

City of Charlotte

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



Zoning Agenda

Monday, May 20, 2019

Council Chambers

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Julie Eiselt
Council Member Dimple Ajmera
Council Member Tariq Scott Bokhari
Council Member Ed Driggs
Council Member Larken Egleston
Council Member Justin Harlow
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Matt Newton
Council Member Greg Phipps
Council Member Braxton Winston II*

DINNER MEETING

- 1. 5:00 P.M. DINNER MEETING, CH-14**
 - 1. Meeting Agenda**
 - 2. Dinner Meeting Agenda**
 - 1. Agenda Review - Dave Pettine**
 - 3. Follow-Up Report**

- 2. Dinner Meeting Agenda**
 - 1. Agenda Review - Dave Pettine**

[Dinner Agenda May](#)

- 3. Follow Up Report**

[May Follow-Up Report -Final](#)

DECISIONS**4. Rezoning Petition: 2018-110 by Mattamy Homes**

Update: Petitioner is requesting deferral to June 17, 2019

Location: Approximately 38.40 acres located on the east side of Shopton Road West, north of South Tryon Street. (Outside City Limits)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8MF(CD) (multi-family residential, conditional), with five-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 4, 2019 meeting.

5. Rezoning Petition: 2018-147 by Laurel Street Residential

Update: Petitioner is requesting deferral to June 17, 2019

Location: Approximately 3.31 acres located on the north side of Mallard Creek Road, east of Prosperity Church Road, west of Galloway Road. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 4, 2019 meeting.

6. Rezoning Petition: 2018-165 by NRP Properties, LLC

Update: Petitioner is requesting deferral to June 17, 2019

Location: Approximately 16.6 acres located on the west side of Forest Point Boulevard, off of Nations Ford Road, east of I-77. (Council District 3 - Mayfield)

Current Zoning: B-2(CD) (general business, conditional)

Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 4, 2019 meeting.

7. Rezoning Petition: 2019-001 by The 6125 Company, LLC

Update: Petitioner is requesting deferral to June 17, 2019

Location: Approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road. (Council District 3 - Mayfield)

Current Zoning: MUDD(O) (mixed use development, optional)

Proposed Zoning: MUDD(O) SPA (mixed use development, optional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 4, 2019 meeting.

8. Rezoning Petition: 2019-005 by Ardent Acquisitions, LLC

Update: Petitioner is requesting deferral to June 17, 2019

Location: Approximately 5.58 acres located on the south of West Tremont Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

Current Zoning: I-2(CD) (general industrial, conditional)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their June 4, 2019 meeting.

9. Rezoning Petition: 2018-153 by Browder Investments, LLC

Update: Petitioner is requesting withdrawal of this petition

Location: Approximately 0.83 acres located on the west side of South Tryon Street, north of West Summit Avenue and east of Winnifred Street. (Council District 3 - Mayfield)

Zoning Committee Recommendation:

The Zoning Committee supports withdrawal of this petition.

10. Rezoning Petition: 2017-186 by Drakeford Co.

Location: Approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

Current Zoning: R-22MF, HD (multi-family residential, historic district overlay)

Proposed Zoning: UR-2(CD), HD (urban residential, conditional, historic district overlay), with five-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2017-186 Reco 04-02-2019 km0405 done](#)

[2017-186 Final 04-15-2019 km0405 done](#)

[2017-186 revSitePlan 03-27-2019](#)

11. Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich

Location: Approximately 0.173 acres located at the intersection of North Davidson Street and East 17th Street. (Council District 1 - Egleston)

Current Zoning: R-8 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

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

[2018-012 ZCRec 043019 km DP0515](#)

[2018-012 FINAL staff 041519 DP 0426 km0509 DP0514](#)

[2018-012 RevSitePlan 05-10-2019](#)

12. Rezoning Petition: 2018-126 by Exeter Meadow Oak, LLC

Location: Approximately 47.46 acres located at west side of the intersection of Billy Graham Parkway and West Tyvola Road. (Council District 3 - Mayfield)

Current Zoning: R-22MF AIR (multi-family residential, airport noise overlay)

Proposed Zoning: I-1(CD) AIR (light industrial, conditional, airport noise overlay)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-126 reco 04-2019 done](#)

[2018-126 Final 05-20-2019 done](#)

[2018-126 RevSitePlan 04-23-2019](#)

13. Rezoning Petition: 2018-132 by Alliance Residential Company

Location: Approximately 10.50 acres north side of Ridge Road, west of Prosperity Ridge Road, east Prosperity Church Road. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential)

Proposed Zoning: MUDD-O (mixed use development, optional), with five-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-132 reco 04-30-2019 done](#)

[2018-132 Final 05-20-2019 done](#)

[2018-132 RevSitePlan 04-23-2019](#)

