

City of Charlotte

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



Zoning Agenda

Tuesday, October 30, 2018

**Charlotte-Mecklenburg Government Center -
Innovation Station Room 886**

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 December 4, 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)

Zoning Items

2. Rezoning Petition: 2017-023 by Madison Capital Group, LLC

Location: Approximately 16.23 acres on the east side of Steele Creek Road and south of across from Shopton Road West and Dixie River Road. (Council District 3 - Mayfield)

Public Hearing Held: October 15, 2018 - Item #33

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

Staff Recommendation:

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

[2017-023 Post 10-30-2018 done](#)

[2017-023 RevSitePlan 10-22-2018](#)

[2017-023 ZC Consistency 10-30-2018 done done](#)

3. Rezoning Petition: 2017-137 by Northlake Real Estate Investors, LLC

Location: Approximately 10.44 acres located on the west side of Reames Road, south of West W.T. Harris Boulevard. (Council District 2 - Harlow)

Public Hearing Held: October 15, 2018 - Item #36

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

Staff Recommendation:

Staff recommends approval of this petition.

[Post 2017-137 10-30-2018 done](#)

[2017-137 RevSitePlan 10-22-2018](#)

[2017-137 ZC Consistency 10-30-2018 done](#)

4. **Rezoning Petition: 2017-168 by J.S. & Son's Construction Co., LLC**

Location: Approximately 3.70 acres located on the south side of West Boulevard, east of Wilmore Drive. (Council District 3 - Mayfield)

Public Hearing Held: October 15, 2018 - Item #37

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-168 Poststaff 10-30-2018 done](#)

[2017-168 RevSitePlan 10-22-2018](#)

[2017-168 ConsistencyStatement 10-30-2018 done](#)

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

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

Public Hearing Held: October 1, 2018 - Item #37 on September 24, 2018 City Council Zoning Agenda

Staff Resource: [Solomon Fortune](#)

Staff recommendation:

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

[2018-003 Poststaff 10-30-2018 done](#)

[2018-003 RevSitePlan 10-22-2018](#)

[2018-003 ConsistencyStatement 10-30-2018 done](#)

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

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

Public Hearing Held: October 15, 2018 - Item #32

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

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

[2018-011 poststaff 103018 done](#)

[2018-011.Revised18.10.22 SITE PLAN & ELEVATIONS](#)

[2018-011 ConsistencyStatement done](#)

7. Rezoning Petition: 2018-054 by Blue Heel Development

Location: Approximately 9.2 acres located at the end of Price Lane, south of Yorkmont Road. (Council District 3 - Mayfield)

Public Hearing Held: October 15, 2018 - Item #39

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-054 Post 10-30-18 done](#)

[2018-054 Rev 10-25-2018](#)

[2018-054 ZC Consistency 10-30-2018 done done](#)

8. Rezoning Petition: 2018-080 by Collin Wolff

Location: Approximately 3.22 acres located on the west side of John Adams Road, north of West Mallard Creek Church Road. (Council District 4 - Phipps)

Public Hearing Held: October 15, 2018 - Item #40

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-080 Poststaff 103018 done](#)

[Previously Approved Cover Page](#)

[2018-08 PREV APP 2001-079 approved site plan](#)

[2018-080 Consistency Statement done](#)

9. Rezoning Petition: 2018-081 by Profile Homes LLC

Location: Approximately 4.35 located off South Tryon Street, south of Steele Creek Road. (Council District 3 - Mayfield)

Public Hearing Held: October 15, 2018 - Item #34

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

Staff Recommendation:

Staff recommends approval of this petition.

[Post 2018-081 10-30-2018 done](#)

[2018-081 RevSitePlan 10-22-2018](#)

[Previously Approved Cover Page](#)

[2018-81 PREV APPROVED site plan 2016-025](#)

[2018-081 ZC Consistency 10-30-2018 done done](#)

10. Rezoning Petition: 2018-082 by City of Charlotte

Location: Approximately 3.02 located off of Ken Hoffman Drive, east of North Tryon Street, south of W.T. Harris Blvd. (Council District 4 - Phipps)

Public Hearing Held: October 15, 2018 - Item #41

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-082 Poststaff 10-30-18 done](#)

[2018-082 RevSitePlan 10 22-2018](#)

[Previously Approved Cover Page](#)

[2018-82 PREV APPROVED 2005-031 Approved Site Plan](#)

[2018-082 ZC Consistency Statement done](#)

11. Rezoning Petition: 2018-084 by Amicus Partners, PLLC

Location: Approximately 42.05 acres located at the southeast intersection of Plaza Road Extension and Hood Road. (Council District 5 - Newton)

Public Hearing Held: October 15, 2018 - Item #42

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-084 Poststaff 10-30-2018 done](#)

[2018-084 ZC Consistency Statement 10-30-19 done](#)

12. Rezoning Petition: 2018-087 by Midwood-Overlook, LLC

Location: Approximately 0.22 acres located at the intersection of Central Avenue and Iris Drive. (Council District 1 - Egleston)

Public Hearing Held: October 15, 2018 - Item #44

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, infrastructure and requested technical provisions.

[2018-087 Poststaff 103018 done](#)

[2018-087 RevSitePlan 10-22-2018](#)

[2018-087 Consistency Statement done](#)

13. Rezoning Petition: 2018-089 by Andres Mera-Borja

Location: Approximately 0.23 located on East 15th Street between North Davidson Street and North Alexander Street. (Council District 1 - Egleston)

Public Hearing Held: October 15, 2018 - Item #45

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this conventional petition.

[2018-089 Poststaff 103018 done](#)

[2018-089 ZC Consistency Statement done](#)

14. Rezoning Petition: 2018-090 by Fourstore, LLC

Location: Approximately 1.1 acres located on the west side of Providence Road, south of Interstate 485. (Council District 7 - Driggs)

Public Hearing Held: October 15, 2018 - Item #46

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-090 Poststaff 10-30-18 done](#)

[2018-090 RevSitePlan 10-22-2018](#)

[2018-090 ConsistencyStatement 10-30-18 done done](#)

15. Rezoning Petition: 2018-091 by SCBP Developer, LLC

Location: Approximately 8.65 acres located on the east side of Steele Creek Road, north of South Tryon Street. (Council District 3 - Mayfield)

Public Hearing Held: October 15, 2018 - Item #47

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-091 Post 10-30-18 done](#)

[2018-091 RevSitePlan 10 22-2018](#)

[Previously Approved Cover Page](#)

[2018-091 Previous 1998-059C](#)

[Previously Approved Cover Page](#)

[2018-091 Previous 1996-037C](#)

[2018-091 ZC Consistency 10-30-2018 done](#)

16. Rezoning Petition: 2018-094 by Hopper Communities

Location: Approximately 2.03 acres located on the east side of Elm Lane, south of Williams Pond Road.
(Council District 7 - Driggs)

Public Hearing Held: October 15, 2018 - Item #35

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-094 Poststaff 10-30-18 done](#)

[2018-094 RevSitePlan 10-22-2018](#)

[Previously Approved Cover Page](#)

[2018-094 prevapprovedplan](#)

[2018-094 consistencyStatement 10-30-18 done](#)