

# City of Charlotte

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



## **Zoning Agenda**

**Tuesday, July 30, 2019**

**Charlotte-Mecklenburg Government Center**

### **Zoning Committee Work Session**

***Sam Spencer - Chairperson***

***Phillip Gussman***

***John Ham***

***Bolyn McClung***

***Victoria Nwasike***

***Cozzie Watkins***

***Nancy Wiggins***

## Zoning Committee Work Session

### Deferrals

#### 1. Rezoning Petition: 2018-147 by Laurel Street Residential

***Update: Petitioner is requesting deferral of Zoning Committee Recommendation to October 1, 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)

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

***Update: Petitioner is requesting deferral of Zoning Committee Recommendation to October 1, 2019***

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

### Zoning Items

#### 3. Rezoning Petition: 2019-038 by Dave Hegnauer

**Summary of petition:**

- 1) add new definitions for Commissary Kitchen;
- 2) allow the use in the CC, B-2, B-D, U-1, I-1, and I-2 zoning districts; and
- 3) allow parking of food trucks and trailers associated with commissary kitchen as an allowed accessory use in the CCB-2, and B-D districts.

**Public Hearing Held:** July 15, 2019 - Item# 30

**Staff Resource:** [Sandy Montgomery](#)

**Staff recommendation:**

Staff recommends approval of this text amendment upon resolution of outstanding issues related to outdoor storage (parking of mobile food trucks and trailers).

[2019-038 Post-Hearing staff 7-30-19](#)

[2019-038 text amendment revision 6-24-19](#)

[2019-038 Consistency Statement 7-30-19 done](#)

#### 4. **Rezoning Petition: 2018-128 by James Pouitier**

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

**Public Hearing Held:** June 17, 2019 - Item# 35

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-128 Post 07-30-2019 done](#)

[2018-128 RevSitePlan 07-22-2019](#)

[2018-128 Consistency 07-30-2019](#)

#### 5. **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.

[2019-009 Poststaff done](#)

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

[2019-009 Consistency Statement done](#)

#### 6. **Rezoning Petition: 2019-028 by HHHunt**

**Location:** Approximately 26.71 acres located on the north side of Sam Dee Road, west of Harrisburg Road and south of Interstate 485. (Council District 5 - Newton)

**Public Hearing Held:** July 15, 2019 - Item #34

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-028 Post staff DONE](#)

[2019-028 RevSitePlan 07-22-2019](#)

[2019-028 Consistency done](#)

**7. Rezoning Petition: 2019-030 by Continental 475 Fund, LLC**

**Location:** Approximately 30.73 acres located on the north side of South Tryon Street, south Erwin Road, east of Choate Circle. (Council District 3 - Mayfield)

**Public Hearing Held:** July 15, 2019 - Item #36

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

**Staff Recommendation:**

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

[2019-030 Post 07-30-2019 DONE](#)

[2019-030 RevSitePlan 07-26-2019](#)

[2019-030 Consistency 07-30-2019 done](#)

**8. Rezoning Petition: 2019-055 by Movement Resources**

**Location:** Approximately 4.19 acres located on the north side of Central Avenue, east of North Sharon Amity Road. (Council District 5 - Newton)

**Public Hearing Held:** July 15, 2019 - Item #37

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of technical revisions.

[2019-055 Post staff done](#)

[2019-055 RevSitePlan 07-22-2019](#)

[2019-055 Consistency done](#)

**9. Rezoning Petition: 2019-058 by Housing Authority of the City of Charlotte**

**Location:** Approximately 4.27 acres located at the intersection of West 30th Street and Bellefonte Drive. (Council District 1 - Egleston)

**Public Hearing Held:** July 15, 2019 - Item #38

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-058 Post Staff Done](#)

[2019-058 RevSitePlan 06-11-2019](#)

[2019-058 Consistency Done](#)

## 10. Rezoning Petition: 2019-063 by VLE Partners, LLC

**Location:** Approximately 2.8 acres located on the east side of The Plaza, south of Belvedere Avenue.  
(Council District 1 - Egleston)

**Public Hearing Held:** July 15, 2019 - Item #39

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of requested technical revisions.

