

City of Charlotte

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



Zoning Agenda

Monday, September 24, 2018

Council Chambers

City Council Zoning Meeting

*- Mayor Vi Lyles -
- Mayor Pro-Tem Julie Eiselt -
Dimple Ajmera - Tariq Bokhari
Ed Driggs - Larken Egleston
Justin Harlow - LaWana Mayfield
James Mitchell - Matt Newton
Greg Phipps - Braxton Winston*

DINNER MEETING

- 1. Meeting Agenda**
- 2. Dinner Meeting Agenda**
 - 1. Agenda Review - Tammie Keplinger**

[Dinner Agenda September Final](#)

- 3. Follow Up Report**
[September Follow-Up Report 9-17-18-done](#)

HISTORIC LANDMARK RESOLUTIONS**4. Reginald Armistice Hawkins House**

Update: Requesting deferral to October 15, 2018

A Public Hearing on the Question of adopting an ordinance for the property known as the "Reginald Armistice Hawkins House" (listed under Tax Parcel Number 07839808 including the interior and the exterior of the house, the land, and all landscape features associated with tax parcel) as an Historic Landmark.

Property Owner: Daniel and Kristin Tart

Location: 1703 Madison Avenue in Charlotte, North Carolina

5. Albert Wallace Log House

A Public Hearing on the Question of adopting an ordinance for the property known as the "Albert Wallace Log House" (listed under Tax Parcel Number 11102105 including the interior and the exterior of the house, outbuildings, and the land associated with tax parcel) as an Historic Landmark.

Property Owner: William and Dixie Kelly

Location: 9425 Robinson Church Road in Charlotte, North Carolina

[Wallace Log House RCA](#)

[Wallace Log House PH Cover](#)

[Wallace Ord](#)

[Wallace Log House S&R](#)

[Wallace House HLC Vote](#)

[Wallace Log House HPO Response](#)

[Wallace House Dept Review Findings](#)

6. Antioch Missionary Baptist Church Cemetery

A Public Hearing on the Question of adopting an ordinance for the property known as the "Antioch Missionary Baptist Church Cemetery" (listed under Tax Parcel Number 15904104 including the land and all landscape features associated with tax parcel) as an Historic Landmark.

Property Owner: The Trustees of the Antioch Missionary Baptist Church

Location: 3712 Monroe Road in Charlotte, North Carolina

[Antioch Cemetery RCA](#)

[Antioch Cemetery PH Cover](#)

[Antioch Cemetery Ord](#)

[Antioch Cemetery S&R](#)

[Antioch Cemetery HLC Vote](#)

[Antioch Cemetery HPO Comment](#)

[Antioch Cemetery Dept Review Findings](#)

7. Hennigan Place

A Public Hearing on the Question of adopting an ordinance for the property known as the "Hennigan Place" (listed under Tax Parcel Numbers 23111438, 23111437, 23111403, and 23111402) as an Historic Landmark.

Property Owner: Snow Homeplace LLC

Location: 3603 Tilley Morris Road in Charlotte, North Carolina

[Hennigan RCA 2.0](#)

[Hennigan Place Cover](#)

[Hennigan Place Ord Amendment sm](#)

[Hennigan-Place-SR with Addendum](#)

[Hennigan Place HLC Vote](#)

DECISIONS**8. Rezoning Petition: 2017-186 by Drakeford Co.**

Update: Zoning Committee recommended that a new public hearing be held October 15, 2018 due to significant changes

Location: Approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

Current Zoning: R-22MF, HD (multi-family residential, historic district overlay)

Proposed Zoning: UR-2(CD), HD (urban residential, conditional, historic district overlay), with five-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend City Council hold a new public hearing on this petition.

Staff Recommendation:

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

[2017-186 reco 07-31-2018 final](#)

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

Update: Petitioner requesting deferral to October 15, 2018

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

Current Zoning: MUDD-O (mixed use development district, optional)

Proposed Zoning: MUDD-O SPA (mixed use development, optional) with five-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their next meeting scheduled for October 2, 2018.

[2017-205 Reco 07-31-2018 done](#)

10. 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)

Current Zoning: B-1 (neighborhood business) and O-2 (office)

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2017-050 reco 07-31-2018 done](#)

[2017-050 Finalstaff 09-17-2018 final](#)

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

11. 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)

Current Zoning: R3 (single family residential)

Proposed Zoning: R-12MF(CD) (multi-family residential) and BD(CD) (distributive business, conditional) with five-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff does not recommend approval of this petition.

