

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, December 3, 2019**

**Charlotte-Mecklenburg Government Center**

### **Zoning Committee Work Session**

***Sam Spencer - Chairperson***

***Phillip Gussman***

***John Ham***

***Bolyn McClung***

***Victoria Nwasike***

***Cozzie Watkins***

***Nancy Wiggins***

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

***Update: Petitioner is requesting deferral to the Zoning Committee recommendation January 3, 2020.***

**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

**2. 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)

**Public Hearing Held:** September 16, 2019 - Item #39

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

**Staff Recommendation:**

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

[2018-092 Post DONE](#)

[2018-092 RevSitePlan 11-25-2019](#)

[2018-092 Consistency DONE](#)

**3. Rezoning Petition: 2018-150 by TDC Greenville, LLC**

**Location:** Approximately 5.279 acres located on the west side of Statesville Avenue, south of Oaklawn Avenue, also bounded by Callahan Street and Spring Street. (Council District 2 - Harlow)

**Public Hearing Held:** November 18, 2019

**Staff Resource:** [Will Linville](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2018-150 PostStaff done](#)

[2018-150 RevSitePlan 11-25-2019](#)

[2018-150 Consistency done](#)

#### 4. 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 recommends approval of this petition.

[2019-030 Post 12-03-2019 DONE](#)

[2019-030 RevSitePlan 11-25-2019](#)

[2019-030 Consistency 12-03-2019 DONE](#)

#### 5. 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)

**Public Hearing Held:** October 21, 2019 - Item #36

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

**Staff Recommendation:**

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

[2019-036 Post DONE REV](#)

[2019-036 Rev 12-02-2019](#)

[2019-036 consistency DONE](#)

#### 6. 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)

**Public Hearing Held:** September 16, 2019 - Item #42

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-047 Poststaff DONE](#)

[2019-047 RevSitePlan 11-25-2019](#)

[2016-032 Approved Site Plan](#)

[2019-047 consistency statement done](#)

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

**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 I-85. (Council District 4 - Phipps)

**Public Hearing Held:** November 18, 2019 - Item #29

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-072 Poststaff DONE](#)

[2019-072 RevSitePlan 11-25-2019](#)

[2019-072 Consistency DONE](#)

## 8. Rezoning Petition: 2019-088 by JDSI, LLC

**Location:** Approximately 29.75 acres located on the west side of Hood Road, south of Plaza Road Extension. (Outside City Limits)

**Public Hearing Held:** November 18, 2019 - Item #30

**Staff Resource:** [Will Linville](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-088 PostHearingAnalysis done](#)

[2019-088 Consistency done](#)

## 9. Rezoning Petition: 2019-093 by 406 W. 32nd, LLC

**Location:** Approximately 2.12 acres located off West 32nd Street, off North Tryon Street. (Council District 1 - Egleston)

**Public Hearing Held:** October 21, 2019 - Item #47

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

**Staff Recommendation:**

Staff does not recommend approval of this petition.

[2019-093 Post staff](#)

[2019-093 RevSitePlan 11-25-2019](#)

[2019-093 Consistency DONE](#)

## 10. Rezoning Petition: 2019-098 by Flagship Healthcare

**Location:** Approximately 8.12 acres located on the north side of Randolph Road, north of Eastover Ridge Drive, east of Cranbrook Lane. (Council District 1 - Egleston)

**Public Hearing Held:** November 18, 2019 - Item #31

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

**Staff Recommendation:**

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

[2019-098 Post DONE](#)

[2019-098 RevSitePlan 11-26-2019](#)

[2019-098 consistency DONE](#)

## 11. Rezoning Petition: 2019-106 by Darren Vincent

**Location:** Approximately 0.89 acres located on the east side of Driwood Court, north of Mallard Creek Road and south of Prosperity Church Road. (Council District 4 - Phipps)

**Public Hearing Held:** November 18, 2019 - Item #32

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of technical revisions related to transportation.

[2019-106 Post staff done](#)

[2019-106 RevSitePlan 11-25-2019](#)

[2019-106 Consistency done](#)

## 12. Rezoning Petition: 2019-107 by Albemarle Road Partners

**Location:** Approximately 1.217 acres located on the north side of Albemarle Road, east of Hollirose Drive. (Council District 5 - Newton)

**Public Hearing Held:** November 18, 2019 - Item #33

**Staff Resource:** [Will Linville](#)

**Staff Recommendation:**

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

[2019-107 PostStaff DONE](#)

[2019-107 RevSitePlan 11-25-2019](#)

[2019-107 Consistency DONE](#)

### 13. Rezoning Petition: 2019-108 by J.S. & Associates

**Location:** Approximately 13.21 acres located on the west side of Neal Road, southwest of IBM Drive.  
(Council District 4 - Phipps)

**Public Hearing Held:** November 18, 2019- Item #34

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

**Staff Recommendation:**

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

[2019-108 Post staff DONE](#)

[2019-108 RevSitePlan 11-25-2019](#)

[2019-108 Consistency DONE](#)

### 14. Rezoning Petition: 2019-112 by Mark Heisig

**Location:** Approximately 0.33 acres located on the east side of Pinecrest Avenue, north of Commonwealth Avenue. (Council District 1 - Egleston)

**Public Hearing Held:** November 18, 2019- Item #37

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-112 Post 12-4-2019 done](#)

[2019-112 consistency km](#)

### 15. Rezoning Petition: 2019-116 by Billy Graham Evangelistic Association

**Location:** Approximately 1.47 located on the north side of Billy Graham Parkway, east of Westmont Drive and south of Woodridge Center Drive. (Council District 3 - Mayfield)

**Public Hearing Held:** November 18, 2019 - Item #38

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-116 Post 12-3-2019 done](#)

[2019-116 RevSitePlan 10-15-2019-comments](#)

[2019-116 consistency done](#)

## 16. Rezoning Petition: 2019-120 by Titan Partners, LLC

**Location:** Approximately 8.5 acres located on the north side of Wilkinson Boulevard and on the east side of West Morehead Street. (Council District 3 - Mayfield)

**Public Hearing Held:** November 18, 2019 - Item #38

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

**Staff Recommendation:**

Staff recommends approval of this text amendment.

[2019-120 Post staff done](#)

[2019-120 Consistency Statement done](#)

## 17. Rezoning Petition: 2019-121 by Jamario Rickenbacker

**Location:** Approximately 1.15 acres located on the north side of West Boulevard, west of Holabird Lane. (Council District 3 - Mayfield)

**Public Hearing Held:** November 18, 2019 - Item #40

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-121 Post staff done](#)

[2019-121 Consistency Statement done](#)