[2019-063 Post staff done](#)

[2019-063 RevSitePlan 07-22-2019](#)

[2019-063 Consistency done](#)

## 11. Rezoning Petition: 2019-064 by Novant Health

**Location:** Approximately 33.16 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard, north of Interstate 485. (Council District 2 - Harlow)

**Public Hearing Held:** July 15, 2019 - Item #40

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-064 Post staff done](#)

[2019-064 RevSitePlan 07-22-2019](#)

[2019-064 Consistency done](#)

## 12. Rezoning Petition: 2019-022 by Metrolina Builders, Inc

**Location:** Approximately 17.63 acres located at the southwest intersection of Morehead Road and Gene Downs Road, east of Salome Church Road. (Outside City Limits)

**Public Hearing Held:** July 15, 2019 - Item #42

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-022 Post staff done](#)

[2019-022 RevSitePlan 06-11-2019](#)

[2019-022 Consistency done](#)

### **13. Rezoning Petition: 2019-039 by Dependable Development, Inc.**

**Location:** Approximately 26.50 acres located on the west side of Salome Church Road, new Morehead Road, southeast of Interstate 85. (Outside City Limits)

**Public Hearing Held:** July 15, 2019 - Item #44

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-039 Post staff done](#)

[2019-039 RevSitePlan 07-22-2019](#)

[2019-039 Consistency done](#)

### **14. Rezoning Petition: 2019-050 by Land Growth, LLC**

**Location:** Approximately 1.45 acres located at the intersection of East Independence Boulevard and Crownpoint Executive Drive. (Council District 6 - Bokhari)

**Public Hearing Held:** July 15, 2019 - Item #46

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-050 Poststaff 7-30-19 done](#)

[2019-050 Consistency 7-30-19 done](#)

### **15. Rezoning Petition: 2019-053 by Hopper Communities**

**Location:** Approximately 2.65 acres off Bryant Park Drive, west of Suttle Avenue, north of Wilkinson Boulevard and south of West Morehead Street. (Council District 3 - Mayfield)

**Public Hearing Held:** July 15, 2019 - Item #47

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-053 Post 07-30-2019 done](#)

[2019-053 RevSitePlan 07-22-2019](#)

[2019-053 Consistency 07-30-2019 done](#)

## 16. Rezoning Petition: 2019-054 by Cebron W. Hester

**Location:** Approximately 1.93 acres located on the north side of Lakebrook Road, west of Sam Wilson Road, south of Interstate 85. (Outside City Limits)

**Public Hearing Held:** July 15, 2019 - Item #48

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-054 Post 07-30-2019 done](#)

[2019-054 Consistency 07-30-2019 done](#)

## 17. Rezoning Petition: 2019-060 by 4400 Park Road, LLC

**Location:** Approximately 0.31 acres located off of Drexmore Avenue, south of East Woodlawn Road, west of Park Road. (Council District 6 - Bokhari)

**Public Hearing Held:** July 15, 2019 - Item #49

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

**Staff Recommendation:**

Staff recommends denial of this petition.

[2019-060 Poststaff Done](#)

[2019-060 RevSitePlan 07-23-2019](#)

[2019-060 consistency 7-30-19 done](#)

## 18. Rezoning Petition: 2019-065 by Charlotte Douglas International Airport

**Location:** Approximately 15.17 acres located north of Wilkinson Boulevard, east of Interstate 485 and south of Interstate 85. (Council District 3 - Mayfield)

**Public Hearing Held:** July 15, 2019 - Item #50

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-065 Post Staff done](#)

[2019-065 Consistency Done](#)

## 19. Rezoning Petition: 2019-066 by FCP

**Location:** Approximately 0.18 acres located east of East 36th Street and north of North Davidson Street. (Council District 1 - Egleston)

**Public Hearing Held:** July 15, 2019 - Item# 51

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-066 Poststaff 7-30-19 done](#)

[2019-066 consistency 7-30-19 done](#)

[2019-066 consistency 7-30-19 done](#)

## 20. Rezoning Petition: 2019-067 by JD Brooks

**Location:** Approximately 0.15 acres located on the north side of East Worthington Avenue, east of South Boulevard. (Council District 1 - Egleston)

**Public Hearing Held:** July 15, 2019 - Item# 52

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-067 Post 07-30-2019 done](#)

[2019-067 Consistency 07-30-2019 done](#)

## 21. Rezoning Petition: 2019-029 Crescent Communities

**Location:** Approximately 1.68 acres located at the intersection of East 7th Street and North Caswell Avenue. (Council District 1 - Egleston)

**Public Hearing Held:** July 15, 2019 - Item #35

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-029 PostStaff done](#)

[2019-029 RevSitePlan 07-22-2019](#)

[2019-029Consistency done](#)