

# City of Charlotte

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



## Zoning Agenda

**Monday, September 16, 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 AGENDA**

- 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 September](#)

- 3. Follow Up Report**  
[Sept Follow-Up Report - Final](#)

**AWARDS AND RECOGNITIONS****4. National Suicide Prevention Month****Action:**

Council member Newton will read a proclamation recognizing September 2019 as National Suicide Prevention Month.

**5. Charlotte Women's Small Business Month Proclamation****Action:**

Council member Mitchell will read a proclamation recognizing October 2019 as Charlotte Women's Small Business Month.

**6. Museum Day Proclamation****Action:**

Mayor Lyles will read a proclamation recognizing September 21, 2019, as Museum Day.

**DECISIONS****7. Rezoning Petition: 2018-147 by Laurel Street Residential**

***Update: Petitioner is requesting deferral to October 21, 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 October 1, 2019 meeting.

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

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

**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)

**Zoning Committee Recommendation:**

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

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

***Update: Petitioner is requesting deferral to October 21, 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)

**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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to **DEFER** this petition to their October 1, 2019 meeting.

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

***Update: Petitioner is requesting deferral to October 21, 2019***

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

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

**Proposed Zoning:** R-12MF(CD) (multi-family residential, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-2 to recommend **DENIAL** of this petition.

**11. 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)

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

**Proposed Zoning:** NS LWPA (neighborhood services, Lake Wylie 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.

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

[2018-128 Final 09-16-2019 done](#)

[2018-128 RevSitePlan 08-15-2019](#)

## 12. Rezoning Petition: 2018-142 by Proffitt Dixon Partners

**Location:** Approximately 20.50 acres located on the west side of Providence Road, north of Lynbridge Road, south of Old Providence Road. (Council District 7 - Driggs)

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

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

**Zoning Committee Recommendation:**

Staff will provide the Zoning Committee Recommendation during the meeting.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-142Final\\_Staff\\_Done](#)

[2018-142\\_RevSitePlan\\_09-04-2019](#)

## 13. 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\\_done](#)

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

## 14. 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)

**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.

[2019-008\\_reco\\_07-05-2019\\_done](#)

[2019-008\\_Final\\_done](#)

[2019-008\\_RevSitePlan\\_07-09-2019](#)

**15. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-009 reco 7-30 done](#)

[2019-009 Final 9-16-2019 done](#)

[2019-009 RevSitePlan 07-10-2019](#)

**16. 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)

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

**Proposed Zoning:** I-2(CD) SPA (general industrial, conditional, 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.

[2019-022 reco done](#)

[2019-022 Final staff done](#)

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

## 17. 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)

**Current Zoning:** R-3 (single family residential) and O-15(CD) (office, conditional)

**Proposed Zoning:** R-12MF (multi-family residential) and R-12MF(CD) (multi-family 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.

[2019-028 ZC Reco done](#)

[2019-028 Final staff done](#)

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

## 18. Rezoning Petition: 2019-029 by Crescent Communities

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

**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 6-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-029 ZC Reco done](#)

[2019-029 Final Staff done](#)

[2019-029 RevSitePlan 08-29-2019](#)

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

**Update: Petitioner is requesting deferral to October 21, 2019**

**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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend **DENIAL** of this petition.

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

**Summary of petition:**

This text amendment proposes to:

- 1) add a new definition for "commercial kitchen";
- 2) add "commercial kitchen" as a use by-right in the U-I (urban industrial), I-1 (light industrial), I-2 (general industrial), CC (commercial center), B-2 (general business) and B-D (distributive business) zoning districts; and
- 3) allow outdoor storage (parking of food trucks and trailers associated with a commercial kitchen) as an accessory use to a commercial kitchen by-right in the U-I (urban industrial), I-1 (light industrial), and I-2 (general industrial) zoning districts, and with prescribed conditions in the CC (commercial center), B-2 (general business), and B-D (distributive business) zoning districts.

