

# 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](#)