

City of Charlotte

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



Zoning Agenda

Tuesday, December 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: 2018-011 by Harrison Tucker & John Perovich

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to January 3, 2019

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

Zoning Items

2. 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)

Public Hearing Held: October 1, 2018 - Item #35 on September 24, 2018 City Council Zoning Agenda

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-195 Poststaff 10-2-18 done](#)

[2017-195 RevSitePlan 11-26-2018](#)

[2017-195 ConsistencyStatement 12-4-18 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 post-hearing 12-4-18 done done](#)

[2018-049 RevSitePlan 11-13-2018](#)

[2018-049 ConsistencyStatement done](#)

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

Location: Approximately 18.06 acres located on the north side of Mallard Creek Road. (Outside City Limits)

Public Hearing Held: November 19, 2018 - Item #44

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-067 Post 12-04-2018 CLG11-28 km1128 done](#)

[2018-067 RevSitePlan 11-26-2018](#)

[Previously Approved Cover Page](#)

[2018-067 Rev 11-29-2018](#)

[2018-067 ZC Consistency 12-04-18-done](#)

5. Rezoning Petition: 2018-072 by Thunderbyrd, LLC

Location: Approximately 7.68 acres located on the south side of Miranda Road, west of Primm Road. (Outside City Limits)

Public Hearing Held: November 19, 2018 - Item #29

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-072 Post 12-04-2018-done](#)

[2018-072 RevSitePlan 10-18-2018](#)

[2018-072 ZC Consistency 12-04-2018 done](#)

6. 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 12-4-18 done updated](#)

[2018-078 RevSitePlan 11-16-2018](#)

[2018-078 ConsistencyStatement 12-4-18 done](#)

7. Rezoning Petition: 2018-086 by Jacob Norris

Location: Approximately 0.30 located at the intersection of The Plaza and McClintock Road. (Council District 1 - Egleston)

Public Hearing Held: November 19, 2018 - Item #31

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

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

[2018-086 POSTstaff 120418 done](#)

[2018-086 RevSitePlan 11-26-2018](#)

[2018-086 Consistency Statement 12-4-18 done](#)

8. Rezoning Petition: 2018-088 by OMS BCP, LLC

Location: Approximately 1.27 acres located on the north side of Ballantyne Commons Parkway, east of Rea Road. (Council District 7 - Driggs)

Public Hearing Held: November 19, 2018 - Item #32

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-088 Poststaff 12-4-18 done](#)

[2018-088 RevSitePlan 11-28-2018](#)

[Previously Approved Cover Page](#)

[2018-088 approvedsiteplan 2013-014](#)

[2018-088 ConsistencyStatement 12-4-18 done](#)

9. Rezoning Petition: 2018-093 by US Development, INC.

Location: Approximately 1.43 acres located on the west side of Nations Ford Road, north of West Tyvola Road. (Council District 3 - Mayfield)

Public Hearing Held: November 19, 2018 - Item #33

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of requested technical revision related to density.

[2018-093 Post 2018-093 12-04-2018 done](#)

[2018-093 RevSitePlan 11-26-2018](#)

[2018-093 ZC Consistency 12-04-2018 done](#)

10. Rezoning Petition: 2018-098 by Cygnus Construction, LLC

Location: Approximately 0.20 acres located at the intersection of Parkwood Avenue and East 15th Street.
(Council District 1 - Egleston)

Public Hearing Held: November 19, 2018 - Item #35

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-98 post Staff Analysis 120418 done](#)

[2018-098 Consistency Statement 12-04-18 done](#)

11. Rezoning Petition: 2018-099 by Shea Homes

Location: Approximately 3.59 acres located on the north side of East 36th Street between Holt Street and Spencer Street. (Council District 1-Egleston)

Public Hearing Held: November 19, 2018 - Item #30

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

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

[2018-99 POST Staff 120418 done](#)

[2018-099 RevSitePlan 11-26-2018](#)

[Previously Approved Cover Page](#)

[2018-99 prev approved 1999-105](#)

[2018-099 Consistency Statement 12-4-18 done](#)

12. Rezoning Petition: 2018-101 by Llewellyn Development, LLC

Location: Approximately 2.7 acres located on the south side of McKee Road, east of Kuykendall Road.
(Council District 7- Driggs)

Public Hearing Held: November 19, 2018 - Item #42

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-101 Poststaff 12-4-18 km1129](#)

[2018-101 consistency 12-4-18 done](#)

13. Rezoning Petition: 2018-103 by Griffin Industrial Reality

Location: Approximately 35.91 acres located on the west side of Old Statesville Road, north of Hucks Road. (Outside City Limits)

Public Hearing Held: November 19, 2018 - Item #43

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

Staff recommendation:

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

[2018-103 Post 12-04-2018 done](#)

[2018-103 RevSitePlan 11-26-2018](#)

[2018-103 ZC Consistency 12-04-2018 done](#)

14. Rezoning Petition: 2018-104 by Pal-A-Roos Properties, LLC

Location: Approximately 3.25 acres located on the west side of Mallard Creek Road, south of Governor Hunt Road. (Council District 4-Phipps)

Public Hearing Held: November 19, 2018 - Item #40

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-104 Post 12-04-2018 done](#)

[2018-104 RevSitePlan 11-09-2018](#)

[Previously Approved Cover Page](#)

[2018-104 Appr1999-028](#)

[2018-104 ZC Consistency 12-04-2018-done](#)

15. Rezoning Petition: 2018-107 by JDSI, LLC

Location: Approximately 6.29 acres located on the east side of East W.T. Harris Boulevard and the end of Susan Drive, north of Hickory Grove Road. (Council District 5-Newton)

Public Hearing Held: November 19, 2018 - Item #37

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-107 Poststaff 12-4-18 done](#)

[2018-107 Consistency Statement 12-4-18 done](#)

16. Rezoning Petition: 2018-108 by Elmington Capital Group

Location: Approximately 10.54 acres located between South Tryon Street and John Price Road across from Nevada Boulevard. (Council District 3-Mayfield)

Public Hearing Held: November 19, 2018 - Item #34

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

Staff Recommendation:

Staff recommends denial of this petition.

[2018-108 Post 12-04-2018 done](#)

[2018-108 Rev 11-30-2018](#)

[2018-108 ZC Consistency 12-04-18 done](#)

17. Rezoning Petition: 2018-109 by Eastgroup Properties, LP

Location: Approximately 24.23 acres located on the west side of Sandy Porter Road, north of I-485. (Outside City Limits)

Public Hearing Held: November 19, 2018 - Item #45

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-109 Post 12-04-2018 done](#)

[2018-109 RevSitePlan 10-18-2018](#)

[Previously Approved Cover Page](#)

[2018-109 Approved 2017-125 \(1\)](#)

[2018-109 ZC Consistency 12-04-2018 done](#)

18. Rezoning Petition: 2018-112 by Michael Loeb

Location: Approximately 0.33 acres located at the intersection of East Sugar Creek Road and Anderson Street, south of The Plaza. (Council District 1-Egleston)

Public Hearing Held: November 19, 2018 - Item #36

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-112 post staff 120418 done](#)

[2018-112 RevSitePlan 10 23-2018](#)

[2018-112 Consistency Statement 12-4-18 done](#)