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-1 to recommend **APPROVAL** of this petition.

**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 ZC reco done](#)

[2019-038 Final staff done](#)

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

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

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

**Current Zoning:** CC SPA (commercial center, site plan amendment)

**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.

[2019-039 reco done](#)

[2019-039 Final staff done](#)

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



## 22. 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)

**Current Zoning:** B-D (distributive business)

**Proposed Zoning:** B-2 (general business)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

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

[2019-050 Finalstaff 9-16-19 done](#)

## 23. 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 Morehead Street. (Council District 3 - Mayfield)

**Current Zoning:** O-1 (office district) and I-2 (general industrial)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

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

[2019-053 Final 09-16-2019 done](#)

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

## 24. 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)

**Current Zoning:** I-1(CD) LWPA (light industrial, conditional, Lake Wylie Protected Area)

**Proposed Zoning:** I-1 LWPA (light industrial, Lake Wylie 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.

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

[2019-054 Final 09-16-2019 done](#)

## 25. 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)

**Current Zoning:** B-1SCD (business shopping center)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-055 ZC Reco done](#)

[2019-055 Final staff done](#)

[2019-055 site plan 08-18-2019](#)

## 26. 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)

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

**Proposed Zoning:** UR-3(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.

[2019-058 reco done](#)

[2019-058 Final Staff done](#)

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

**27. 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)

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

**Proposed Zoning:** O-2(CD) (office, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends denial of this petition.

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

[2019-060 FinalStaff 9-16-19 done](#)

[2019-060 RevSitePlan 08-12-2019](#)

**28. 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)

**Current Zoning:** MUDD-O HD-O (mixed use development, optional, historic district overlay)

**Proposed Zoning:** MUDD-O SPA HD-O (mixed use development, optional, site plan amendment, historic district overlay)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-063 ZC Reco done](#)

[2019-063 Final Staff done](#)

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

## 29. 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)

**Current Zoning:** NS LWPA (neighborhood services, Lake Wylie Protected Area)

**Proposed Zoning:** O-1(CD) LWPA (office, conditional, Lake Wylie 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.

[2019-064 Reco done](#)

[2019-064 Final done](#)

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

## 30. 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)

**Current Zoning:** B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)

**Proposed Zoning:** I-2 AIR LLWPA (general industrial, airport noise overlay, Lower Lake Wylie Protected Area)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-065 ZC Reco done](#)

[2019-065 Final Staff done](#)

## 31. 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)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

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

[2019-066 Finalstaff 9-16-19 done](#)

### 32. 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)

**Current Zoning:** B-1 HD-O (neighborhood business, historic district overlay)

**Proposed Zoning:** TOD-UC HD-O (transit oriented development - urban center, historic district overlay)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-067 reco done](#)

[2019-067 finalstaff 9 16 19 done](#)

## HEARINGS

### 33. Rezoning Petition: 2018-117 by Hopper Communities, Inc.

**Update: Petitioner is requesting deferral to October 21, 2019**

**Location:** Approximately 1.7 acres located on the east side of South Tryon Street, south of East Cama Street and north East Peterson Drive. (Council District 3 - Mayfield)

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

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

[2018-117 Hopper Communities, Inc October 21st Deferral](#)

### 34. Rezoning Petition: 2019-037 by Jay Kamdar

**Update: Petitioner is requesting deferral to October 21, 2019**

**Location:** Approximately 3.08 acres located on the west side of Sam Wilson Road, north of Performance Road. (Outside City Limits)

**Current Zoning:** R-17MF LWPA (multi-family residential, Lake Wylie watershed - overlay, protected area)

**Proposed Zoning:** B-2 LWPA (general business, Lake Wylie watershed - overlay, protected area)

[2019-037 Jay Kamdar October 21st Deferral](#)

