

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, July 2, 2019**

**Charlotte-Mecklenburg Government Center - Room 280**

### **Zoning Committee Work Session**

***Sam Spencer - Chairperson***

***Phillip Gussman***

***John Ham***

***Bolyn McClung***

***Victoria Nwasike***

***Cozzie Watkins***

***Nancy Wiggins***

## Zoning Committee Work Session

### 1. Election of Vice-Chair of the Zoning Committee

#### Deferrals

### 2. Rezoning Petition: 2018-128 by James Pouitier

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

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

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

***Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 30, 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)

## Zoning Items

### 4. Rezoning Petition: 2018-127 by Blue-Azalea - 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)

**Public Hearing Held:** May 20, 2019 - Item #30

**Staff Resource:** [Solomon Fortune](#)

**Staff Recommendation:**

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

[2018-127 Post\\_staff\\_06-04-2019\\_km0530\\_DP0627\\_km0627\\_DP0628](#)

[2018-127\\_RevSitePlan\\_06-28-2019](#)

[2018-127 Consistency Statement\\_07-02-2019\\_DP0628](#)

## 5. Rezoning Petition: 2018-167 by Verde Homes, LLC

**Location:** Approximately 2.04 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 - Bokhari)

**Public Hearing Held:** May 20, 2019 - Item #32

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

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

[2018-167 Post 070219 DP 0627 km0627 DP0628](#)

[2018-167 RevSitePlan 06-07-2019](#)

[2018-167 ZC Consistency 07-02-2019 DP0627 km0627](#)

## 6. Rezoning Petition: 2019-023 by Sinacori Builders

**Location:** Approximately 5.12 acres located on the southeast side of Carmel Road, north of Camel Vista Lane and south of Quail View Road. (Council District 6 - Bokhari)

**Public Hearing Held:** June 17, 2019 - Item #27

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-023 Post staff 7-2-19 JK km0627](#)

[2019-023 RevSitePlan 06-24-2019](#)

[2019-023 consistency 7-2-19 km0627 DP0628](#)

## 7. Rezoning Petition: 2019-040 by Aldersgate at Shalom Park Inc.

**Location:** Approximately 17.17 acres located on the east side of Providence Road, south of Jefferson Drive, south of Fairview Road/Sardis Road. (Council District 6 - Bokhari)

**Public Hearing Held:** June 17, 2019 - Item #30

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

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

[2019-040 PostStaff 7-2-19 JK km0627 DP0628](#)

[2019-040 Fourth Submittal 6-27-19](#)

[Previously Approved Cover Page](#)

[2019-040 prevApprovedPlan 1991-035](#)

[2019-040 consistency 7-2-19 km0627 DP0628](#)

## 8. Rezoning Petition: 2018-110 by Mattamy Homes

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

**Public Hearing Held:** April 15, 2019 - Item #28

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-110 Post 07-02-2019 CLG6-25 km0626 DP0627 06 28](#)

[2018-110 RevSitePlan 06-28-2019](#)

[2018-110 ZC Consistency 07-02-2019 CLG6-25 km0626 DP0628](#)

## 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.

[2019-005 Post staff 07-02-2019 km0628 DP0701](#)

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

[Previously Approved Cover Page](#)

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

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

## 10. 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)

**Public Hearing Held:** May 20, 2019 - Item #36

**Staff Resource:** [Sonja Sanders](#)

**Staff Recommendation:**

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

[2019-008 Post staff 070219SSS DP0628 km0628 DP0628](#)

[2019-008 RevSitePlan 06-24-2019](#)

[2019-008Consistency Statement DP0628 km0628](#)

## 11. Rezoning Petition: 2019-042 by Sanctuary Development, LLC

**Location:** Approximately 12.52 acres located on the southeast side of the intersection of North Tryon Street and University City Boulevard. (Council District 4 - Phipps)

**Public Hearing Held:** June 17, 2019 - Item #31

**Staff Resource:** [Lisa Arnold](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-042 Post Hearing Staff km0621](#)