[2017-112 reco 07-31-2018 done done](#)

[Final 2017-112 09-17-2018 done done](#)

[2017-112 RevSitePlan 09-10-2018](#)

12. Rezoning Petition: 2018-002 by James Schad

Location: Approximately 4.15 acres located on the north side of Hickory Grove Road, east of W.T. Harris Boulevard. (Council District 5 - Newton)

Current Zoning: R-8 (single family residential) and B-2(CD) (general business, conditional)

Proposed Zoning: B-2 (CD) (general business, conditional) and B-2(CD) SPA (general business, conditional, site plan amendment) with five-year vested rights.

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-002 reco done](#)

[2018-02 Final staff 091718 done](#)

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

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

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

Current Zoning: R-8 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 4-3 to recommend **DENIAL** of this petition.

Staff Recommendation:

Staff does not recommend approval of this petition in its current form.

[2018-012 reco 7-2-18 done](#)

[2018-012 FINAL staff 07-16-18 done done done](#)

[2018-012 RevSitePlan 09-10-2018](#)

14. 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)

Current Zoning: INST (institutional) and INST(CD) (institutional, conditional)

Proposed Zoning: O-2(CD) (office, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-014 reco 7-31-18 km0806-final1](#)

[2018-014 FinalStaff 9-17-18 km0806 final](#)

[2018-014 RevSitePlan 08-13-2018](#)

15. 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)

Current Zoning: R-22MF (multi-family residential)

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-024 reco 07-31-2018 done](#)

[2018-024 FinalStaff 09-17-2018 done](#)

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

16. 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)

Current Zoning: R-3 (single family residential) and INST(CD) (institutional, conditional)

Proposed Zoning: R-3(CD) (single family residential, conditional), MUDD-O (mixed use development, optional) and INST(CD) SPA (institutional, conditional, site plan amendment) with five-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

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

[2018-027 Finalstaff 9-17-18 Done](#)

[2018-027 RevSitePlan 9-10-18](#)

17. 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)

Current Zoning: B-1SCD (business shopping center district)

Proposed Zoning: I-2(CD) (general industrial, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-035 reco 7-31-18 final](#)

[2018-35 Final staff analysis 091718 done](#)

[2018-035 RevSitePlan 08-09-2018](#)

18. 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)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-044 reco 7-31-18 done](#)

[2018-044 Finalstaff 9-17-18 done](#)

[2018-044 RevSitePlan 9-10-18](#)

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

Location: Approximately 1.52 acres located on the northwest corner of Statesville Avenue and Newland Road, west of Norris Avenue. (Council District 1 - Egleston)

Current Zoning: R-22MF (multi-family residential)

Proposed Zoning: O-1(CD) (office, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-048 reco-7-31-18 final](#)

[2018-48 Final staff 091718 final](#)

[2018-048 RevSitePlan 7-25-2018](#)

20. 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)

Current Zoning: NS (neighborhood services)

Proposed Zoning: NS SPA (neighborhood services, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

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

[2018-050 Finalstaff 9-17-18 done](#)

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

21. 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)

Current Zoning: R-5 HD-O (single family residential, historic district overlay)

Proposed Zoning: MUDD-O HD-O (mixed use development, optional, historic district overlay)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-052 reco 07-31-2018 done](#)

[2018-052 Finalstaff 09-17-2018 done](#)

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

22. 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)

Current Zoning: R-8MF(CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

Proposed Zoning: R-5 LWPA (single family residential, Lake Wylie Protected Area)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of the petition.

[2018-055 reco 07-31-2018 done](#)

[2018-055 Final 09-17-2018 done](#)

23. Rezoning Petition: 2018-057 by Shea Homes

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

Current Zoning: UR-2(CD) (urban residential, conditional) and R-8 (single family residential)

Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

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

[2018-057 reco 07-31-2018 done](#)

[-2018-057 Final Hearing Staff 09-17-2018 done](#)

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

24. 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)

Current Zoning: R-5 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-060 reco done](#)

[2018-060 Final 091718 done done](#)

[2018-060 RevSite Plan 091118](#)

25. 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)

Current Zoning: R-3 (single family residential)

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-061 reco done](#)

[2018-061 Final 091718 done](#)

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

26. Rezoning Petition: 2018-062 by BPR Properties

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

Current Zoning: UMUD (uptown mixed use)

Proposed Zoning: UMUD-O (uptown mixed use, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

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

[2018-062 Finalstaff 09-17-2018 done](#)

[2018-062 RevSitePlan 07-30-2018](#)

HEARINGS**27. Rezoning Petition: 2018-011 by Harrison Tucker & John Perovich**

Update: Petitioner requested and City Council voted September 17, 2018 to defer hearing to October 15, 2018

Location: Approximately 0.17 acres located at the northeast corner of East 17th Street and North McDowell Street. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights

[2018-011 Harrison Tucker & John Perovich October 15th Deferral](#)

28. Rezoning Petition: 2018-045 by Andy Bilmanis

Update: Petitioner requested and City Council voted September 17, 2018 to withdrawal this petition

Location: Approximately 7.37 acres located off of Callabridge Court, off of Mount Holly Huntersville Road, north of Brookshire Boulevard. (Outside City Limits)

Current Zoning: UR-2(CD) (urban residential, conditional)

Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)

[2018-045 Andy Bilmanis September 17th withdrawal](#)

29. Rezoning Petition: 2018-049 by Revolve Residential

Location: Approximately 2.57 acres bounded by Charles Avenue, Whiting Avenue, Spencer Street, and Clemson Avenue, north of Matheson Avenue. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: MUDD-O (mixed use development, optional)

Staff Recommendation:

Staff does not recommend approval of this petition in its current form, due to issues related to land use and site and building design.

