

City of Charlotte

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



Zoning Agenda

Tuesday, June 4, 2019

Room 886 - Innovation Station (8th Floor)

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 July 2, 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: 2018-127 by Blue-Azalea - Providence, LLC

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 2, 2019

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)

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

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 2, 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: 2018-167 by Verde Homes, LLC

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 2, 2019

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)

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

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 2, 2019

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)

6. Rezoning Petition: 2019-008 by CoHab, LLC

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 2, 2019

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

Zoning Items

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

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

Public Hearing Held: March 18, 2019 - Item #31

Staff Resource: John Kinley

Staff Recommendation:

Staff recommends approval of this petition.

[2018-165 Poststaff 6-4-19 DONE](#)

[2018-165 RevSitePlan 05-28-2019](#)

[Previously Approved Cover Page](#)

[2018-165 prev approved 2006-135](#)

[2018-165 consistency 4-2-19 km0528](#)

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

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

Public Hearing Held: April 15, 2019 - Item #42

Staff Resource: Claire Lyte-Graham

Staff Recommendation:

Staff recommends approval upon resolution of outstanding issues related to site and building design (Fire).

[2019-001 Post 06-04-2019 CLG6-3 done](#)

[2019-001 Rev 05-24-2019](#)

[Previously Approved Cover Page](#)

[2019-001 Approved 2016-081](#)

[Previously Approved Cover Page](#)

[2019-001 Approved 1997-015](#)

[Previously Approved Cover Page](#)

[2019-001 Approved 1988-001](#)

[2019-001 ZC Consistency 06-04-2019 CLG06-03 DP0603](#)

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

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

Public Hearing Held: April 15, 2019 - Item #43

Staff Resource: Solomon Fortune

Staff Recommendation:

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

[2019-005 Post staff 06-04-2019 km0530](#)

[2019-005 RevSitePlan 05-28-2019](#)

[Previously Approved Cover Page](#)

[2019-005 previously approved plan 2000-015 approved site plan](#)

[2019-005 Consistency Statement 06-04-2019 km0530](#)

10. Rezoning Petition: 2018-145 by Brendan Mylton

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

Public Hearing Held: May 20, 2019 - Item #31

Staff Resource: Sonja Sanders

Staff Recommendation:

Staff does not recommend approval of this petition.

[2018-145 Post Staff DP0531 0603](#)

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

[2018-145 consistency DP0603](#)

11. 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)

Public Hearing Held: May 20, 2019 - Item #33

Staff Resource: Solomon Fortune

Staff Recommendation:

Staff recommends approval of this petition.

[2019-002 Poststaff 060419 km0529](#)

[2019-002 Consistency 060419 km052819](#)

12. 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)

Public Hearing Held: May 20, 2019 - Item #34

Staff Resource: Michael Russell

Staff Recommendation:

Staff recommends approval of this petition.

[2019-003 Post Hearing Staff km0528](#)

[2019-003 Consistency km0528](#)

13. 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)

Public Hearing Held: May 28, 2019 - Item #38

Staff Resource: Sonja Sanders

Staff Recommendation:

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

[2019-013 Poststaff km0530](#)

[2019-013 RevSitePlan 04-16-2019](#)

[2019-013 Consistency 060419 km0529](#)

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

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

Public Hearing Held: May 28, 2019 - Item #40

Staff Resource: Lisa Arnold

Staff Recommendation:

Staff recommends approval of this petition.

[2019-015 Poststaff 060419 km0529](#)

[2019-015 Consistency 060419 km052819](#)

15. 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)

Public Hearing Held: May 28, 2019 - Item #42

Staff Resource: Solomon Fortune

Staff Recommendation:

Staff recommends approval of this petition.

[2019-024 Poststaff 060419 km0529](#)

[2019-024 Consistency 060419 km0529](#)

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

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

Public Hearing Held: May 28, 2019 - Item #43

Staff Resource: Solomon Fortune

Staff Recommendation:

Staff recommends approval of this petition.

[2019-025 Poststaff 060419 km0529](#)

[2019-025 Consistency 060419 km052819](#)

17. Rezoning Petition: 2019-026 by Beacon Development

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

Public Hearing Held: May 28, 2019 - Item #44

Staff Resource: Solomon Fortune

Staff Recommendation:

Staff recommends approval of this petition.

[2019-026 Poststaff 060419 km0529](#)

[2019-026 Consistency 060419 km052819](#)

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

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

Public Hearing Held: May 28, 2019 - Item #45

Staff Resource: Michael Russell

Staff Recommendation:

Staff recommends denial of this petition.

[2019-032 Poststaff km0530](#)

[Previously Approved Cover Page](#)

[2019-032 previously approved 1999-029c](#)

[2019-032 Consistency Statement km0530](#)

19. 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)

Public Hearing Held: May 28, 2019 - Item #46

Staff Resource: John Kinley

Staff Recommendation:

Staff recommends approval of this petition.

[2019-048 Poststaff 060419 km0529](#)

[2019-048 Consistency 060419 km0529](#)