14. Rezoning Petition: 2018-137 by Lakewood Apartments, LLC

Location: Approximately 0.48 acres located on the north side of Lakewood Avenue, west of Rozzelles Ferry Road. (Council District 2 - Harlow)

Current Zoning: R-5 (single family residential)

Proposed Zoning: B-2(CD) (general business, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-137 reco 04-30-2019 CLG5-8 km0508](#)

[2018-137 Final 05-20-2019 done](#)

[2018-137 RevSitePlan 04-24-2019](#)

15. Rezoning Petition: 2018-146 by NorthState Development, LLC

Location: Approximately 18.39 acres located on the east side of Shopton Road West, north of Sledge Road across from Pine Harbor Road. (Outside City Limits)

Current Zoning: R-3 LLWWPA (single family residential, Lower Lake Wylie Watershed Protected Area)

Proposed Zoning: MX-1 LLWWPA (mixed use, Lower Lake Wylie Watershed Protected Area)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-146 reco 4-30-2019 done](#)

[2018-146 Final 05-20-2019 done](#)

[2018-146 RevSitePlan 04-23-2019](#)

16. Rezoning Petition: 2018-148 by Beacon Partners

Location: Approximately 1.84 acres located on the north side of West Boulevard, east of South Tryon Street and west of Hawkins Street. (Council District 3 - Mayfield)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: TOD-M(O) (transit oriented development - mixed use, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-148 Reco 04-30-2019 done](#)

[2018-148 Final staff 05-20-2019 done](#)

[2018-148 RevSitePlan 04-23-2019](#)

17. Rezoning Petition: 2018-152 by Kyle Short

Location: Approximately 0.56 acres located at the southwest corner of North Sharon Amity Road and Emory Lane, east of Randolph Road. (Council District 5 - Newton)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-1(CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-152 ZC Reco 043019 km0510](#)

[2018-152 Finalstaff 0520 km0510](#)

[2018-152 REVSitePlan 051419](#)

18. Rezoning Petition: 2018-155 by North State Capital Partners, LLC

Location: Approximately 8.39 acres located at the end of Dixie River Road, east of Steele Creek Road, south of I-485. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential)

Proposed Zoning: MUDD(CD) (mixed use development, conditional) & I-1(CD) (light industrial, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-155 reco 04-30-2019 CLG5-3 km0508](#)

[2018-155 Final 05-20-2019 CLG5-3 km0508](#)

[2018-155 RevSitePlan 04-23-2019](#)

19. Rezoning Petition: 2018-163 by Suncap Property Group, LLC

Location: Approximately 1.75 acres located on the eastside of Waverly Avenue, west side of Kenilworth Avenue, south of Romany Road. (Council District 1 - Egleston)

Current Zoning: R-8 (single family residential) & R-22MF (multi-family residential)

Proposed Zoning: R-8(CD) (single family residential, conditional) & MUDD(CD) (mixed use development, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 4-3 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-163_rec_04-30-2019_done](#)

[2018-163_Finalstaff_05-20-2019_km0503_done_DP0515](#)

[2018-163_RevSitePlan_04-23-2019](#)

20. Rezoning Petition: 2018-164 by Tzeggai Yohannes

Location: Approximately 0.92 acres located on the west side of North Sharon Amity Road, north of Central Avenue. (Council District 1 - Egleston)

Current Zoning: O-2 (office)

Proposed Zoning: B-1(CD) (neighborhood business, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2018-164_ZCReco_043019_km0510](#)

[2018-164_finalstaff_052019_km0510](#)

[2018-164_REVsiteplan_041819](#)

21. Rezoning Petition: 2019-004 by C4 Investments, LLC

Location: Approximately 10.54 acres located on the southeast corner of West Arrowood Road and West Hebron Street. (Council District 3 - Mayfield)

Current Zoning: INST (institutional)

Proposed Zoning: R-22MF (multi-family residential)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2019-004_reco_4-2-19_done](#)

[2019-004_Finalstaff_5-20-19](#)

22. Rezoning Petition: 2019-011 by Milestone Investments, LLC

Location: Approximately 13.17 acres located on the east side of the intersection of Yorkmont Road and Parkway Plaza Boulevard. (Council District 3 - Mayfield)

Current Zoning: O-1(CD) (office, conditional)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2019-011 reco 4-30-19 done](#)

[2019-011 FinalAnalysis 05-20-2019 done](#)

[2019-011 RevSitePlan 04-23-2019](#)

23. Rezoning Petition: 2019-012 by Lidl US Operations, LLC

Location: Approximately 2.84 acres located on the southwest corner of South Tryon Street and Moss Road. (Council District 3 - Mayfield)

Current Zoning: NS (neighborhood services)

Proposed Zoning: NS(SPA) (neighborhood services, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2019-012 reco 4-30-19 done](#)

