

# City of Charlotte

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



## Zoning Agenda

**Monday, May 20, 2019**

**Council Chambers**

### **City Council Zoning Meeting**

*Mayor Vi Lyles*  
*Mayor Pro Tem Julie Eiselt*  
*Council Member Dimple Ajmera*  
*Council Member Tariq Scott Bokhari*  
*Council Member Ed Driggs*  
*Council Member Larken Egleston*  
*Council Member Justin Harlow*  
*Council Member LaWana Mayfield*  
*Council Member James Mitchell*  
*Council Member Matt Newton*  
*Council Member Greg Phipps*  
*Council Member Braxton Winston II*

***DINNER MEETING***

- 1. 5:00 P.M. DINNER MEETING, CH-14**
  - 1. Meeting Agenda**
  - 2. Dinner Meeting Agenda**
    - 1. Agenda Review - Dave Pettine**
  - 3. Follow-Up Report**
  
- 2. Dinner Meeting Agenda**
  - 1. Agenda Review - Dave Pettine**

[Dinner Agenda May](#)
  
- 3. Follow Up Report**

[May Follow-Up Report -Final](#)

**DECISIONS****4. Rezoning Petition: 2018-110 by Mattamy Homes**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 38.40 acres located on the east side of Shopton Road West, north of South Tryon Street. (Outside City Limits)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** R-8MF(CD) (multi-family residential, conditional), with five-year vested rights

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 4, 2019 meeting.

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

***Update: Petitioner is requesting deferral to June 17, 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)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** UR-2(CD) (urban residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 4, 2019 meeting.

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

***Update: Petitioner is requesting deferral to June 17, 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)

**Current Zoning:** B-2(CD) (general business, conditional)

**Proposed Zoning:** R-17MF(CD) (multi-family residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 4, 2019 meeting.

**7. Rezoning Petition: 2019-001 by The 6125 Company, LLC**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road. (Council District 3 - Mayfield)

**Current Zoning:** MUDD(O) (mixed use development, optional)

**Proposed Zoning:** MUDD(O) SPA (mixed use development, optional, site plan amendment)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 4, 2019 meeting.

**8. Rezoning Petition: 2019-005 by Ardent Acquisitions, LLC**

**Update:** *Petitioner is requesting deferral to June 17, 2019*

**Location:** Approximately 5.58 acres located on the south of West Tremont Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

**Current Zoning:** I-2(CD) (general industrial, conditional)

**Proposed Zoning:** UR-2(CD) (urban residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 4, 2019 meeting.

**9. Rezoning Petition: 2018-153 by Browder Investments, LLC**

**Update:** *Petitioner is requesting withdrawal of this petition*

**Location:** Approximately 0.83 acres located on the west side of South Tryon Street, north of West Summit Avenue and east of Winnifred Street. (Council District 3 - Mayfield)

**Zoning Committee Recommendation:**

The Zoning Committee supports withdrawal of this petition.

**10. 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)

**Current Zoning:** R-22MF, HD (multi-family residential, historic district overlay)

**Proposed Zoning:** UR-2(CD), HD (urban residential, conditional, historic district overlay), with five-year vested rights

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2017-186 Reco 04-02-2019 km0405 done](#)

[2017-186 Final 04-15-2019 km0405 done](#)

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

## 11. Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich

**Location:** Approximately 0.173 acres located at the intersection of North Davidson Street and East 17th Street. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single family residential)

**Proposed Zoning:** UR-2(CD) (urban residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

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

[2018-012 ZCRec 043019 km DP0515](#)

[2018-012 FINAL staff 041519 DP 0426 km0509 DP0514](#)

[2018-012 RevSitePlan 05-10-2019](#)

## 12. Rezoning Petition: 2018-126 by Exeter Meadow Oak, LLC

**Location:** Approximately 47.46 acres located at west side of the intersection of Billy Graham Parkway and West Tyvola Road. (Council District 3 - Mayfield)

**Current Zoning:** R-22MF AIR (multi-family residential, airport noise overlay)

**Proposed Zoning:** I-1(CD) AIR (light industrial, conditional, airport noise overlay)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-126 reco 04-2019 done](#)

