

City of Charlotte

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



Zoning Agenda

Tuesday, April 2, 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

Action Item

1. **Charlotte-Mecklenburg Planning Commission Minutes Oxford Manor Subdivision Appeal- Approval of Minutes**

[Zoning Committee - Oxford Manor Appeal Minutes](#)

Deferrals

2. **Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich**

Update: Staff is requesting deferral of Zoning Committee Recommendation to April 30, 2019

Location: Approximately 0.16 acres located at the intersection of North Davidson Street and East 17th Street. (Council District 1 - Egleston)

3. **Rezoning Petition: 2018-147 by Laurel Street Residential**

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to April 30, 2019

Location: Approximately 3.31 acres located on the north side of Mallard Creek Road, east of Prosperity Church Road, west of Galloway Road. (Council District 4 - Phipps)

4. **Rezoning Petition: 2018-165 by NRP Properties, LLC**

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to April 30, 2019

Location: Approximately 16.6 acres located on the west side of Forest Point Boulevard, off of Nations Ford Road, east of I-77. (Council District 3 - Mayfield)

Zoning Items

5. Rezoning Petition: 2017-186 by Drakeford Co.

Location: Approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

Public Hearing Held: December 17, 2018 - Item #26

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2017-186 Post 04-02-2019 km0329 DP0329 kmdone](#)

[2017-186 revSitePlan 03-27-2019](#)

[2017-186 ConsistencyStatement 04-02-2019 km0329done](#)

6. Rezoning Petition: 2018-144 by Portman Holdings

Location: Approximately 2.21 acres located on the east side of Hawkins Street, south of West Tremont Avenue. (Council District 3 - Mayfield)

Public Hearing Held: February 18, 2019 - Item #28

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-144 Post 04-02-2019 KM0329 done](#)

[2018-144 RevSitePlan 04-02-2019](#)

[Previously Approved Cover Page](#)

[2018-144 previously approved plan 2000-149 approved site plan](#)

[2018-144 Consistency Statement 04-02-2019 km0329lh4-1kmdone](#)

7. Rezoning Petition: 2018-149 by West End Investments, LLC/ Mosaic Village Holdings, LLC/ Paul Edwin Clouer

Location: Approximately 4.13 acres located on the west side of West Trade Street, south of South Bruns Avenue. (Council District 2 - Harlow)

Public Hearing Held: March 18, 2019 - Item #20

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-149 Post 4-2-2019 CLG3-26 km0328 DP0329 CLG3-29 done](#)

[2018-149 RevSitePlan 03-25-2019](#)

[Previously Approved Cover Page](#)

[2018-149 Approved 2016-002](#)

[2018-149 Consistency 3-15 CLG km0328](#)

8. Rezoning Petition: 2018-154 by Charlotte-Mecklenburg Housing Partnership, Inc.

Location: Approximately 4.48 acres located on the east side of West Sugar Creek Road, south of Munsee Street and west of Yuma Street. (Council District 4 - Phipps)

Public Hearing Held: March 18, 2019 - Item #22

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

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

[2018-154 POSTstaff 040219 km0328 DP0329 kmdone](#)

[2018-154 RevSitePlan 03-25-2019](#)

[2018-154 Consistency Statement 040219 km0328done](#)

9. Rezoning Petition: 2018-121 by Steele Creek 1997

Location: Approximately 264.93 acres located off West Arrowood Road, east of I-485. (Council District 3 - Mayfield)

Public Hearing Held: March 18, 2019 - Item #24

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-121 Post 4-2-2019 CLG3-18 km0328 DP0329 done](#)

[2018-121 RevSitePlan 03-25-2019](#)

[Previously Approved Cover Page](#)

[2018-121 Approved 2013-002 \(1\)](#)

[2018-121 Consistency 3-15 CLG km0328done](#)

10. Rezoning Petition: 2018-143 by LIV Development, LLC

Location: Approximately 8.5 acres located on the east side of North Tryon Street, across from Orchard Trace Lane, south of Sandy Avenue. (Council District 4 - Phipps)

Public Hearing Held: March 18, 2019 - Item #27

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

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

[2018-143 Post 040219 km0328 done](#)

[2018-143 RevSitePlan 03-25-2019](#)

[2018-143 Consistency Statement 040219 km0328done](#)

11. Rezoning Petition: 2018-156 by Doug Dunaway

Location: Approximately 0.66 acres located on the south side of the intersection Randolph Road, South Dotger Avenue and Montrose Court. (Council District 1 - Egleston)

Public Hearing Held: March 18, 2019 - Item #28

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-156 Poststaff 04-02-2019 km0329 done](#)

[2018-156 RevSitePlan 03-25-2019](#)

[2018-156 Consistency Statement 04-02-2019 km0329done](#)

12. Rezoning Petition: 2018-157 by O'Leary Group Business Park, LLC

Location: Approximately 9.05 acres located at the intersection of Odum Avenue and Centre Street, southeast of Brookshire Boulevard. (Council District 2 - Harlow)

Public Hearing Held: March 18, 2019 - Item #29

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-157 Post 04-02-2019 CLG3-18 km0322done](#)

[Previously Approved Cover Page](#)

[2018-157 Approved 2012-047 Approved](#)

[2018-157 Consistency CLG3-18 km0322done](#)

13. Rezoning Petition: 2018-159 by Mary Ann & Charles Mauldwin

Location: Approximately 1.85 acres located on the southwest corner of Derita Avenue and Maple Street, west of West Sugar Creek Road. (Council District 4 - Phipps)

Public Hearing Held: March 18, 2019 - Item #30

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-159 Post 4-02-2019 CLG3-18 km0328 done](#)

[2018-159 RevSitePlan 03-25-2019](#)

[2018-159 Consistency CLG3-18 km0328done](#)

14. Rezoning Petition: 2018-166 by Camden Development, Inc.

Location: Approximately 0.43 acres located on the south side of Charles Avenue, west of Matheson Avenue. (Council District 1 - Egleston)

Public Hearing Held: March 18, 2019 - Item #32

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-166 Post staff 040219 km0228 done](#)

[2018-166 Consistency Statement 040219 km0228done](#)

15. Rezoning Petition: 2019-004 by C4 Investments, LLC

Location: Approximately 10.54 acres located on the southeast corner of West Arrowood Road and West Hebron Street. (Council District 3 - Mayfield)

Public Hearing Held: March 18, 2019 - Item #34

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-004 Poststaff 4-2-19 km0228 done](#)

[2019-004 consistency 4-2-19 km0228done](#)

16. Rezoning Petition: 2019-010 by JDSI, LLC

Location: Approximately 33.48 acres located on the east side of Brookshire Boulevard at the intersection of Old Plank Road. (Council District 2 - Harlow)

Public Hearing Held: March 18, 2019 - Item #35

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-010-Post staff km0322 done](#)

[2019-010 consistency km0322done](#)