

City of Charlotte

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



Zoning Agenda

Tuesday, July 31, 2018

Charlotte-Mecklenburg Government Center-Room 280

Zoning Committee Work Session

John Fryday - Chair

Phillip Gussman

John Ham

Bolyn McClung

Elizabeth McMillan

Keba Samuel

Cozzie Watkins

Zoning Committee Work Session

1. Election of Vice-Chair of the Zoning Committee

Deferrals

5. Rezoning Petition: 2017-205 by Pope & Land Enterprises, Inc.

Update: Staff is requesting deferral to October 2, 2018

Location: Approximately 23.38 acres located on the north side of West Tyvola Road, south of Yorkmont Road. (Council District 3 - Mayfield)

Public Hearing Held: May 30, 2018 - Item #30 in May 21st Zoning Agenda

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

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

Update: Staff is requesting a new Public Hearing to September 17, 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](#)

Staff Recommendation:

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

[2017-186 Slip Sheet](#)

[2017-186 PH 03-19-2018 done](#)

Zoning Items

2. Rezoning Petition: 2017-050 by Circa Investments, LLC

Location: Approximately 0.77 acres located south of Crescent Avenue and north of South Laurel Avenue, between Providence Road and Willoughby Street. (Council District 1 - Egleston)

Public Hearing Held: July 16, 2018 - Item #27

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-050 Poststaff 07-31-2018 final](#)

[2017-050 RevsitePlan 07-24-2018](#)

[2017-050 consistency Statement final](#)

3. Rezoning Petition: 2017-112 by Sweetgrass Residential Partners, LLC

Location: Approximately 30 acres located off South Tryon Street, east of Youngblood Road and west of Birnamwood Lane. (Council District 3 - Mayfield)

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

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

Staff Recommendation:

Staff does not recommend approval of this petition.

[Post 2017-112 07-31-2018 CLG km0726 TK LH km final](#)

[2017-112 RevSitePlan 7-23-18](#)

[2017-112 ZC Consistency 7-31-2018 CLG done](#)

6. Rezoning Petition: 2018-002 by James Schad

Location: Approximately 4.2 acres located on the north side of Hickory Grove Road, east of W.T. Harris Boulevard. (Council District 5 - Newton)

Public Hearing Held: July 16, 2018 - Item #34

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-02 POSTstaff 073118 final final 0731](#)

[2018-002 RevSitePlan 7-23-18](#)

[Previously Approved Cover Page](#)

[2018-02 PREV APPROVED 1995-066 site plan](#)

[2018-002 Consistency Statement done](#)

7. Rezoning Petition: 2018-014 by Novant Health, Inc.

Location: Approximately 18.95 acres located on the west side of Johnston Road, north of Marvin Road. (Council District 7 - Driggs)

Public Hearing Held: July 16, 2018 - Item #37

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-014 Poststaff 7-31 18 final](#)

[2018-014 RevSitePlan 7-23-18](#)

[Previously Approved Cover Page](#)

[2018-014 ApprovedPlan 1999-008C approved site plan](#)

[2018-014 consistencyStatement final](#)

8. Rezoning Petition: 2018-024 by The Drakeford Company

Location: Approximately 0.87 acres located on the north side of Reece Road, east of Arbor Lane, east of Park Road, north of Park Road Shopping Center. (Council District 6 - Bokhari)

Public Hearing Held: July 16, 2018 - Item #29

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-024 PostStaff 07-31-2018 km0727- TK-km lh km done](#)

[2018-024 RevSitePlan 7-23-18](#)

[2018-024 Consistency Statement 07-31-2018 done](#)

9. Rezoning Petition: 2018-027 by Sharon Towers

Location: Approximately 8.03 acres located on the west side of Sharon Road, west of the intersection of Sharon View Road. (Council District 6 - Bokhari)

Public Hearing Held: July 16, 2018 - Item #30

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-027 Poststaff 7-31-18 done](#)

[2018-027 devstandards enforcement](#)

[2018-027 RevSitePlan 7-24-18](#)

[Previously Approved Cover Page](#)

[2018-027 ApprovedPlan 2013-071 Approved Site Plan](#)

[2018-027 consistencystatement 7-31-18 km0727-TK](#)

10. Rezoning Petition: 2018-035 by EM & C Investments, LLC

Location: Approximately 13.02 acres located on the south side of University City Boulevard, west of the Mecklenburg/Cabarrus County Line. (Outside City Limits)

Public Hearing Held: July 16, 2018 - Item #35

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-35 POSTstaff analysis 073118 final](#)

[2018-035 RevSitePlan 7-23-18](#)

[Previously Approved Cover Page](#)

[2018-35 PREV APPROVED site plan 1988-026C](#)

[2018-035 Consistency Statement done](#)

11. Rezoning Petition: 2018-043 by Pike Nurseries

Location: Approximately 5.85 acres located south of Ridge Road, west of Prosperity Church Road, east of Benfield Road, north of I-485. (Council District 4 - Phipps)

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

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-043 Poststaff 7-31-18 final](#)

[2018-043 RevSitePlan 7-23-18](#)

[Previously Approved Cover Page](#)

[2018-043 ApprovedPlan 2001-070 approved site plan](#)

[2018-043 consistencystatement 7-31-18 final](#)