[2018-126 Final 05-20-2019 done](#)

[2018-126 RevSitePlan 04-23-2019](#)

**13. Rezoning Petition: 2018-132 by Alliance Residential Company**

**Location:** Approximately 10.50 acres north side of Ridge Road, west of Prosperity Ridge Road, east Prosperity Church Road. (Council District 4 - Phipps)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** MUDD-O (mixed use development, optional), with five-year vested rights

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-132 reco 04-30-2019 done](#)

[2018-132 Final 05-20-2019 done](#)

[2018-132 RevSitePlan 04-23-2019](#)

**14. Rezoning Petition: 2018-137 by Lakewood Apartments, LLC**

**Location:** Approximately 0.48 acres located on the north side of Lakewood Avenue, west of Rozzelles Ferry Road. (Council District 2 - Harlow)

**Current Zoning:** R-5 (single family residential)

**Proposed Zoning:** B-2(CD) (general business, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-137 reco 04-30-2019 CLG5-8 km0508](#)

[2018-137 Final 05-20-2019 done](#)

[2018-137 RevSitePlan 04-24-2019](#)

**15. Rezoning Petition: 2018-146 by NorthState Development, LLC**

**Location:** Approximately 18.39 acres located on the east side of Shopton Road West, north of Sledge Road across from Pine Harbor Road. (Outside City Limits)

**Current Zoning:** R-3 LLWWPA (single family residential, Lower Lake Wylie Watershed Protected Area)

**Proposed Zoning:** MX-1 LLWWPA (mixed use, Lower Lake Wylie Watershed Protected Area)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-146 reco 4-30-2019 done](#)

[2018-146 Final 05-20-2019 done](#)

[2018-146 RevSitePlan 04-23-2019](#)

**16. Rezoning Petition: 2018-148 by Beacon Partners**

**Location:** Approximately 1.84 acres located on the north side of West Boulevard, east of South Tryon Street and west of Hawkins Street. (Council District 3 - Mayfield)

**Current Zoning:** B-1 (neighborhood business)

**Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-148 Reco 04-30-2019 done](#)

[2018-148 Final staff 05-20-2019 done](#)

[2018-148 RevSitePlan 04-23-2019](#)

**17. Rezoning Petition: 2018-152 by Kyle Short**

**Location:** Approximately 0.56 acres located at the southwest corner of North Sharon Amity Road and Emory Lane, east of Randolph Road. (Council District 5 - Newton)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** UR-1(CD) (urban residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-152 ZC Reco 043019 km0510](#)

[2018-152 Finalstaff 0520 km0510](#)

[2018-152 REVSitePlan 051419](#)

**18. Rezoning Petition: 2018-155 by North State Capital Partners, LLC**

**Location:** Approximately 8.39 acres located at the end of Dixie River Road, east of Steele Creek Road, south of I-485. (Council District 3 - Mayfield)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** MUDD(CD) (mixed use development, conditional) & I-1(CD) (light industrial, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-155 reco 04-30-2019 CLG5-3 km0508](#)

[2018-155 Final 05-20-2019 CLG5-3 km0508](#)

[2018-155 RevSitePlan 04-23-2019](#)



## 19. Rezoning Petition: 2018-163 by SunCap Property Group, LLC

**Location:** Approximately 1.75 acres located on the eastside of Waverly Avenue, west side of Kenilworth Avenue, south of Romany Road. (Council District 1 - Egleston)

**Current Zoning:** R-8 (single family residential) & R-22MF (multi-family residential)

**Proposed Zoning:** R-8(CD) (single family residential, conditional) & MUDD(CD) (mixed use development, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 4-3 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-163\\_rec\\_04-30-2019\\_done](#)

[2018-163\\_Finalstaff\\_05-20-2019\\_km0503\\_done\\_DP0515](#)

[2018-163\\_RevSitePlan\\_04-23-2019](#)

## 20. Rezoning Petition: 2018-164 by Tzeggai Yohannes

**Location:** Approximately 0.92 acres located on the west side of North Sharon Amity Road, north of Central Avenue. (Council District 1 - Egleston)

**Current Zoning:** O-2 (office)

**Proposed Zoning:** B-1(CD) (neighborhood business, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-164\\_ZCReco\\_043019\\_km0510](#)