[2019-012 FinalAnalysis 5-20-19 done](#)

[2019-012 RevSitePlan 04-23-2019](#)

24. Rezoning Petition: 2019-016 by Lennar Carolinas, LLC

Location: Approximately 42.13 acres located on the south side of Hamilton Road, east of Steele Creek Road. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2019-016 Reco 4.30.2019 km0506](#)

[2019-016 Final Analysis 05-20-2019 km0507](#)

[2019-016 Rev 05-08-2019](#)

25. Rezoning Petition: 2019-041 by Eastside Connections JV, LLC

Location: Approximately 13.18 acres located on the west side of East Independence Boulevard generally surrounded by Monroe Road, Idlewild Road, Independence Boulevard and Long Avenue. (Council District 5 - Newton)

Current Zoning: MUDD-O (mixed use development, optional) and NS (neighborhood services)

Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment) and NS SPA (neighborhood services, site plan amendment)

Zoning Committee Recommendation:

Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2019-041 reco 4-30-19 done](#)

[2019-041 FinalStaff done](#)

[2019-041 RevSitePlan 04-23-2019](#)

HEARINGS

26. Rezoning Petition: 2015-027 by Charlotte Housing Authority

Update: Petitioner is requesting deferral to December 16, 2019

Location: Approximately 3.031 acres located on the southeast corner at the intersection of Cherry Street and East 1st Street. (Council District 1 - Egleston)

Current Zoning: R-22MF (multi-family, residential)

Proposed Zoning: UR-C(CD) (urban residential - commercial, conditional)

[2015-027 Charlotte Housing Authority December 16, 2019 deferral](#)

27. Rezoning Petition: 2018-128 by James Pouitier

Update: Petitioner is requesting deferral to June 17, 2019

Location: Approximately 5.5 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard. (Council District 2 - Harlow)

Current Zoning: R-3 LWPA (single family residential, Lake Wylie protected area)

Proposed Zoning: UR-2(CD) LWPA (urban residential, conditional, Lake Wylie protected area), with five-year vested rights

[2018-128 James Pouitier June 17, 2019 deferral](#)

28. Rezoning Petition: 2019-021 by McKinney Holdings NC II, LLC

Update: Petitioner is requesting deferral to June 17, 2019

Location: Approximately 23.10 acres southeast intersection of North Tryon Street and Libby Way. (Council District 4 - Phipps)

Current Zoning: B-2(CD) (general business, conditional)

Proposed Zoning: TOD-M(CD) (transit oriented development-mixed use, conditional)

[2019-021 McKinney Holdings NC II, LLC June 17, 2019 deferral](#)

29. Rezoning Petition: 2019-027 by Liberty Property Trust

Update: Petitioner is requesting deferral to June 17, 2019

Location: Approximately 20.5 acres located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85. (Outside City Limits)

Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)

Proposed Zoning: I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

[2019-027 Liberty Trust Property June 17, 2019 deferral](#)

30. Rezoning Petition: 2018-127 by Blue Azela-Providence, LLC

Location: Approximately 1.08 acres located at the intersection of Vernon Drive and Providence Drive, north of Wendover Road and east of Providence Road. (Council District 6 - Bokhari)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8(CD) (single family residential, conditional) with five-year vested rights

Staff Recommendation:

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

[2018-127 PH staff DP0515 DONE](#)

[2018-127 RevSitePlan 04-01-2019](#)

31. Rezoning Petition: 2018-145 by Brendan Mylton

Location: Approximately 1.25 acres located off St. George Street, south of Central Avenue, and east of Morningside Drive. (Council District 1 - Egleston)

Current Zoning: R-4 (single family residential)

Proposed Zoning: R-8(CD) (single family residential, conditional)

Staff Recommendation:

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

[2018-145 PHstaff 052019 done](#)

[2018-145 RevSitePlan 04-16-2019](#)

32. Rezoning Petition: 2018-167 by Verde Homes, LLC

Location: Approximately 1.74 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 - Bokhari)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

Staff Recommendation:

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

[2018-167 PHstaff 052019 km0508 DP-0515](#)

[2018-167 RevSitePlan 03-25-2019](#)

33. Rezoning Petition: 2019-002 by Laurel Street Residential, LLC

Location: Approximately 1.45 acres located at the corner of East 7th Street and North Alexander Street.
(Council District 1 - Egleston)

Current Zoning: UR-2 (urban residential)

Proposed Zoning: TOD-CC (transit oriented development - community center)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-002 PHstaff 05-20-2019 done](#)

34. Rezoning Petition: 2019-003 by Laurel Street Residential, LLC

Location: Approximately 4.03 acres located on the west side of North Tryon Street between University City Boulevard and Brookside Lane. (Council District 4 - Phipps)