[Previously Approved Cover Page](#)

[2019-042 Prev Approved 1989-041C site plan](#)

[2019-042 Consistency km0621](#)

## 12. Rezoning Petition: 2019-043 by Diamondback Acquisitions

**Location:** Approximately 43.58 acres located on southwest side of Belmeade Drive, northwest of Rhyne Road. (Outside City Limits)

**Public Hearing Held:** June 17, 2019 - Item #32

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-043 Post 07-02-2019 CLG6-26 DP0627 km0627 DP0627 DP0628](#)

[2019-043 RevSitePlan 06-24-2019](#)

[2019-043 ZC Consistency 07-02-2019 CLG6-25 DP0627 km0627](#)

## 13. Rezoning Petition: 2019-044 by Panthers Stadium

**Location:** Approximately 8.60 acres located on the southeast side of South Cedar Street between West 4th Street and West Morehead Street. (Council District 2 - Harlow)

**Public Hearing Held:** June 17, 2019 - Item #33

**Staff Resource:** [Lisa Arnold](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-044 Post Hearing Staff km0627](#)

[2019-044 RevSitePlan 06-24-2019](#)

[19-44 Consistency km0627](#)

**14. Rezoning Petition: 2016-112 by Argos Real Estate Advisors, Inc.**

**Location:** Approximately 28 acres generally surrounded by Stewart Avenue, Chamberlain Avenue, Turner Avenue, State Street and Stewart Creek. (Council District 2 - Harlow)

**Public Hearing Held:** June 17, 2019 - Item #34

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

**Staff Recommendation:**

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

[2016-112 Post 07-02-2019 CLG6-25 DP0626 km0626 DONE](#)

[2016-112 RevSitePlan 06-24-2019](#)

[2016-112 Consistency Statement km0626 DP0627](#)

**15. Rezoning Petition: 2018-151 by EBA Crystal Real Estate, LLC**

**Location:** Approximately 20.56 acres located on the east side of J.W. Clay Boulevard, north of west W.T. Harris Boulevard. (Council District 4 - Phipps)

**Public Hearing Held:** June 17, 2019 - Item #36

**Staff Resource:** [Dave Pettine](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-151 PostStaff DP0626 km0626 DONE](#)

[2018-151 RevSitePlan 06-24-2019](#)

[2018-151 Consistency 070219 km0626](#)

**16. Rezoning Petition: 2018-162 by NRP Properties, LLC**

**Location:** Approximately 6.63 acres located at the intersection of North Tryon Street and West Eastway Drive. (Council District 4 - Phipps)

**Public Hearing Held:** June 17, 2019 - Item #37

**Staff Resource:** [Lisa Arnold](#)

**Staff Recommendation:**

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

[2018-162 Post Hearing Staff DP0627 km0627 DP0628](#)

[2018-162 RevSitePlan 06-24-2019](#)

[Previously Approved Cover Page](#)

[2018-162 PrevApproved 1998-117 site plan](#)

[18-162 Consistency km0627](#)

## 17. 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)

**Public Hearing Held:** June 17, 2019 - Item #38

**Staff Resource:** [Michael Russell](#)

**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 Poststaff km0628 DP0628 MR km0701done](#)

[2019-009 RevSitePlan 06-24-2019](#)

[2019-009 Consistency Statement km0625](#)

## 18. Rezoning Petition: 2019-018 by Canopy CLT

**Location:** Approximately 3.10 acres located on the south side of Raleigh Street, west of Sugar Creek Road, south of North Tryon Street. (Council District 1 - Egleston)

**Public Hearing Held:** June 17, 2019 - Item #39

**Staff Resource:** [Lisa Arnold](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-018 Post Hearing Staff km0621](#)

[2019-018 Consistency km0621](#)

## 19. Rezoning Petition: 2019-019 by Stanchion Asset Partners

**Location:** Approximately 4.64 acres located at the southwest corner of West Mallard Creek Road and David Taylor Road, east of Mallard Creek Road. (Council District 4 - Phipps)