[2018-164\\_finalstaff\\_052019\\_km0510](#)

[2018-164\\_REVsiteplan\\_041819](#)

## 21. 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)

**Current Zoning:** INST (institutional)

**Proposed Zoning:** R-22MF (multi-family residential)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-004\\_reco\\_4-2-19\\_done](#)

[2019-004\\_Finalstaff\\_5-20-19](#)

**22. Rezoning Petition: 2019-011 by Milestone Investments, LLC**

**Location:** Approximately 13.17 acres located on the east side of the intersection of Yorkmont Road and Parkway Plaza Boulevard. (Council District 3 - Mayfield)

**Current Zoning:** O-1(CD) (office, conditional)

**Proposed Zoning:** UR-2(CD) (urban residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-011 reco 4-30-19 done](#)

[2019-011 FinalAnalysis 05-20-2019 done](#)

[2019-011 RevSitePlan 04-23-2019](#)

**23. Rezoning Petition: 2019-012 by Lidl US Operations, LLC**

**Location:** Approximately 2.84 acres located on the southwest corner of South Tryon Street and Moss Road. (Council District 3 - Mayfield)

**Current Zoning:** NS (neighborhood services)

**Proposed Zoning:** NS(SPA) (neighborhood services, site plan amendment)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-012 reco 4-30-19 done](#)

[2019-012 FinalAnalysis 5-20-19 done](#)

[2019-012 RevSitePlan 04-23-2019](#)

## 24. Rezoning Petition: 2019-016 by Lennar Carolinas, LLC

**Location:** Approximately 42.13 acres located on the south side of Hamilton Road, east of Steele Creek Road. (Council District 3 - Mayfield)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** UR-2(CD) (urban residential, conditional) with five-year vested rights

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-016 Reco 4.30.2019 km0506](#)

[2019-016 Final Analysis 05-20-2019 km0507](#)

[2019-016 Rev 05-08-2019](#)

## 25. Rezoning Petition: 2019-041 by Eastside Connections JV, LLC

**Location:** Approximately 13.18 acres located on the west side of East Independence Boulevard generally surrounded by Monroe Road, Idlewild Road, Independence Boulevard and Long Avenue. (Council District 5 - Newton)

**Current Zoning:** MUDD-O (mixed use development, optional) and NS (neighborhood services)

**Proposed Zoning:** MUDD-O SPA (mixed use development, optional, site plan amendment) and NS SPA (neighborhood services, site plan amendment)

**Zoning Committee Recommendation:**

Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-041 reco 4-30-19 done](#)

[2019-041 FinalStaff done](#)

[2019-041 RevSitePlan 04-23-2019](#)

**HEARINGS****26. Rezoning Petition: 2015-027 by Charlotte Housing Authority**

***Update: Petitioner is requesting deferral to December 16, 2019***

**Location:** Approximately 3.031 acres located on the southeast corner at the intersection of Cherry Street and East 1st Street. (Council District 1 - Egleston)

**Current Zoning:** R-22MF (multi-family, residential)

**Proposed Zoning:** UR-C(CD) (urban residential - commercial, conditional)

[2015-027 Charlotte Housing Authority December 16, 2019 deferral](#)

**27. Rezoning Petition: 2018-128 by James Poutier**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 5.5 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard. (Council District 2 - Harlow)

**Current Zoning:** R-3 LWPA (single family residential, Lake Wylie protected area)

**Proposed Zoning:** UR-2(CD) LWPA (urban residential, conditional, Lake Wylie protected area), with five-year vested rights

[2018-128 James Poutier June 17, 2019 deferral](#)

**28. Rezoning Petition: 2019-021 by McKinney Holdings NC II, LLC**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 23.10 acres southeast intersection of North Tryon Street and Libby Way. (Council District 4 - Phipps)

**Current Zoning:** B-2(CD) (general business, conditional)

**Proposed Zoning:** TOD-M(CD) (transit oriented development-mixed use, conditional)

[2019-021 McKinney Holdings NC II, LLC June 17, 2019 deferral](#)

