

City of Charlotte

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



Zoning Agenda

Tuesday, April 30, 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: 2018-110 by Mattamy Homes

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to June 4, 2019

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

2. Rezoning Petition: 2018-147 by Laurel Street Residential

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to June 4, 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)

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

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to June 4, 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)

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

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to June 4, 2019

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

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

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to June 4, 2019

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

Zoning Items

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

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

Public Hearing Held: April 16, 2018 - Item #41

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

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

[2018-012 POSTstaff_041519_DP_0426_DONE](#)

[2018-012_RevSitePlan_03-15-2019](#)

[Consistency Statement DP0426 done](#)

7. Rezoning Petition: 2018-132 by Alliance Residential Holdings, LLC

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

Public Hearing Held: April 15, 2019 - Item #29

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-132 Post_04-30-2019 done](#)

[2018-132_RevSitePlan_04-23-2019](#)

[2018-132_ZC Consistency_04-30-2019 done](#)

8. 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)

Public Hearing Held: April 15, 2019 - Item #30

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

Staff Recommendation:

Staff Recommends approval of this petition.

[2018-146 Post 04-30-2019 done](#)

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

[2018-146 ZC Consistency 04-30-2019 done](#)

9. 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)

Public Hearing Held: April 15, 2019 - Item #31

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-163 Poststaff 04-030-2019 done](#)

[2018-163 RevSitePlan 04-23-2019](#)

[2018-163 Consistency Statement done](#)

10. 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)

Public Hearing Held: April 15, 2019 - Item #32

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-152 poststaff 042919 done](#)

[2018-152 RevSitePlan 04-23-2019](#)

[2018-152 Consistency done](#)

11. 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)

Public Hearing Held: April 15, 2019 - Item #34

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-016 Post 04-30-2019 done](#)

[2019-016 RevSitePlan 04-23-2019](#)

[2019-016 ZC Consistency 04-30-2019 done](#)

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)

Public Hearing Held: April 15, 2019 - Item #35

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-126 Post 04-30-2019 done](#)

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

[2018-126 ZC Consistency 04-30-2019 done](#)

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

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

Public Hearing Held: April 15, 2019 - Item #36

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-137 Post 4-30-2019 done](#)

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

[2018-137 ZC Consistency done](#)

14. 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)

Public Hearing Held: April 15, 2019 - Item #38

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-148 Post staff km0425 done](#)

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

[2018-148 Consistency Statement done](#)

15. 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)

16. Rezoning Petition: 2018-155 by North State Development

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

Public Hearing Held: April 15, 2019 - Item #40

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-155 Post 04-30-2019 done](#)

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

[2018-155 ZC Consistency 04-30-2019 done](#)

17. 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)

Public Hearing Held: April 15, 2019 - Item #41

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-164 poststaff 042919 done](#)

[2018-164 REVsiteplan 041819](#)

[2018-164 Consistency Statement done](#)

18. 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)

Public Hearing Held: April 15, 2019 - Item #44

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-011 Post 04-30-2019 done](#)

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

[Previously Approved Cover Page](#)

[2019-011 Approved 1998-50C \(1\)](#)

[2019-011 ZC Consistency 04-30-2019 done](#)

19. 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)

Public Hearing Held: April 15, 2019 - Item #45

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-012 Post 04-30-2019 done](#)

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

[2019-012 ZC Consistency 04-30-2019 done](#)

20. 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, Independence Boulevard and Long Avenue. (Council District 6 - Bokhari)

Public Hearing Held: April 15, 2019 - Item #47

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this of petition.

[2019-041 Poststaff done](#)

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

[Previously Approved Cover Page](#)

[2019-041 prevApprovedPlan 2017-016](#)

[2019-041 consistency 4-30 done](#)

21. Rezoning Petition: 2019-001c by Ascent Real Estate Capital, LLC

Location: Approximately 3.42 acres located on the west side of Lancaster Highway, north Providence Road West. (Rodrigues-McDowell) (6)

Public Hearing Held: April 16, 2019

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-001c Poststaff 4-30 done](#)

[2019-001c RevSitePlan 04-23-2019](#)

[Previously Approved Cover Page](#)

[2019-001c approvedPlan 2014-001c](#)

[2019-001c consistency 4-30 done](#)