Consistency Statement final](#)

16. Rezoning Petition: 2017-201 by K Sade Ventures

Location: Approximately 27.47 acres located on the east side of East W.T. Harris Boulevard, south of Delta Landing Road, north of Albemarle Road. (Council District 5 - Newton)

Public Hearing Held: *March 19, 2018 - Item # 29*

Staff Resource: [Sonja Strayhorn Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-201 poststaff 040318 final](#)

[2017-201 RevSitePlan 03-26-2018](#)

[Previously Approved Cover Page](#)

[2017-201 prevapp1985-046 approved site plan color](#)

[2017-201 Consistency Statement final](#)