

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, October 2, 2018**

**Charlotte-Mecklenburg Government Center Room 280**

### **Zoning Committee Work Session**

*John Fryday - Chairperson  
Elizabeth McMillan - Vice-Chairperson  
Phillip Gussman  
John Ham  
Bolyn McClung  
Keba Samuel  
Cozzie Watkins*

## Zoning Committee Work Session

### Zoning Items

#### 1. Rezoning Petition: 2018-001C by Northwood Ravin Development

**Location:** Approximately 12 acres located on the west side of Lancaster Highway, south of Southcrest Lane. (Council District - Bill James)

**BOCC Public Hearing Held:** September 18, 2018

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-001c Poststaff 10-2-18 done](#)

[2018-001\(c\) RevSitePlan 92818](#)

[2018-001c ConsistencyStatement 10-2-18 done](#)

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

**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](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2017-205 Post Staff 10-02-2018 done](#)

[2017-205 RevSitePlan 9-26-2018](#)

[Previously Approved Cover Page](#)

[2017-205 PrevApp 2007-82](#)

[2017-205 ZC Consistency 10-02-2018 done](#)

### **3. 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)

**Public Hearing Held:** September 24, 2018 - Item #29

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

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

[2018-49 poststaff 100218 done](#)

[2018-049-RevSitePlan 9-27-2018](#)

[2018-049 ConsistencyStatement done](#)

### **4. 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)

**Public Hearing Held:** September 24, 2018 - Item #33

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

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

[2018-056 Poststaff 10-2-18 done](#)

[2018-056 RevSitePlan 09-27-2018](#)

[2018-056 ConsistencyStatement 10-2-18 done](#)

### **5. 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)

**Public Hearing Held:** September 24, 2018 - Item #42

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

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

[2018-064 RevSitePlan 09-27-2018](#)

[Previously Approved Cover Page](#)

[2018-64 Prev Rez 1988-018C approved site plan](#)

[2018-064 Consistency Statement done](#)

## 6. Rezoning Petition: 2018-068 by J.R. Atkinson

**Location:** Approximately 4.41 acres located at the intersection of North Graham Street and Interstate 85.  
(Council District 4 - Phipps)

**Public Hearing Held:** September 24, 2018 - Item #45

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

**Staff Recommendation:**

Staff recommends approval of this conventional petition.

[Post 2018-068 10-02-2018 Done](#)

[2018-068 ZC Consistency 10-2-2018 done](#)

## 7. 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)

**Public Hearing Held:** September 24, 2018 - Item #32

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[Post Hearing 2018-077 10-02-2018 done](#)

[2018-077 RevSitePlan 09-27-2018](#)

[2018-077 ZC Consistency 10-2-2018 done](#)

## 8. 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)

**Public Hearing Held:** September 24, 2018 - Item #31

**Staff Resource:** [Solomon Fortune](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-078 Poststaff 10-2-18 done](#)

[2018-078 RevSitePlan 10-01-2018-tree save](#)

[2018-078 ConsistencyStatement 10-2-18 final](#)