

City of Charlotte

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



Zoning Agenda

Tuesday, February 5, 2019

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: 2018-123 by Topgolf International, Inc.

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to March 5, 2019

Location: Approximately 14.20 acres located along McFarlane Boulevard, and south of University City Boulevard. (Council District 4 - Phipps)

Zoning Items

2. Rezoning Petition: 2017-206 by BWN Investments, LLC

Location: Approximately 3.35 acres located on the east side of East W.T. Harris Boulevard, at the intersection of Lawyers Road, north of Albemarle Road. (Council District 5 - Newton)

Public Hearing Held: January 22, 2019 - Item #25

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff does not recommend approval of this petition.

[2017-206 POST staff analysis 020519 km0201 done](#)

[2017-206 RevSitePlan 02-01-2019](#)

[2017-206 Consistency 020519 km0201 done](#)

3. 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 POST 020519 kmdone](#)

[2018-011 RevSitePlan 01-31-2019](#)

[2018-011 ConsistencyStatement 12-4-18 done](#)

4. Rezoning Petition: 2018-051 by SXCW Properties

Location: Approximately 3.72 acres located at the southwest corner of Mallard Creek Road and Carolina Lily Lane. (Outside City Limits)

Public Hearing Held: January 22, 2019 - Item #26

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-051 Post 2-5-2019 done](#)

[2018-051 RevSitePlan 01-29-2019](#)

[Previously Approved Cover Page](#)

[2018-051 Approved 2011-052 \(1\)](#)

[2018-051 ZC Consistency 01-29-2019 done](#)

5. Rezoning Petition: 2018-053 by Boulevard Real Estate Advisors, LLC

Location: Approximately 3.17 acres located on the west side of South Tryon Street, north of Yorkshire Drive, and south of Clanton Road. (Council District 3 - Mayfield)

Public Hearing Held: January 22, 2019 - Item #27

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-053 Post 02-05-2019 km0201 done](#)

[2018-053 RevSitePlan 01-28-2019](#)

[2018-053 Consistency Statement 02-05-2019 km0204 done](#)

6. Rezoning Petition: 2018-102 by Audies Moore

Location: Approximately 0.53 acres located on Odum Avenue, southeast of the intersection of Rozzelles Ferry Road and Honeywood Avenue. (Council District 2 - Harlow)

Public Hearing Held: January 22, 2019 - Item #29

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-102 Post Staff 2-5-2019 clq1-29 km0129 done](#)

[2018-102 ZC Consistency 01-03-2019 CLG12-17 km km0129 done](#)

7. Rezoning Petition: 2018-115 by JDSI, LLC

Location: Approximately 20.08 acres located on the east side of Beatties Ford Road, south of Miranda Road, north of Lakeview Road. (Outside City Limits)

Public Hearing Held: January 22, 2019 - Item #30

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-115 Post Hearing staff done](#)

[2018-115 Consistency Statement kmdone](#)

8. Rezoning Petition: 2018-129 by Thomas Concrete of Carolina, Inc.

Location: Approximately 7.0 acres located on the north side of Old Dowd Road, west of I-485. (Outside City Limits)

Public Hearing Held: January 22, 2019 - Item #31

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-129 Post 2-5-2019 kmdone](#)

[2018-129 RevSitePlan 01-28-2019](#)

[2018-129 ZC Consistency 2-5-2019 kmdone](#)

9. Rezoning Petition: 2018-130 by 2301 Distribution, LLC

Location: Approximately 0.97 acres located at the intersection of Dunavant Street and Distribution Street, east of South Tryon Street. (Council District 3 - Mayfield)

Public Hearing Held: January 22, 2019 - Item #32

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-130 Post 02-05-2019 km0201 done](#)

[2018-130 RevSitePlan 01-28-2019](#)

[2018-130 Consistency Statement 02-05-2019 km0201 done](#)

10. Rezoning Petition: 2018-131 by HCBV, LLC

Location: Approximately 1.47 acres located on the north side of South Mint Street, east of Summit Avenue. (Council District 3 - Mayfield)

Public Hearing Held: January 22, 2019 - Item #33

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-131 Post 02-05-2019 km0204 done](#)

[2018-131 Consistency Statement km0204 done](#)

11. Rezoning Petition: 2018-136 by Asana Partners LP

Location: Approximately 1.10 acres located south of the Norfolk Southern Railway between 35th Street and 36th Street. (Council District 1 - Egleston)

Public Hearing Held: January 22, 2019 - Item #35

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-136 Post staff 020519 km0131 done](#)

[2018-136 RevSitePlan 01-28-2019](#)

[Previously Approved Cover Page](#)

[2018-136 prev approved plan 2016-086](#)

[2018-136 consistency 020519 km0102 done](#)