**29. Rezoning Petition: 2019-027 by Liberty Property Trust**

***Update: Petitioner is requesting deferral to June 17, 2019***

**Location:** Approximately 20.5 acres located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85. (Outside City Limits)

**Current Zoning:** R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)

**Proposed Zoning:** I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

[2019-027 Liberty Trust Property June 17, 2019 deferral](#)

**30. Rezoning Petition: 2018-127 by Blue Azela-Providence, LLC**

**Location:** Approximately 1.08 acres located at the intersection of Vernon Drive and Providence Drive, north of Wendover Road and east of Providence Road. (Council District 6 - Bokhari)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** R-8(CD) (single family residential, conditional) with five-year vested rights

**Staff Recommendation:**

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

[2018-127 PH staff DP0515 DONE](#)

[2018-127 RevSitePlan 04-01-2019](#)

**31. Rezoning Petition: 2018-145 by Brendan Mylton**

**Location:** Approximately 1.25 acres located off St. George Street, south of Central Avenue, and east of Morningside Drive. (Council District 1 - Egleston)

**Current Zoning:** R-4 (single family residential)

**Proposed Zoning:** R-8(CD) (single family residential, conditional)

**Staff Recommendation:**

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

[2018-145 PHstaff 052019 done](#)

[2018-145 RevSitePlan 04-16-2019](#)

**32. Rezoning Petition: 2018-167 by Verde Homes, LLC**

**Location:** Approximately 1.74 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 - Bokhari)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** R-8MF(CD) (multi-family residential, conditional)

**Staff Recommendation:**

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

[2018-167 PHstaff 052019 km0508 DP-0515](#)

[2018-167 RevSitePlan 03-25-2019](#)

### 33. Rezoning Petition: 2019-002 by Laurel Street Residential, LLC

**Location:** Approximately 1.45 acres located at the corner of East 7th Street and North Alexander Street. (Council District 1 - Egleston)

**Current Zoning:** UR-2 (urban residential)

**Proposed Zoning:** TOD-CC (transit oriented development - community center)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-002 PHstaff 05-20-2019 done](#)

### 34. Rezoning Petition: 2019-003 by Laurel Street Residential, LLC

**Location:** Approximately 4.03 acres located on the west side of North Tryon Street between University City Boulevard and Brookside Lane. (Council District 4 - Phipps)

**Current Zoning:** I-1 (light industrial) and I-2(CD) (general industrial, conditional)

**Proposed Zoning:** TOD-CC (transit oriented development - community center)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-003 PHstaff done](#)

### 35. Rezoning Petition: 2019-006 by Amerco Real Estate Company

**Location:** Approximately 4.63 acres located on the east side of the intersection of Freedom Drive, Ashley Drive and Tuckaseegee Road. (Council District 3 - Mayfield)

**Current Zoning:** B-1SCD AIR (business shopping center district, airport noise overlay)

**Proposed Zoning:** BD(CD) AIR (distributive business, conditional, airport noise overlay) and B-2(CD) AIR (general business, conditional, airport noise overlay)

**Staff Recommendation:**

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

[2019-006 PH 05-20-2019 CLG4-29 AG05-01 km0510 DP0515 DONE](#)

[2019-006 REV 04-30-2019](#)

[Previously Approved Cover Page](#)

[2019-006 approved 1987-074 \(1\)](#)

### 36. Rezoning Petition: 2019-008 by CoHab, LLC

**Location:** Approximately 0.52 acres located on the west side of the intersection of Seigle Avenue and East 15th Street. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single family residential)

**Proposed Zoning:** MUDD(CD) (mixed use development, conditional) with five-year vested rights

**Staff Recommendation:**

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

[2019-008\\_PHstaff\\_052019\\_km0508\\_DP0515\\_DONE](#)

[2019-008\\_RevSitePlan\\_04-16-2019](#)

### 37. Rezoning Petition: 2019-009 by Joseph Rhodes

**Location:** Approximately 16.0 acres located on the east side of Beatties Ford Road, north of Trinity Road and south of Lakeview Road. (Council District 2 - Harlow)

**Current Zoning:** R-3 (single family residential) and B-2 (general business)

**Proposed Zoning:** R-8MF(CD) (multi-family residential, conditional)

**Staff Recommendation:**

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

[2019-009\\_PHstaff\\_done](#)

