

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, February 4, 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

### Deferrals

#### 1. Rezoning Petition: 2019-126 by Harrison Tucker

***Update: Petitioner is requesting deferral to the March 3, 2020***

**Location:** Approximately 0.397 acres, having frontages along a portion of E. 17th Street and N. Davidson Street general situated along the northern portion of N. Davidson Street between E. 17th Street and E. 18th Street in the Optimist Park Community. (Council District 1 - Egleston)

[2019-126 RevSitePlan 12-17-2019-comments](#)

[2019-126 Consistency](#)

### Zoning Items

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

**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)

**Public Meeting Held:** January 21, 2020 - Item #4

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

**Staff Recommendation:**

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

[2019-006 RevSitePlan 01-28-2020](#)

[2019-006 Post Hearing DONE](#)

[2019-006 Consistency DONE](#)

#### 3. Rezoning Petition: 2019-105 by The Greenstone Group, LLC

**Location:** Approximately 5.14 acres located on the west side of Benfield Road, south of Summer Creek Lane and north of Interstate 485, west of Prosperity Church Road. (Council District 4 - Johnson)

**Public Meeting Held:** January 21, 2020 - Item #24

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-105 Post Hearing DONE](#)

[2019-105 RevSitePlan 01-31-2020](#)

[2019-105 consistency DONE](#)

#### 4. 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 - Watlington)

**Public Hearing Held:** January 21, 2020 - Item #28

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-121 Post staff revised](#)

[2019-121 Consistency Statement DONE](#)

#### 5. Rezoning Petition: 2019-123 by Magnus Capital Partners

**Location:** Approximately 1.99 acres located on the south side of Bryant Street, east of South Summit Avenue, west of Interstate 77. (Council District 2 - Graham)

**Public Hearing Held:** January 21, 2020 - Item #29

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-123 RevSitePlan 12-23-2019](#)

[2019-123 Post Hearing DONE](#)

[2019-123 Consistency Statement DONE](#)

#### 6. Rezoning Petition: 2019-138 by Roma Homes

**Location:** Approximately 0.55 acres located at the southern intersection of Charles Avenue and Whiting Avenue. (Council District 1 - Egleston)

**Public Hearing Held:** January 21, 2020 - Item #31

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

**Staff Recommendation:**

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

[2019-138 Post Hearing DONE](#)

[2019-138 RevSitePlan 01-27-2020](#)

[2019-138 Consistency DONE](#)

## 7. Rezoning Petition: 2019-139 by JDSI, LLC

**Location:** Approximately 5.3225 acres located along the eastern portion of W.W. Harris Boulevard at its intersection with Wallace Avenue, north of Albemarle Road. (Council District 5 - Newton)

**Public Meeting Held:** January 21, 2020 - Item #32

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-139 Post Hearing DONE](#)

[2019-139 Consistency DONE](#)

## 8. Rezoning Petition: 2019-140 by C Investments 5, LLC

**Location:** Approximately 2.22 acres located on the north side of Providence Road West, west of Rothesay Drive, east of Lancaster Highway. (Council District 7 - Driggs)

**Public Hearing Held:** January 21, 2020 - Item #27

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019\\_140 Post Hearing DONE](#)

[2019-140 RevSitePlans 01-27-2020](#)

[2019\\_140 Consistency Stmtn DONE](#)

## 9. Rezoning Petition: 2019-141 by Mark Bolous

**Location:** Approximately 0.44 acres located on the west corner of N. Sharon Amity Road and Castleton Road. (Council District 5 - Newton)

**Public Hearing Held:** January 21, 2020 - Item #33

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019\\_141 Post Hearing DONE](#)

[2019-141 RevSiteplan 01-29-2020](#)

[2019\\_141 Consistency Statement DONE](#)

## 10. Rezoning Petition: 2019-143 by Tara Ellerbe-Elite

**Location:** Approximately 0.33 acres located at the southern intersection of N. Tryon Street and Liddell Street, .2 miles northeast of Brookshire Freeway (I-277). (Council District 1 - Egleston)

**Public Meeting Held:** January 21, 2020 - Item #34

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

**Staff Recommendation:**

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

[2019-143 Post Hearing DP](#)

[2019-143 RevSitePlan 01-28-2020](#)

[2019-143 Consistency Statement DONE](#)

## 11. Rezoning Petition: 2019-144 by York Acquisitions, LLC

**Location:** Approximately 23.57 acres located on the west side of North Tryon Street, south of Sir Anthony Drive, north of West Mallard Creek Church Road. (Council District 4 - Johnson)

**Public Hearing Held:** January 21, 2020 - Item #35

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-144 Post Hearing DONE](#)

[2019-144 RevSitePlans 01-27-2020](#)

[2019-144 Consistency Statement DONE](#)

## 12. Rezoning Petition: 2019-148 by Branful, LLC

**Location:** Approximately 1.55 acres located on the west side of West Sugar Creek Road, south of Wilson Lane, south of Interstate 85. (Council District 1 - Egleston)

**Public Meeting Held:** January 21, 2020 - Item #36

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-148 Post Hearing DONE](#)

[2019-148 RevSitePlan 12-17-2019-comments](#)

[2019-148 Consistency Statement DONE](#)

### 13. Rezoning Petition: 2019-151 by Longbranch Development

**Location:** Approximately 11.63 acres located on Johnston-Oehler Rd, east of Oehler Bridge Drive, south of Interstate 485. (Council District 4 - Johnson)

**Public Hearing Held:** January 21, 2020 - Item #37

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-151 Post Hearing DONE](#)

[2019-151 RevSitePlans 01-27-2020](#)

[2019-151 Consistency Statement DONE](#)

### 14. Rezoning Petition: 2019-153 by 650 South Tryon Development

**Location:** Approximately 0.64 acres bounded by S. Tryon Street and W. Hill Street east of John Belk Freeway. (Council District 2 - Graham)

**Public Meeting Held:** January 21, 2020 - Item #38

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2019-153 Post Hearing DONE](#)

[2019-153 RevSitePlans 01-27-2020](#)

[2019-153 Consistency Statement DONE](#)