12. Rezoning Petition: 2018-044 by Land Investment Resources, LLC

Location: Approximately 7.5 acres located on the west side of Elm Lane, south of Camfield Street. (Council District 7 - Driggs)

Public Hearing Held: July 16, 2018 - Item #33

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-044 Poststaff 7-31-18 lh km final](#)

[2018-044 RevSitePlan 7-23-18](#)

[2018-044 consistencystatement done](#)

13. Rezoning Petition: 2018-047 by Foundation of the University of North Carolina at Charlotte, Inc.

Location: Approximately 4.42 acres located on the east side of North Tryon Street across from J.W. Clay Boulevard. (Council District 1 - Egleston)

Public Hearing Held: July 23, 2018 - Item #21 in July 23rd Business Agenda

Staff Resource: [Sonja Sanders](#)

Staff recommendation:

Staff recommends approval of this petition.

[2018-47 POSTstaff 073118 final](#)

[R-20170437 ZONING SUBMISSION 20180504 REVISION 5-14-2018-FINAL REVISED 7...](#)

[2018-047 Consistency Statement done](#)

14. Rezoning Petition: 2018-048 by Novant Health, Inc.

Location: Approximately 1.5 acres located on the northwest corner of Statesville Avenue and Newland Road, west of Norris Avenue. (Council District 1 - Egleston)

Public Hearing Held: July 23, 2018 - Item #38 in July 23rd Zoning Agenda

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-48 POSTstaff 073118 final](#)

[2018-48 REV SITEPLAN 072518](#)

[2018-048 Consistency Statement final](#)

15. Rezoning Petition: 2018-050 by Somera Road, Inc.

Location: Approximately 10.63 acres located on the northeast corner of Lancaster Highway and Providence Road West. (Council District 7 - Driggs)

Public Hearing Held: July 16, 2018 - Item #36

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-050 Poststaff 7-31-18-final](#)

[2018-050 RevSitePlan 7-23-18 \(2\)](#)

[Previously Approved Cover Page](#)

[2018-050 ApprovedPlan 2005-156 admin approved plan](#)

[2018-050 consistencystatement final](#)

16. Rezoning Petition: 2018-052 by Pasta & Provisions

Location: Approximately 0.22 acres located at the corner of South Mint Street and Spruce Street. (Council District 3 - Mayfield)

Public Hearing Held: July 23, 2018 - Item #39 in July 16th Zoning Agenda

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-052 Poststaff 07-31-2018 final](#)

[2018-052 RevSitePlan 7-25-18](#)

[2018-052 Consistency Statement 07-31-2018 final](#)

17. Rezoning Petition: 2018-055 by Riverbend Charlotte, LLC

Location: Approximately 3.19 acres located on the west side of Rozzelles Ferry Road, south of Winding River Drive. (Council District 2 - Harlow)

Public Hearing Held: July 23, 2018 - Item #41 in July 16th Zoning Agenda

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

Staff Recommendation:

Staff recommends approval of the petition.

[2018-055 Post 07-31-2018 final](#)

[Previously Approved Cover Page](#)

[2018-055 Approved 1998-56\(C\)](#)

[2018-055 ZC Consistency 7-31-2018 final](#)

18. Rezoning Petition: 2018-057 by Shea Homes

Location: Approximately 3.87 acres located on the south side of South Bruns Avenue, east of Harrill Street, and west of West Trade Street. (Council District 2 - Harlow)

Public Hearing Held: July 23, 2018 - Item #43 in July 16th Zoning Agenda

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

Staff Recommendation:

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

[-2018-057 Post Hearing Staff 07-31-2018 final](#)

[2018-057 RevSitePlan 7-25-18](#)

[Previously Approved Cover Page](#)

[2018-057 Approved 2008-026](#)

[Previously Approved Cover Page](#)

[2018-057 Approved 2006-107](#)

[2018-057 ZC Consistency 7-31-2018 CLG km0727 done](#)

19. Rezoning Petition: 2018-060 by Eid Refaey

Location: Approximately 1.04 acres located on the north side of Parkwood Avenue, east of Harrill Street, and west of Allen Street. (Council District 1 - Egleston)

Public Hearing Held: July 23, 2018 - Item #42 in July 16th Zoning Agenda

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issue related to the height of the proposed duplex units.

[2018-060 POSTstaff 7-31-18 done amended 073118-Final](#)

[2018-060 Parkwood Reformed RZ-4](#)

[2018-060 Consistency Statement-done](#)

20. Rezoning Petition: 2018-061 by MPV Properties

Location: Approximately 2.19 acres located on the east side of Randolph Road, south of Hodgson Road. (Council District 6 - Bokhari)

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

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-061 POST 073118 done](#)

[2018-061 RevSitePlan 7-23-18](#)

[2018-061 Consistency Statement done](#)

21. Rezoning Petition: 2018-062 by BPR Properties

Location: Approximately 0.36 acres located on the south side of South Brevard Street, east of East 4th Street. (Council District 1 - Egleston)

Public Hearing Held: July 23, 2018 - Item #44 in July 16th Zoning Agenda

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-062 Poststaff 07-31-2018 done](#)

[2018-062 RevSitePlan 07-25-2018](#)

[2018-062 Consistency Statement 07-31-2018 done](#)