[2018-49 prestaff 090618 done](#)

[2018-049 RevSitePlan 08-13-2018](#)

30. Rezoning Petition: 2018-067 by NVR, Inc

Update: Petitioner requested and City Council voted September 17, 2018 to defer hearing to October 15, 2018

Location: Approximately 16.9 acres located on the north side of Mallard Creek Road. (Outside City Limits)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

[2018-067 NVR, Inc October 15th Deferral](#)

31. Rezoning Petition: 2018-078 by Monte Ritchey/Conformity Corp.

Location: Approximately 0.74 acres located at the end of Waco Street and Ellison Street, near South Kings Drive. (Council District 1 - Egleston)

Current Zoning: R-6 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Staff Recommendation:

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

[2018-078 PHstaff 09-17-2018 done](#)

[2018-078 RevSitePlan 08-13-2018](#)

32. Rezoning Petition: 2018-077 by R2 Development

Location: Approximately 7.69 acres located on the west side of Steele Creek Road, south of Hamilton Road. (Outside City Limits)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-1(CD) (urban residential, conditional) with five-year vested rights

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, land use, and site and building design.

[PH 2018-077 09-17-2018 done](#)

[2018-077 RevSitePlan 08-13-2018](#)

33. Rezoning Petition: 2018-056 by Wallace Lane, LLC

Location: Approximately 9.3 acres located on the north side of Wallace Lane, east of Independence Boulevard. (Council District 5 - Newton)

Current Zoning: R-4 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Staff Recommendation:

Staff does not recommend approval of this petition in its current form.

[2018-056 PHstaff 9-17-18 done](#)

[2018-056 RevSitePlan 08-13-2018](#)

34. Rezoning Petition: 2018-074 by Elissa Mullis

Location: Approximately 9.25 acres located on the west side of Hood Road south of Plaza Road Extension. (Outside City Limits)

Current Zoning: R-3 (single family residential)

Proposed Zoning: INST(CD) (institutional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and the environment.

[2018-74 staff analysis 091718 done](#)

[2018-074 RevSitePlan 08-13-2018](#)

35. Rezoning Petition: 2017-043 by Northlake Systems, LLC

Location: Approximately 7.12 acres located at the northwest intersection of Point O' Woods Drive and Northlake Center Parkway, south of Philadelphia Court. (Council District 2 - Harlow)

Current Zoning: R-3 (single family residential), R-17MF (multi-family residential) and CC (commercial center)

Proposed Zoning: MUDD-O (mixed use development, optional)

Staff Recommendation:

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

[2017-043 PHstaff 09-17-2018 done](#)

[2017-043 RevSitePlan 08-13-2018](#)

[Previously Approved Cover Page](#)

[2017-043 Approved 2008-060](#)

36. Rezoning Petition: 2017-195 by Boulevard Real Estate Advisors, LLC

Location: Approximately 19.78 acres located on both sides of Nations Crossing Road, south of East Woodlawn Road, east of I-77. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-M(O) (transit oriented development - mixed use, optional) with five-year vested rights

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to site design, optional provisions and transportation commitments.

[2017-195 staff 9-17-18 done](#)

[2017-195 RevSitePlan 08-13-2018](#)

37. Rezoning Petition: 2018-003 by Boulevard Real Estate Advisors, LLC

Location: Approximately 0.74 acres located on the north side of West Tremont Avenue, east of South Tryon Street. (Council District 3 - Mayfield)

Current Zoning: TOD-R(O) (transit oriented development - residential, optional)

Proposed Zoning: TOD-M(O) (transit oriented development - mixed use, optional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to site design, requested optional provisions, and requested technical revisions.

[2018-003 Prestaff 09-17-2018 done](#)

[2018-003 RevSitePlan 08-13-2018](#)

[Previously Approved Cover Page](#)

[2018-003 prev approved plan 2016-146 approved site plan](#)

38. Rezoning Petition: 2018-023 by Jason Idilbi

Location: Approximately 0.56 acres located on the south side of Spencer Street, east of East 36th Street, west of Herrin Avenue. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: R-6 (single family residential)

Staff Recommendation:

Staff recommends approval of this conventional petition.

