

City of Charlotte

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



Zoning Agenda

Thursday, January 2, 2020

Room 886 - Innovation Station

Zoning Committee Work Session

Sam Spencer - Chairperson

Phillip Gussman

John Ham

Bolyn McClung

Victoria Nwasike

Cozzie Watkins

Nancy Wiggins

Zoning Committee Work Session
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Deferrals

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

Update: *Petitioner is requesting deferral to the Zoning Committee recommendation February 4, 2020.*

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

Zoning Items

2. Rezoning Petition: 2019-035 by Novant Health, Inc.

Location: Approximately 40.43 acres located at the southeast intersection of Johnston Road and Providence Road West. (Council District 7 - Driggs)

Public Meeting Held: December 16, 2019 - Item #28

Staff Resource: [John Kinley](#)

Site Recommendation:

Staff recommends approval of this petition.

[2019-035 PostAnalysis_DONE](#)

[2019-035 RevSitePlans_11-12-2019](#)

[2019-035 consistencystatement_DONE](#)

3. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC

Location: Approximately 0.9 acres on the west side of E. 36th St, north of North McDowell St. and south of North Alexander St. (Council District 1 - Egleston)

Public Hearing Date: December 16, 2019 - Item #29

Staff Resource: [William Linville](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-069 Post Hearing_DONE](#)

[2019-069 RevSitePlan_12-20-2019](#)

[2019-069 Consistency_DONE](#)

4. Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC

Location: Approximately 11.15 acres located on the west side of Commonwealth Avenue and east of Char Meck Lane, north of Monroe Road. (Council District 5 - Newton)

Public Hearing Held: December 16, 2019 - Item #30

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-080 PostAnalysis DONE](#)

[2019-080 RevSitePlan 12-20-2019](#)

[2019-080 ConsistencyStatement DONE](#)

5. Rezoning Petition: 2019-092 by Carolina Development Group NC, LLC

Location: Approximately 0.98 acres located on the east corner of the intersection of North Smith Street & West 10th Street, south of Brookshire Freeway. (Council District 2 - Graham)

Public Hearing Held: December 16, 2019 - Item #31

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

Staff Recommendation:

Staff recommends approval of this.

[2019-092 Post DONE](#)

[2019-092 RevSitePlan 09-17-2019-comments](#)

[2019-092 consistency DONE](#)

6. Rezoning Petition: 2019-110 by Jay Patel

Location: Approximately 1.24 acres located north of Central Avenue, west of Hawthorne Lane, east of Heath Court. (Council District 1 - Egleston)

Public Hearing Held: December 16, 2019 - Item #32

Staff Resource: [William Linville](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-110 Post Hearing DONE](#)

[2019-110 Consistency DONE](#)

7. Rezoning Petition: 2019-124 by Gvest Capital, LLC

Location: Approximately 5.86 acres north of Monroe Road, west of Eaton Road and east of Shade Valley Road. (Council District 5 - Newton)

Public Hearing Held: December 16, 2019 - Item #34

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-124 Post Analysis DONE](#)

[2019-124 RevSitePlan 12-23-2019](#)

[2019-124 consistency DONE](#)

8. Rezoning Petition: 2019-125 by SCOC-Mallard Crossing, LLC

Location: Approximately 8.43 acres located on the east side of Prosperity Church Road, north of Mallard Creek Road. (Council District 4 - Johnson)

Public Hearing Held: December 16, 2019 - Item #35

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-125 Post staff DONE](#)

[2019-125 RevSitePlan 12-23-2019](#)

[2019-125 Consistency Statement DONE](#)

9. Rezoning Petition: 2019-127 by Regal Estates, LLC

Location: Approximately 0.85 acres located on the south side of Morris Field Drive and the west side of Eaton Circle, east of Airport Drive. (Council District 3 - Watlington)

Public Hearing Held: December 16, 2019 - Item #32

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-127 PostStaff DONE](#)

[2019-127 Consistency Statement DONE](#)

