

City of Charlotte

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



Zoning Agenda

Thursday, March 5, 2020

Charlotte-Mecklenburg Government Center-Room 886

Zoning Committee Work Session

Sam Spencer - Chairperson

Phillip Gussman

John Ham

Bolyn McClung

Victoria Nwasike

Cozzie Watkins

Nancy Wiggins

Zoning Committee Work Session

Zoning Items

1. Rezoning Petition: 2019-126 by Harrison Tucker

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)

2. Rezoning Petition: 2018-114 by Seahawk Partner Holdings, LLC

Location: Approximately 0.178 acres located on the eastern side of Thomas Avenue, north of Central Avenue in the Plaza-Midwood Neighborhood. (Council District 1 - Egleston)

Public Hearing Held: February 17, 2020 - Item #19

Staff Resource: [William Linville](#)

[2018-114 Post Hearing DONE REV](#)

[2018-114 RevSitePlan 02-24-2020](#)

[2018-114 ZC Consistency DONE](#)

3. 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](#)

[2019-006 Post Hearing DONE](#)

[2019-006 RevSitePlan 02-24-2020](#)

[2019-006 Consistency DONE](#)

4. Rezoning Petition: 2019-142 by Kennedy Howard

Location: Approximately 0.27 acres located on the southeast corner of Tuckaseegee Road and Enderly Road from B-1 to MUDD-0. (Council District 3 - Watlington)

Public Hearing Held: February 17, 2020 - Item #22

Staff Resource: [Lisa Arnold](#)

[2019-142 Post Hearing DONE](#)

[2019-142 RevSitePlan-02-27-2020](#)

[2019-142 Consistency Statement DONE](#)

5. Rezoning Petition: 2019-152 by Spectrum Companies

Location: Approximately 27.410 acres located off Carolyn Lane and Joe Whitener Road with frontage and access to University City Boulevard. (Council District 4 - Johnson)

Public Hearing Held: February 17, 2020 - Item #23

Staff Resource: [Will Linville](#)

[2019-152 Post Hearing DONE REV](#)

[2019-152 RevSitePlan 02-24-2020](#)

[2019-152 ZC Consistency DONE](#)

6. Rezoning Petition: 2019-155 by Plaza Midwood Charlotte 2 LP

Location: Approximately 0.18 acres located on the south side of Central Avenue, east of Pecan Avenue and west of Thomas Avenue. (Council District 1 - Egleston)

Public Hearing Held: February 17, 2020 - Item #24

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

[2019-155 Post Hearing DONE](#)

[2019-155 RevSitePlan 02-24-2020](#)

[2019-155 Consistency DONE](#)

7. Rezoning Petition: 2019-157 by ABP Development LLC

Location: Approximately 8.5 acres located on the south side of Polk and White Road, west of Mallard Creek Road. (Council District 4 - Johnson)

Public Hearing Held: February 17, 2020 - Item #25

Staff Resource: [Michael Russell](#)

[2019-157 Post Hearing DONE](#)

[2019-157 RevSitePlan 02-24-2020](#)

[2019-157 Consistency DONE](#)

8. Rezoning Petition: 2019-158 by MPV Properties

Location: Approximately 3.6 acres located on the south side of E. Woodlawn Road, east of Murrayhill Road. (Council District 6 - Bokhari)

Public Hearing Held: February 17, 2020 - Item #26

Staff Resource: [John Kinley](#)

[2019_158 Post Hearing DONE](#)

[2019-158 RevSitePlan 02-24-2020](#)

[2019-158 Consistency Statement DONE](#)

[2007-005 approved site plan](#)

9. Rezoning Petition: 2019-159 by Ed Zepa

Location: Approximately 0.95 acres located on the west side of Nations Crossing Road, south of Verbena Street. (Council District 3 - Watlington)

Public Hearing Held: February 17, 2020 - Item #27

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

[2019-159 Post Hearing DONE](#)

[2019-159 consistency DONE](#)

10. Rezoning Petition: 2019-161 by Crescent Communities, LLC

Location: Approximately 2.4 acres bounded by S. Tryon Street and W. Hill Street east of John Belk Freeway. (Council District 1 - Egleston)

Public Hearing Held: February 17, 2020 - Item #28

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

[2019-161 Post Hearing DONE](#)

[2019-161 RevSitePlan 02-24-2020](#)

[2019-161 Consistency Statement DONE](#)

11. Rezoning Petition: 2019-162 by Kenneth Simmons

Location: Approximately 2.88 acres located along the northern side of Old Concord Road near its intersection with N. Tryon Street and in close proximity to the LYNX Blue Line's Old Concord Road transit station. (Council District 4 - Johnson)

Public Hearing Held: February 17, 2020 - Item #29

Staff Resource: [Will Linville](#)

[2019-162 Post Hearing DONE](#)

[2019-162 ZC Consistency DONE](#)

12. Rezoning Petition: 2019-164 by PDAN Holdings, LLC

Location: Approximately 1.1 acres located on the north side of Johnston Oehler Road, west of Oehler Bridge Drive. (Council District 4 - Johnson)

Public Hearing Held: February 17, 2020 - Item #30

Staff Resource: [Michael Russell](#)

[2019-164-Post Hearing DONE](#)

[2019-164 RevSitePlan 02-24-2020](#)

[2019-164 Consistency DONE](#)

13. Rezoning Petition: 2019-165 by Wood Partners

Location: Approximately 4.0 acres located on the north side of West Morehead Street, between Millerton Avenue and Morton Street. (Council District 3 - Watlington)

Public Hearing Held: February 17, 2020 - Item #31

Staff Resource: [Lisa Arnold](#)

[2019-165 Post Hearing DONE](#)

[2019-165 Consistency Statement DONE](#)

14. Rezoning Petition: 2019-169 by Thompson Thrift Development Inc.

Location: Approximately 15.9 acres located on the east side of Ridge Road, at Odell School Road, south of Mallard Creek Road. (Outside City Limits)

Public Hearing Held: February 17, 2020 - Item #33

Staff Resource: [Michael Russell](#)

[2019-169-Post Hearing DONE](#)

[2019-169 RevSitePlan 02-24-2020](#)

[2019-169 Consistency Statement DONE](#)