### 35. Rezoning Petition: 2019-072 by Ardent Acquisitions, LLC

**Update: Petitioner is requesting deferral to October 21, 2019**

**Location:** Approximately 38.83 acres located on the north side of Cannon Avenue, west of Sugar Creek Road, east of North Graham Street, north of Interstate 85. (Council District 4 - Phipps)

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

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

[2019-072 Ardent Acquisitions, LLC October 21st Deferral](#)

### 36. Rezoning Petition: 2019-103 by Charlotte Planning, Design & Development Department

**Summary of petition:**

This text amendment proposes to update the sign regulations to:

- 1) simplify the regulations making them easier to use and understand, with added graphics;
- 2) provide consistency and uniformity in standards across similar zoning districts;
- 3) modify the standards for sign size, materials, location, lighting, portability, quantity and height;
- 4) provide greater flexibility by allowing more signs without a permit, but subject to specific standards;
- 5) introduce new sign types, including A-frame sign, accessory use sign, light pole banner, multi-use planned development ground sign, roof sign, skyline sign, temporary outdoor sales sign, vehicle dealership temporary sign, wall sign (painted), and wall sign (projected);
- 6) create content-neutral sign standards, to be consistent with a recent U.S. Supreme Court ruling; and
- 7) move the procedures for obtaining a sign permit into a separate document.

**Staff recommendation:**

Staff recommends approval of this petition.

[2019-103 PH 9-16-19 final final.pdf](#)

[2019-103 UDO Chapter 13 9-4-19.pdf](#)

[2019-103 ZO text amendment rev 1 9-4-19.pdf](#)

### 37. Rezoning Petition: 2019-104 by Charlotte Planning, Design & Development Department

**Summary of petition:**

This text amendment proposes to update the Tree Ordinance and Zoning Ordinance for sites zoned for urban development. Specifically, the text amendment:

- 1) promotes better integration of trees into urban sites;
- 2) provides flexibility of where trees are planted on urban sites;
- 3) results in no net loss of code required trees on urban sites;
- 4) modifies the perimeter tree planting, internal tree planting and tree save area requirements on urban sites;
- 5) adds new definitions.

**Staff recommendation:**

Staff recommends approval of this petition.

[2019-104 PH 9-16-19 final final.pdf](#)

[2019-104 Chapter 21 text amendment tree\\_rev 1.pdf](#)

[2019-104 text amendment zoning1.pdf](#)

[Proposed Tree Ordinance Changes Highlighted in Yellow.pdf](#)

**38. Rezoning Petition: 2018-073 by Moores Chapel Retail, LLC**

**Location:** Approximately 3.99 acres located at the intersection of Moores Chapel Road, Rhyne Road, and Belmeade Road. (Council District 3 - Mayfield)

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

**Proposed Zoning:** B-1(CD) LLWPA (neighborhood business, conditional, Lower Lake Wylie - protected area)

**Staff Recommendation:**

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

[2018-073 PH 09-16-2019 done](#)

[2018-073 06-11-2019](#)

**39. Rezoning Petition: 2018-092 by Contravest Development Partners, LLC**

**Location:** Approximately 14.5 acres located on the west side of Old Statesville Road, south of West W.T. Harris Boulevard. (Council District 2 - Harlow)

**Current Zoning:** I-1(CD) (light industrial, conditional), R-MH (manufactured housing), and B-2 (general business)

**Proposed Zoning:** UR-3(CD) (urban residential, conditional)

**Staff Recommendation:**

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

[2018-092 PH 09-16-2019 done](#)

[2018-092 RevSitePlan 08-12-2019](#)

[Previously Approved Cover Page](#)

[2018-092 Prev Approved Plan 1997-051](#)

**40. Rezoning Petition: 2018-160 by K Sade Ventures**

**Location:** Approximately 93.86 acres located on the north side of University Boulevard at the Mecklenburg/Cabarrus County line. (Outside City Limits)

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

**Proposed Zoning:** MX-1(CD) (mixed use, conditional)

**Staff Recommendation:**

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

[2018-160 PHstaff done](#)