10. Rezoning Petition: 2019-129 by Lee Mynhardt, Mynhardt Investments, LLC

Location: Approximately 0.34 acres located along the eastern portion of E. 35th Street between N. McDowell Street and Spencer Street. (Council District 1 - Egleston)

Public Hearing Held: December 16, 2019 - Item #37

Staff Resource: [William Linville](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-129 Post Hearing DONE](#)

[2019-129 Consistency DONE](#)

11. Rezoning Petition: 2019-130 by Greenway Holdings, LLC

Location: Approximately 0.43 acres located on the west side of Park Road and north side of Drexel Place. (Council District 1 - Egleston)

Public Hearing Held: December 16, 2019 - Item #38

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-130 Post DONE](#)

[2019-130 RevSitePlan 12-20-2019](#)

[2019-130 Consistency DONE](#)

12. Rezoning Petition: 2019-131 by Red Cedar Capital Partners

Location: Approximately 8.57 acres located at the southwest intersection of Old Plank Road and Baucom Street. (Council District 2 - Graham)

Public Hearing Held: December 16, 2019 - Item #39

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-131 Post Staff DONE](#)

[2019-131 Consistency Statement DONE](#)

13. Rezoning Petition: 2019-132 by Lennar Multifamily Communities, LLC

Location: Approximately 5.90 acres located on the south side of Verbena Street, north of Yeoman Road, west of Nations Crossing Road. (Council District 2 - Graham)

Public Hearing Held: December 16, 2019 - Item #40

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-132 Post DONE](#)

[2019-132 consistency DONE](#)

14. Rezoning Petition: 2019-133 by Greg Zanitsch, TBGC, LLC

Location: Approximately .20 acres located at the NE corner of the intersection of Kennon Street and Pegram Street in the Belmont Community. (Council District 1 - Egleston)

Public Hearing Held: December 16, 2019 - Item #41

Staff Resource: [Will Linville](#)

Staff Recommendation:

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

[2019-133 Post Hearing DONE](#)

[2019-133 RevSitePlan 11-12-2019-comments](#)

[2019-133 Consistency DONE](#)

15. Rezoning Petition: 2019-134 by DJ Family Farms, LLC

Location: Approximately 1.27 acres located on the north side of West Pointe Drive, east of Sam Wilson Road, north of Intersection 85. (Outside City Limits)

Public Hearing Held: December 16, 2019 - Item #42

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-134 Post Staff DONE](#)

[2019-134 Consistency Statement DONE](#)

16. Rezoning Petition: 2019-136 by Venkata Ammi Reddy

Location: Approximately 1.89 acres located on the west side of Mulberry Church Road, east side of Sloan Drive, north of Queen City Drive. (Council District 3 - Watlington)

Public Hearing Held: December 16, 2019 - Item #43

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

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

[2019-136 Post Hearing DONE](#)

[2019-136 RevSitePlan 12-20-2019](#)

[2019-136 Consistency Statement DONE](#)

17. Rezoning Petition: 2019-137 by Kinger Homes

Location: Approximately 9.62 acres located on the west side of West Sugar Creek road, north of Yorkford Drive, south of Browne's Ferry Road. (Council District 4 - Johnson)

Public Hearing Held: December 16, 2019 - Item #44

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-137 Post staff DONE](#)

[2019-137 RevSitePlan 12-20-2019](#)

[2019-137 Consistency Statement DONE](#)

18. Rezoning Petition: 2019-147 by Guy Properties

Location: Approximately .4416 acres located at the northeast intersection of N. Davidson Street and E. 36th Street. (Council District 1 - Egleston)

Public Hearing Held: December 16, 2019 - Item #45

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2018-147 Post Hearing DONE](#)

[2019-147 Consistency DONE](#)

19. Rezoning Petition: 2019-149 by Wood Partners

Location: Approximately 2.8 acres located at the northern intersection of N. Davidson Street and E. 21st Street. (Council District 1 - Egleston)

Public Hearing Held: December 16, 2019 - Item #46

Staff Resource: [Will Linville](#)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-149 PostStaff DONE](#)

[2019-149 Consistency DONE](#)