Current Zoning: I-1 (light industrial) and I-2(CD) (general industrial, conditional)

Proposed Zoning: TOD-CC (transit oriented development - community center)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-003 PHstaff done](#)

35. 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 - Mayfield)

Current Zoning: B-1SCD AIR (business shopping center district, airport noise overlay)

Proposed Zoning: BD(CD) AIR (distributive business, conditional, airport noise overlay) and B-2(CD) AIR (general business, conditional, airport noise overlay)

Staff Recommendation:

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

[2019-006 PH 05-20-2019 CLG4-29 AG05-01 km0510 DP0515 DONE](#)

[2019-006 REV 04-30-2019](#)

[Previously Approved Cover Page](#)

[2019-006 approved 1987-074 \(1\)](#)

36. Rezoning Petition: 2019-008 by CoHab, LLC

Location: Approximately 0.52 acres located on the west side of the intersection of Seigle Avenue and East 15th Street. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: MUDD(CD) (mixed use development, conditional) with five-year vested rights

Staff Recommendation:

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

[2019-008 PHstaff 052019 km0508 DP0515 DONE](#)

[2019-008 RevSitePlan 04-16-2019](#)

37. Rezoning Petition: 2019-009 by Joseph Rhodes

Location: Approximately 16.0 acres located on the east side of Beatties Ford Road, north of Trinity Road and south of Lakeview Road. (Council District 2 - Harlow)

Current Zoning: R-3 (single family residential) and B-2 (general business)

Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

Staff Recommendation:

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

[2019-009 PHstaff done](#)

[2019-009 RevSitePlan2](#)

38. Rezoning Petition: 2019-013 by Andrew Klenk

Location: Approximately 0.22 acres located on the southeast side of North Davidson Street between East 33rd Street and East 34th Street. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: TOD-M(O) (transit oriented development - mixed use, optional)

Staff Recommendation:

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

[2019-013 PHstaff DP0515](#)

[2019-013 RevSitePlan 04-16-2019](#)

39. Rezoning Petition: 2019-014 by Mission Properties

Location: Approximately 1.06 acres located on the southwest corner of the intersection of Old Pineville Road and Griffith Road. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-M(CD) (transit oriented development-mixed use, conditional)

Staff Recommendation:

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

[2019-014 PHstaff 5-20-19 JK426 km0507 DONE](#)

[2019-014 RevSitePlan 03-11-2019](#)

40. Rezoning Petition: 2019-015 by Greg Godley/Sugar Creek Ventures

Location: Approximately 18.5 acres located on the west side of East Sugar Creek Road, south of North Tryon Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-CC (transit oriented development - community center)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-015 PHstaff done](#)

41. Rezoning Petition: 2019-017 by Chelsea Building Group, LLC

Location: Approximately 3.31 acres located on the south side of McKee Road, east of Kuykendall Road, west of Interstate 485. (Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-6 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-017 PH staff 5-20-19 done](#)

42. Rezoning Petition: 2019-024 by Investicore, LLC

Location: Approximately 1.74 acres located on the west side of South Boulevard, north of Clanton Road. (Council District 3 - Mayfield)

Current Zoning: I-1 (light industrial) and I-2 (general industrial)

Proposed Zoning: TOD-CC (transit oriented development - community center)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-024 PH staff DP0514 km0514 DONE](#)

43. Rezoning Petition: 2019-025 by White Point Partners, LLC

Location: Approximately 1.20 acres located at the south side of the intersection of West Kingston Avenue and Camden Road. (Council District 3 - Mayfield)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: TOD-UC (transit oriented development - urban center)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-025 PHstaff 05-20-2019 DP0515 DONE](#)

44. Rezoning Petition: 2019-026 by Beacon Development

Location: Approximately 3.0 acres located on the south side of Clanton Road, both side of Dewitt Lane and Tryclan Drive, east of South Tryon Street. (Council District 3 - Mayfield)

Current Zoning: I-1 (light industrial) and I-2 (general industrial)

Proposed Zoning: TOD-CC (transit oriented development - community center) and TOD-TR (transit oriented development - transition)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-026 PH staff DP0515 DONE](#)

45. 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)

Current Zoning: R-3 (single family residential), R-17MF(CD) (multi-family residential, conditional) and MX-2 (mixed use)

Proposed Zoning: R-17(MF) (multi-family residential)

Staff Recommendation:

Staff recommends denial of this petition.

[2019-032 PH staff km0507 DP0514 DONE](#)

[Previously Approved Cover Page](#)

[1999-029C approved site plan](#)

46. Rezoning Petition: 2019-048 by B & B RE Ventures, LLC

Location: Approximately 3.6 acres located at the intersection of Old Pineville Road and the north side of Scholtz Road, south of Springbrook Road. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-CC (transit oriented development - community center)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-048 PHstaff 5-20-19 done](#)