[2018-160 RevSitePlan 08-12-2019](#)

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

**Location:** Approximately 20.50 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)

**Staff Recommendation:**

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

[2019-027 PH 09-16-2019 DONE](#)

[2019-027 RevSitePlan 08-12-2019](#)

**42. Rezoning Petition: 2019-047 by NR Pinehurst Property Owner, LLC**

**Location:** Approximately 36.06 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane and across from Strawberry Hill Drive. (Council District 6 - Bokhari)

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

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

**Staff Recommendation:**

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

[2019-047 PHstaff 9-16-19 DONE](#)

[2019-047 RevSitePlan 08-12-2019](#)

[Previously Approved Cover Page](#)

[2019-047 Prev Approved 2016-032](#)

**43. Rezoning Petition: 2019-074 by Josh Jolley**

**Location:** Approximately 3.96 acres located on the west side of Wallace Road, north of Woodberry Road, west of East Independent Boulevard. (Council District 5 - Newton)

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

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

**Staff Recommendation:**

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

[2019-074 PHstaff 9-16-19 done](#)

[2019-074 RevSitePlan 08-12-2019](#)



**44. Rezoning Petition: 2019-078 by Charter Properties**

***Update: Petitioner is requesting deferral to October 21, 2019***

**Location:** Approximately 39.75 acres located on the north side of Johnston Oehler Road, east of Prosperity Ridge Road, south of Interstate 485. (Council District 4 - Phipps)

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

**Proposed Zoning:** UR-3(CD) (urban residential, conditional), with five-year vested rights

[2019-078 Charter Properties October 21st Deferral](#)

**45. Rezoning Petition: 2019-084 by Lake Mather, LLC**

**Location:** Approximately 0.18 acres located on Greystone Road, east of South Boulevard, south of Marsh Road. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

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

[2019-084 PH 09-16-2019 DONE](#)

[2019-084 RevSitePlan 08-12-2019](#)

**46. Rezoning Petition: 2019-061 by Davis Development**

**Location:** Approximately 15.55 acres located on the east side of Northlake Centre Parkway, north of Calhoun Street, south of Interstate 485. (Outside City Limits)

**Current Zoning:** BP (business park)

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

**Staff Recommendation:**

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

[2019-061 PHstaff done](#)

[2019-061 RevSitePlan 08-12-2019](#)

## 47. Rezoning Petition: 2019-118 by Beacon Development Company

**Location:** Approximately 90.47 acres located on the west side of Beam Road, north of Cross Beam Drive. (Council District 3 - Mayfield)

**Current Zoning:** BD(CD) AIR (distributive business, conditional, airport noise overlay)

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-118 PHstaff DONE](#)

[Previously Approved Cover Page](#)

[2019-118 approved site plan 1988-12\(C\)](#)

## 48. Rezoning Petition: 2019-036 by BSL Galbreath, Inc.

**Location:** Approximately 8.70 acres located on the west side of Rhyne Road, south of Mt. Holly Road, west of Interstate 485. (Outside City Limits)

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

**Proposed Zoning:** I-2(CD) LWPA (general industrial, conditional, Lake Wylie Watershed - overlay, protected area)

**Staff Recommendation:**

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

[2019-036 PH 09-16-2019 done](#)

[2019-036 RevSitePlan 08-12-2019](#)

## 49. Rezoning Petition: 2019-049 by Apollo Holding Company

**Update: *Petitioner is requesting deferral to October 21, 2019***

**Location:** Approximately 9.00 acres located on the north side of Queen City Drive, south of Tuckaseegee Road, west of Toddville Road, north of Interstate 85. (Council District 3 - Mayfield)

**Current Zoning:** R-17MF AIR (multi-family residential, airport noise overlay)

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

[2019-049 Apollo Holding Company October 21st Deferral](#)