[2018-23 staff 091718 km0906 done](#)

39. Rezoning Petition: 2018-026 by Llewellyn Development, LLC

Location: Approximately 3.49 acres located on the east side of Park Road, north of Sharon Road. (Council District 6 - Bokhari)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to streetscape, visitor parking, and requested technical revisions.

[2018-026 staff 9-17-18 done](#)

[2018-026 RevSitePlan 08-13-2018](#)

40. Rezoning Petition: 2018-058 by White Oak Management, Inc.

Update: Staff is requesting deferral to October 15, 2018

Location: Approximately 0.76 acres located on the east side of Craig Avenue, north of North Sharon Amity Road. (Council District 5 - Newton)

Current Zoning: R-17MF (multi-family residential)

Proposed Zoning: O-2(CD) (office, conditional)

[2018-058 White Oak Management Inc deferral](#)

41. Rezoning Petition: 2018-059 by Boulevard Real Estate Advisors, LLC

Location: Approximately 1.01 acres located on the west side of South Mint Street, south of West Carson Boulevard, north of Palmer Street. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-M (transit oriented development - mixed use)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-059 PHstaff 09-17-2018 done](#)

42. Rezoning Petition: 2018-064 by Chick-Fil-A

Location: Approximately 2.03 acres located on the south side of West W.T. Harris Boulevard. (Council District 4 - Phipps)

Current Zoning: O-15 (office district)

Proposed Zoning: B-2(CD) (general business, conditional) with five-year vested rights

Staff Recommendation:

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

[2018-64 staff analysis 091718 done](#)

[2018-064 RevSitePlan 08-13-2018](#)

43. Rezoning Petition: 2018-065 by Raley-Miller Properties

Location: Approximately 2.63 acres located on the north side of N. Tryon Street, east of Salem Church Road. (Council District 4 - Phipps)

Current Zoning: NS (neighborhood services)

Proposed Zoning: NS(SPA) (neighborhood services, site plan amendment) with five-year vested rights

Staff Recommendation:

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

[2018-65 staff analysis 091718 done](#)

[2018-065 RevSitePlan 08-13-2018](#)

[Previously Approved Cover Page](#)

[2018-65 prev approvd site plan 1-3 2007-047 \(1\)](#)

[2018-65 prev approvd site plan 1-3 2007-047 \(2\)](#)

[2018-65 prev approvd site plan 1-3 2007-047 \(3\)](#)

44. Rezoning Petition: 2018-066 by Anthony Moore

Location: Approximately 0.82 acres located on east side of Providence Road at the intersection of Westbury Road. (Council District 6 - Bokhari)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-4 (single family residential)

Staff Recommendation:

Staff recommends approval of this conventional petition.

[2018-066 staff 09-17-18 done](#)

45. Rezoning Petition: 2018-068 by J.R. Atkinson

Location: Approximately 4.41 acres located at the intersection of North Graham Street and Trailer Drive, north of I-85. (Council District 4 - Phipps)

Current Zoning: I-1 (light industrial)

Proposed Zoning: I-2 (light industrial)

Staff Recommendation:

Staff recommends approval of this conventional petition.

[PH 2018-068_09-17-2018_done](#)

46. Rezoning Petition: 2018-070 by Florian & Oltita Balaj

Location: Approximately 0.21 acres located on the west side of Boyer Street, north of Wilkinson Boulevard. (Council District 3 - Mayfield)

Current Zoning: R-17(MF) AIR (multi-family residential, airport noise overlay)

Proposed Zoning: I-2 AIR (light industrial, airport noise overlay)

Staff Recommendation:

Staff recommends approval of this petition.

[PH 2018-070_09-17-2018_done](#)

47. Rezoning Petition: 2018-071 by Dependable Development

Location: Approximately 9.54 acres located east of Interstate between Caldwell Road and Farmington Ridge Parkway. (Outside City Limits)

Current Zoning: R-5(CD) (single family residential, conditional) with five-year vested rights

Proposed Zoning: R-5(CD) SPA (single family residential, conditional, site plan amendment) with five-year vested rights

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to the requested zoning district and five-year vested rights, and environment.

[2018-71_staff_analysis_091718_done](#)

[2018-071_site_plan](#)

[Previously Approved Cover Page](#)

[2018-71_prev_approved_site_plan_2017-085](#)

48. Rezoning Petition: 2018-079 by Three Pillars Capital, LLC

Location: Approximately 0.75 acres located on the North Brevard. (Council District 1 - Egleston)

Current Zoning: I-2 (light industrial)

Proposed Zoning: TOD-M(O) (transit oriented development - mixed use, optional) with three-year vested rights

Staff Recommendation:

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

[2018-79 staff analysis 091718 done](#)

[2018-079 RevSitePlan 08-13-2018](#)