

# **City of Charlotte**

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



## **Zoning Agenda**

**Thursday, October 4, 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

### Deferrals

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

***Update: Petitioner is requesting deferral of Zoning Committee Recommendation to October 30, 2018***

**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)

**Public Hearing Held:** October 1, 2018 - Item #36

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

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

***Update: Petitioner is requesting deferral of Zoning Committee Recommendation to October 30, 2018***

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

**Public Hearing Held:** October 1, 2018 - Item #37

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

## Zoning Items

### 3. 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)

**Public Hearing Held:** October 1, 2018 - Item #35

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

**Staff Recommendation:**

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

[2017-043 Post 10-02-2018 done](#)

[2017-043 RevSitePlan 10-03-2018](#)

[Previously Approved Cover Page](#)

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

[2017-043 ZC Consistency 10-02-2018 done](#)

### 4. 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)

**Public Hearing Held:** October 1, 2018 - Item #38

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

**Staff Recommendation:**

Staff recommends approval of this conventional petition.

[2018-23 staff 10-4-18 done](#)

[2018-023 consistencystatement-done](#)

### 5. 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)

**Public Hearing Held:** October 1, 2018 - Item #39

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-026 Poststaff 10-4-18 done](#)

[2018-026 RevSitePlan 10-03-2018](#)

[2018-026 consistencystatement](#)

## 6. 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)

**Public Hearing Held:** October 1, 2018 - Item #41

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-059 Poststaff 10-04-2018 done](#)

[2018-059 ConsistencyStatement 10-04-18 done](#)

## 7. Rezoning Petition: 2018-065 by Raley-Miller Properties

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

**Public Hearing Held:** October 1, 2018 - Item #43

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

**Staff Recommendation:**

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

[2018-65 post staff analysis 100418 done](#)

[2018-065 RevSitePlan 10-04-2018](#)

[Previously Approved Cover Page](#)

[2018-65 prev approved 2007-047 approved site plan 1](#)

[2018-65 prev approved 2007-047 approved site plan 2](#)

[2018-65 prev approved 2007-047 approved site plan 3](#)

[2018-065 Consistency Statement done](#)

## 8. 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)

**Public Hearing Held:** October 1, 2018 - Item #44

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

**Staff Recommendation:**

Staff recommends approval of this conventional petition.

[2018-066 Poststaff 10-2-18 done](#)

[2018-066 consistencystatement-done](#)

## 9. 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)

**Public Hearing Held:** October 1, 2018 - Item #46

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[Post Hearing 2018-070 10-02-done](#)

[2018-070 ZC Consistency 10-2-2018 done](#)

## 10. Rezoning Petition: 2018-071 by Dependable Development

**Location:** Approximately 9.54 acres located east of Interstate 485 between Caldwell Road and Farmington Ridge Parkway. (Outside City Limits)

**Public Hearing Held:** October 1, 2018 - Item #47

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-71 post staff analysis 100418 done](#)

[2018-071 RevSitePlan 10-03-2018](#)

[Previously Approved Cover Page](#)

[2018-71 prev approved 2017-085 approved site plan](#)

[2018-071 Consistency Statement 10-4-18 TK](#)

## 11. 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)

**Public Hearing Held:** October 1, 2018 - Item #34

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-74 post staff analysis 100418 done](#)

[2018-074 RevSitePlan 10-04-2018](#)

[2018-074 cons state 10-4-18 done](#)

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

**Location:** Approximately 0.75 acres located on the northeast corner of North Brevard Street and East 21st Street. (Council District 1 - Egleston)

**Public Hearing Held:** October 1, 2018 - Item #48

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-79 Post staff analysis 10-2-18 done](#)

[2018-079 RevSitePlan 10-03-2018](#)

[2018-079 cons statement - done](#)