

City of Charlotte

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



Zoning Agenda

Tuesday, November 5, 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

Deferrals

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

Update: Petitioner is requesting deferral of the Zoning Committee recommendation December 3, 2019

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)

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

Update: Petitioner is requesting deferral to the Zoning Committee recommendation December 3, 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)

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

Update: Petitioner requesting deferral of the Zoning Committee recommendation to December 3, 2019.

Resource: [Claire Lyte-Graham](#)

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

Update: Petitioner requesting deferral of the Zoning Committee recommendation to December 3, 2019.

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)

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

Update: Petitioner requesting deferral of the Zoning Committee recommendation to December 3, 2019.

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

Zoning Items

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

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)

Public Hearing Held: October 21, 2019 Item #34

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-117 Post DONE](#)

[2018-117 Rev 10-28-2019](#)

[2018-117 consistency DONE](#)

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

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

Public Hearing Held: October 21, 2019 - Item #35

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-032 Poststaff October.pdf](#)

[2019-032 RevSitePlan 10-29-2019](#)

[2019-032 Consistency DONE](#)

8. Rezoning Petition: 2019-049 by Apollo Holding Company

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

Public Hearing Held: October 21, 2019 - Item #37

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-049 Post DONE](#)

[2019-049 RevSitePlan 10-29-2019](#)

[2019-049 consistency DONE](#)

9. Rezoning Petition: 2019-051 by Joyce M. Green

Location: Approximately .66 acres located on the east side of West Sugar Creek Road at Lynn Lee Circle.
(Council District 2 - Harlow)

Public Hearing Held: October 21, 2019 - Item #38

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-051 PostStaff DONE](#)

[2019-051 RevSitePlan 10-30-2019](#)

[2019-051 Consistency Statement DONE](#)

10. Rezoning Petition: 2019-068 by Blu South, LLC

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

Public Hearing Held: October 21, 2019 - Item #39

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-068 PostStaff DONE](#)

[2019-068 consistencyStatement DONE](#)

11. 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 Oakland Road
(Outside City Limits)

Public Hearing Held: October 21, 2019 - Item #40

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-071 Poststaff DONE](#)

[2019-071 RevSitePlan 10-29-2019](#)

[2019-071 Consistency Statement DONE](#)

12. Rezoning Petition: 2019-078 by Charter Properties

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)

Public Hearing Held: October 21, 2019 - Item #41

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-078 Poststaff DONE](#)

[2019-078 RevSitePlan 10-29-2019](#)

[2019-078 Consistency Statement DONE](#)

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

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

Public Hearing Held: October 21, 2019 - Item #42

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-084 Post 11-05-2019 CLG10-22 DP1030](#)

[2019-084 Consistency Statement DONE](#)

14. Rezoning Petition: 2019-087 by JDSI, LLC

Location: Approximately 13.8 acres located on the west side of Harrisburg Road, south of Starnes-Randall Road. (Council District 5 - Newton)

Public Hearing Held: October 21, 2019 - Item #43

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019 087 PostHearing DONE](#)

[2019-087 ConsistencyStatement DONE](#)

15. Rezoning Petition: 2019-090 by Culp Road Materials, LLC

Location: Approximately 34.6 acres located on the south side of Old Dowd Road, west of Interstate 485. (Outside City Limits)

Public Hearing Held: October 21, 2019 - Item #45

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-090 Post hearing Staff DONE](#)

[2019-090 Consistency Statement DONE](#)

16. Rezoning Petition: 2019-091 by Ramon Adams

Location: Approximately 2.6 acres located on the north side of McLean Road, east of Faires Farm Road, west of Michael Crossing Drive, east of Old Concord Road. (Council District 4 - Phipps)

Public Hearing Held: October 21, 2019 - Item #46

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019 091 PostStaff DONE](#)

[2019-091 ConsistencyStatement DONE](#)

17. Rezoning Petition: 2019-094 by Andrew Parker

Location: Approximately 0.41 acres located on the east side of North Davidson Street, north of Charles Avenue and Matheson Avenue. (Council District 1 - Egleston)

Public Hearing Held: October 21, 2019 - Item #48

Staff Resource: [Will Linville](#)

Staff Recommendation:

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

[2019-094-PostStaff 2019 DONE](#)

[2019-094 RevSitePlan 10-29-19](#)

[2019-094 ConsistencyStatement](#)

18. Rezoning Petition: 2019-097 by Ardent Acquisitions, LLC

Location: Approximately 17.02 acres located on the west side of South Tryon Street, south of Blairhill Road, south of Clanton Road, east of Interstate 77. (Council District 3 - Mayfield)

Public Hearing Held: October 21, 2019 - Item #49

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-097 Post 11-05-2019 DONE](#)

[2019-097 Consistency DONE](#)

19. Rezoning Petition: 2019-099 by Townes Mozer

Location: Approximately 2.33 acres located on the southwest corner of South Tryon Street and Griffith Street. (Council District 3 - Mayfield)

Public Hearing Held: October 21, 2019 - Item #50

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-099 Post 11-05-2019 DONE](#)

[2019-099 Consistency DONE](#)

20. Rezoning Petition: 2019-100 by Matt Connolly-Pike

Location: Approximately 1.01 acres located on the west side of Seigle Avenue and south of McAden Street. (Council District 1 - Egleston)

Public Hearing Held: October 21, 2019 - Item #51

Staff Resource: [Will Linville/John Kinley](#)

Staff Recommendation:

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

[2019-100 PostStaff DONE Revised](#)

[2019-100 RevSitePlan 10-28-2019](#)

[2019-100 ConsistencyStatement DONE](#)

21. Rezoning Petition: 2019-102 by City of Charlotte

Location: Approximately 1,770 acres generally located along South Boulevard, North Davidson Street and North Tryon Street, generally within a half mile of the JW Clay Boulevard, McCullough, University City Boulevard, Tom Hunter, Old Concord Road, Sugar Creek, 36th Street, 25th Street, Parkwood, Carson, Bland Street, East/West, New Bern, Scaleybark, Woodlawn, Tyvola, Archdale, Arrowood, Sharon Road West and I-485/South Boulevard LYNX Blue Line transit stations, between I-485 to the south, and UNC - Charlotte campus to the north. (Council Districts: 1-Egleston; 3-Mayfield; 4-Phipps; and 6-Bokhari)

Public Hearing Held: October 21, 2019 - Item #33

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-102 Poststaffanalysis 11-5-19](#)

[2019-102 consistencyStatement DONE](#)

22. Rezoning Petition: 2019-119 by RKW Builders

Location: Approximately 0.29 across located on North Alexander Street between East 34th Street and East 35th Street. (Council District 1 - Egleston)

Public Hearing Held: October 21, 2019 - Item #52

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-119 PostStaff DONE](#)

[2019-119 ConsistencyStatement DONE](#)

23. Rezoning Petition: 2019-122 by Beacon Partners

Location: Approximately 39.70 acres located on the west side of Old Statesville Road, north of Gibbon Road. (Council District 2 - Harlow)

Public Hearing Held: October 21, 2019 - Item #53

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-122 Poststaff DONE](#)

[2019-122 Previous site plan approved](#)

[2019-122 Consistency Statement DONE](#)