

City of Charlotte

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



Zoning Agenda

Tuesday, May 1, 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: 2017-132 by Mattamy Homes

Petitioner is requesting deferral of Zoning Committee Recommendation to June 5, 2018

Location: Approximately 21.0 acres located on the south side of West Mallard Creek Church Road and east of David Taylor Drive. (Council District 4 - Phipps)

Public Hearing Held: April 16, 2018 - Item #24

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

2. Rezoning Petition: 2017-177 by NAI Southern Real Estate

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to June 5, 2018

Location: Approximately 3.4 acres bounded by East 3rd Street, East 4th Street and the southeast side of Baldwin Avenue. (Council District 1 - Egleston)

Public Hearing Held: April 16, 2018 - Item #26

Staff Resource: [Solomon Fortune](#)

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

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to June 5, 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](#)

4. Rezoning Petition: 2018-005 by Meritage Homes of the Carolinas, Inc.

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to June 5, 2018

Location: Approximately 141.9 acres located on the south side of Camp Stewart Road, east of Interstate 485 current side of Larkhaven Gold Course. (Outside City Limits)

Public Hearing Held: April 16, 2018 - Item #28

Staff Resource: [Sonja Strayhorn Sanders](#)

5. Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to June 5, 2018

Location: Approximately 0.16 acres located at the intersection of North Davidson Street and East 17th Street. (Council District 1 - Egleston)

Public Hearing Held: April 16, 2018 - Item #41

Staff Resource: [Sonja Strayhorn Sanders](#)

Zoning Items

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

Location: Approximately 117.16 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](#)

Staff Recommendation:

Staff recommends approval of this petition.

[Post 2017-097 staff-05-01-2018 done](#)

[2017-097 RevSitePlan 04-23-2018](#)

[2017-097 ZC Consistency 5-1-2018 done](#)

7. Rezoning Petition: 2017-133 by Mattamy Homes

Location: Approximately 38.0 acres located on the north side of Governor Hunt Road east of Mallard Creek Road. (Council District 4 - Phipps)

Public Hearing Held: *April 16, 2018 - Item #25*

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

Staff Recommendation:

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

[Post 2017-133 05-01-2018 done](#)

[2017-133 RevSitePlan 04-23-2018](#)

[2017-133 ZC Consistency 5-1-2018 done](#)

8. Rezoning Petition: 2017-138 by AGS Hotels NC, LLC

Location: Approximately 4.3 acres located south of Cascade Point Boulevard, north of Billy Graham Parkway and east of West Tyvola Road. (Council District 3 - Mayfield)

Public Hearing Held: April 16, 2018 - Item #31

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-138 Post staff PH 05-01-2018 done](#)

[2017-138 RevSitePlan 04-24-2018](#)

[Previously Approved Cover Page](#)

[2017-138 Previously approved plan for 2002-074 Approved Site Plan](#)

[2017-138 Consistency Statement done](#)

9. 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 - Item #10

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.

[2017-167 poststaff 052118 done](#)

[2017-167 REV 042418](#)

[2018-167 Consistency Statements done](#)

10. Rezoning Petition: 2017-179 Davis Development, Inc.

Location: Approximately 19.52 acres located on the north side of Mallard Creek Road, east of I-485. (Outside City Limits)

Public Hearing Held: April 16, 2018 - Item #32

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

Staff Recommendation:

Staff recommends approval of this petition.

[Post 2017-179 5-1-2018 done](#)

[2017-179 RevSitePlan 04-23-2018](#)

[2017-179 ZC Consistency 5-1-2018 done](#)

11. Rezoning Petition: 2017-182 by QuickTrip

Location: Approximately 11.96 acres located on the southwest corner of the intersection of West W.T. Harris Boulevard and Interstate 485. (Council District 2 - Harlow)

Public Hearing Held: April 23, 2018 - Item #8 (Item #34 on April 16th Zoning Agenda)

Staff Resource: John Kinley

Staff Recommendation:

Staff does not recommend approval of this petition.

[2017-182 Poststaff 4-16-18 done](#)

[2017-182 RevSitePlan 04-25-2018](#)

[2017-182 consistencystatement done](#)

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

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

Staff Recommendation:

Staff recommends approval of this petition.

[2017-183 PostH staff 05-01-2018done](#)

[2017-183 RevSitePlan 04-23-2018](#)

[2017-183 Consistency Statement 05-01-2018 done](#)

13. Rezoning Petition: 2018-001 by Apollo Holding Company, LLC

Location: Approximately 4.65 acres located on the north side of West Tyvola Road, east of South Stream Boulevard, south of Billy Graham Boulevard. (Council District 3 - Mayfield)

Public Hearing Held: April 23, 2018 - Item #9 (Item #36 on April 16th Zoning Agenda)

Staff Resource: Claire Lyte-Graham

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to the environment.

[2018-001 Post staff 05-01-2018 done](#)

[2018-001 RevSitePlan 04-26-2018](#)

[Previously Approved Cover Page](#)

[2018-001 Approv 2007-82 ADMIN AMEND](#)

[2018-001 ZC Consistency 5-1-2018 done](#)

14. Rezoning Petition: 2018-004 by Lischerong Enterprises & Holdings, LLC

Location: Approximately 0.51 acres located at the intersection of Foster Avenue and Bank Street, west of South Tryon Street. (Council District 3 - Mayfield)

Public Hearing Held: April 23, 2018 - Item #10 (Item #37 on Zoning Agenda)

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this conventional petition.

[2018-004 post-staff 05-01-2018 done](#)

[2018-004 Consistency Statement done](#)

15. Rezoning Petition: 2018-008 by The Drakeford Company/Saussy Burbank, LLC

Location: Approximately 0.72 acres located at the intersection of Kelly Street and Dallas Avenue, west of North Sharon Amity Road. (Council District 5 - Newton)

Public Hearing Held: April 16, 2018 - Item #11 (Item #39 on April 16th Zoning Agenda)

Staff Resource: [Sonja Strayhorn Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-008 Post staff 050118 done](#)

[2018-008 RevSitePlan 03-14-2018](#)

[2018-008Consistency Statement 050118 done](#)

16. Rezoning Petition: 2018-010 by Harrison Tucker & John Perovich

Location: Approximately 0.25 acres located on the north side of East 21st Street, east of North Brevard Street. (Council District 1 - Egleston)

Public Hearing Held: April 16, 2018 - Item #40

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-010 Post Staff 05-01-2018 done](#)

[Consistency Statement done](#)

17. Rezoning Petition: 2018-015 by NVR, Inc.

Location: Approximately 66.50 acres located on the north side Cindy Lane, east of interstate 77 and west of Statesville Road. (Council District 2 - Harlow)

Public Hearing Held: *April 16, 2018 - Item #30*

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of the outstanding issue relating to site and building design.

[2018-015 Post Staff 05-01-2018 done](#)

[2018-015 RevSitePlan 04-23-2018](#)

[Previously Approved Cover Page](#)

[2018-015 Approved 2015-082](#)

[Previously Approved Cover Page](#)

[2018-015 Approved 2016-092](#)

[2018-015 ZC Consistency 5-1-2018 done](#)