[2019-009\\_RevSitePlan2](#)

### 38. Rezoning Petition: 2019-013 by Andrew Klenk

**Location:** Approximately 0.22 acres located on the southeast side of North Davidson Street between East 33rd Street and East 34th Street. (Council District 1 - Egleston)

**Current Zoning:** R-5 (single family residential)

**Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional)

**Staff Recommendation:**

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

[2019-013\\_PHstaff\\_DP0515](#)

[2019-013\\_RevSitePlan\\_04-16-2019](#)

### 39. Rezoning Petition: 2019-014 by Mission Properties

**Location:** Approximately 1.06 acres located on the southwest corner of the intersection of Old Pineville Road and Griffith Road. (Council District 3 - Mayfield)

**Current Zoning:** I-2 (general industrial)

**Proposed Zoning:** TOD-M(CD) (transit oriented development-mixed use, conditional)

**Staff Recommendation:**

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

[2019-014 PHstaff 5-20-19 JK426 km0507 DONE](#)

[2019-014 RevSitePlan 03-11-2019](#)

### 40. Rezoning Petition: 2019-015 by Greg Godley/Sugar Creek Ventures

**Location:** Approximately 18.5 acres located on the west side of East Sugar Creek Road, south of North Tryon Street. (Council District 1 - Egleston)

**Current Zoning:** I-2 (general industrial)

**Proposed Zoning:** TOD-CC (transit oriented development - community center)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-015 PHstaff done](#)

### 41. Rezoning Petition: 2019-017 by Chelsea Building Group, LLC

**Location:** Approximately 3.31 acres located on the south side of McKee Road, east of Kuykendall Road, west of Interstate 485. (Council District 7 - Driggs)

**Current Zoning:** R-3 (single family residential)

**Proposed Zoning:** R-6 (single family residential)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-017 PH staff 5-20-19 done](#)

### 42. Rezoning Petition: 2019-024 by Investicore, LLC

**Location:** Approximately 1.74 acres located on the west side of South Boulevard, north of Clanton Road. (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial) and I-2 (general industrial)

**Proposed Zoning:** TOD-CC (transit oriented development - community center)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-024 PH staff DP0514 km0514 DONE](#)



### 43. Rezoning Petition: 2019-025 by White Point Partners, LLC

**Location:** Approximately 1.20 acres located at the south side of the intersection of West Kingston Avenue and Camden Road. (Council District 3 - Mayfield)

**Current Zoning:** B-1 (neighborhood business)

**Proposed Zoning:** TOD-UC (transit oriented development - urban center)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-025 PHstaff 05-20-2019 DP0515 DONE](#)

### 44. Rezoning Petition: 2019-026 by Beacon Development

**Location:** Approximately 3.0 acres located on the south side of Clanton Road, both side of Dewitt Lane and Tryclan Drive, east of South Tryon Street. (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial) and I-2 (general industrial)

**Proposed Zoning:** TOD-CC (transit oriented development - community center) and TOD-TR (transit oriented development - transition)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-026 PH staff DP0515 DONE](#)

### 45. Rezoning Petition: 2019-032 by US Developments, Inc

**Location:** Approximately 14.72 acres located on the northwest side of Highway 29 North, east of Caprington Avenue. (Outside City Limits)

**Current Zoning:** R-3 (single family residential), R-17MF(CD) (multi-family residential, conditional) and MX-2 (mixed use)

**Proposed Zoning:** R-17(MF) (multi-family residential)

**Staff Recommendation:**

Staff recommends denial of this petition.

[2019-032 PH staff km0507 DP0514 DONE](#)

[Previously Approved Cover Page](#)

[1999-029C approved site plan](#)

### 46. Rezoning Petition: 2019-048 by B & B RE Ventures, LLC

**Location:** Approximately 3.6 acres located at the intersection of Old Pineville Road and the north side of Scholtz Road, south of Springbrook Road. (Council District 3 - Mayfield)

**Current Zoning:** I-2 (general industrial)

**Proposed Zoning:** TOD-CC (transit oriented development - community center)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-048 PHstaff 5-20-19 done](#)