## 50. Rezoning Petition: 2019-056 by White Point Partners, LLC

**Location:** Approximately 4.95 acres located on the south side of West Morehead Street, west of Julian Price Place. (Council District 3 - Mayfield)

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

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

**Staff Recommendation:**

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

[2019-056 PH 09-16-2019 DONE](#)

[2019-056 RevSitePlan 08-13-2019](#)

## 51. Rezoning Petition: 2019-062 by Suncrest Real Estate & Land

**Location:** Approximately 13.01 acres located at the southeast intersection of Rocky River Road and Old Concord Road. (Council District 4 - Phipps)

**Current Zoning:** B-1(CD) (neighborhood business, conditional) and O-1(CD) (office, conditional)

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

**Staff Recommendation:**

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

[2019-062 PHstaff DONE](#)

[2019-062 RevSitePlan 08-12-2019](#)

[Previously Approved Cover Page](#)

[2019-062 PrevApproved Site Plan 2012-084](#)

## 52. Rezoning Petition: 2019-068 by Chelsea Building Group, LLC

**Location:** Approximately 6.17 acres on the east side of China Grove Church Road, west of South Boulevard, north of Interstate 485. (Council District 3 - Mayfield)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-068 PHstaff 9-16-19 done](#)

### 53. Rezoning Petition: 2019-070 by RENC CH, LLC

**Location:** Approximately 42.41 acres located on Wallace Road between Woodberry Road and East Independence Boulevard. (Council District 5 - Newton)

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

**Proposed Zoning:** B-2 (general business) and B-2(CD) SPA (general business, conditional, site plan amendment)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-070 PHstaff 9-16-19 done](#)

[2019-070 RevSitePlan 08-12-2019](#)

[Previously Approved Cover Page](#)

[2019-070 Prev Approved Plan2016-141](#)

### 54. Rezoning Petition: 2019-071 by FH 1524 Sunset Road, LLC

**Location:** Approximately 54.99 acres located on the south side of Sunset Road, east of Oakdale Road. (Outside City Limits)

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

**Proposed Zoning:** MX-2 LWPA (mixed use, Lake Wylie watershed - overlay, protected area)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-071 PHstaff done](#)

[2019-071 RevSitePlan 08-12-2019](#)

### 55. Rezoning Petition: 2019-076 by Hopper Communities

**Location:** Approximately 2.39 acres located on the south side of Rozzelles Ferry Road, west of South Turner Avenue, east of South Gardner Avenue. (Council District 2 - Harlow)

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

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

**Staff Recommendation:**

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

[2019-076 PHstaff done](#)

[2019-076 RevSitePlan 08-12-2019](#)

**56. Rezoning Petition: 2019-079 by Sankofa Development, LLC**

**Location:** Approximately 1.25 acres located on the west side Statesville Road, south of Riley Avenue, north of Distribution Center Drive. (Council District 2 - Harlow)

**Current Zoning:** R-4 (single family residential) and B-2 (general business)

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

**Staff Recommendation:**

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

[2019-079 PHstaff done](#)

[2019-079 RevSitePlan 08-12-2019](#)

**57. Rezoning Petition: 2019-081 by Tyvola Station Partners, LLC**

**Location:** Approximately 10.5 acres located on the north side of Tyvola Road, west of Old Pineville Road. (Council District 3 - Mayfield)

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

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

**Staff Recommendation:**

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

[2019-081 PHstaff 9-16-19 done](#)

**58. Rezoning Petition: 2019-082 by Pacific National Group, LLC**

**Location:** Approximately 0.32 acres located on the east side of South Boulevard, south of East Worthington Avenue. (Council District 1 - Egleston)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-082 PHstaff 07-31-2019 done](#)

**59. Rezoning Petition: 2019-083 by James M. Howell**

**Location:** Approximately 0.56 acres located on the west side of China Grove Church Road, south of Aileen Circle, north of Ervin Lane. (Council District 3 - Mayfield)

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

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-083 PHstaff 9-16-19 done](#)