**Public Hearing Held:** June 17, 2019 - Item #40

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

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

[2019-019 Poststaff DP0701 MR km0701done](#)

[2019-019 RevSitePlan 06-24-2019](#)

[2019-019 Consistency Statement km0625](#)

## 20. Rezoning Petition: 2019-021 by McKinney Holdings NC II, LLC

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

**Public Hearing Held:** June 17, 2019 - Item #41

**Staff Resource:** [Dave Pettine](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-021 Post-staff 070219 km0621 DP0627](#)

[2019-021 RevSitePlan 06-24-2019](#)

[Previously Approved Cover Page](#)

[2019-21 approved site plan 1989-041C](#)

[2019-021Consistency 070219 km0621](#)

## 21. Rezoning Petition: 2019-033 by HK Cedarvale, LLC

**Location:** Approximately 9.89 acres located on the west side of Cedarvale Road north of Performance Road, east of Moores Chapel Road. (Outside City Limits)

**Public Hearing Held:** June 17, 2019 - Item #43

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-033 Post 07-02-2019 CLG6-26 DP0627 DONE](#)

[2019-033 RevSitePlan 06-24-2019](#)

[2019-033 Consistency 07-02-19 CLG6-27 km06327 DP0627](#)



## 22. Rezoning Petition: 2019-034 by United Community School

**Location:** Approximately 10.0 acres located on the west of Suther Road, between University Boulevard and Old Concord Road. (Council District 4 - Phipps)

**Public Hearing Held:** June 17, 2019 - Item #44

**Staff Resource:** [Lisa Arnold](#)

**Staff Recommendation:**

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

[2019-034 Post Hearing Staff km0627 DP0627](#)

[2019-034 RevSitePlan 06-24-2019](#)

[Previously Approved Cover Page](#)

[2019-034 PrevApproved 2014-061 Site Plan](#)

[19-034 Consistency km0627](#)

## 23. Rezoning Petition: 2019-045 by Moores Chapel Holdings, LLC

**Location:** Approximately 29.08 acres located off of Springhill Road, Rockwood Drive, south of Mount Holly Road, east of Interstate 485. (Council District 3 - Mayfield)

**Public Hearing Held:** June 17, 2019 - Item #45

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-045 Post 07-02-2019 CLG6-26 km0627 DP0628](#)

[2019-045 RevSitePlan 06-24-2019](#)

[Previously Approved Cover Page](#)

[2019-045 Approved 2005-150](#)

[2019-045 ZC Consistency 07-02-2019 CLG6-26 DP0627 km0627](#)

## 24. Rezoning Petition: 2019-046 by Spectrum Development Company

**Location:** Approximately 2.16 acres located on the southeast side of South Mint Street, southwest of West Carson Boulevard and northeast of West Palmer Street. (Council District 3 - Mayfield)

**Public Hearing Held:** June 17, 2019 - Item #46

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-046 Poststaff km0621](#)

[2019-046 Consistency 070219km](#)

## 25. Rezoning Petition: 2019-052 by Beaver Creek CRE LLC

**Location:** Approximately 2.11 acres located on the north side of East Independent Boulevard, Pierson Drive, Bamboo Street and Wilshire Place. (Council District 5 - Newton)

**Public Hearing Held:** June 17, 2019 - Item #47

**Staff Resource:** [John Kinley](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-052 PostStaff 7-2-19 JK km0628](#)

[2019-052 RevSitePlan 06-24-2019](#)

[Previously Approved Cover Page](#)

[2019-052 prevApprovedPlan 2017-167](#)

[2019-052 consistency 7-2-19 km0628](#)

## 26. Rezoning Petition: 2019-059 by Win Development, LLC

**Location:** Approximately 0.34 acres located on the east side of North Graham Street, south of Cannon Avenue, north of Interstate 85. (Council District 4 - Phipps)

**Public Hearing Held:** June 17, 2019 - Item #48

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-059 Poststaff 06-18-2019 km0621](#)

[2019-059 Consistency Statement km0621](#)