

City of Charlotte

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



Zoning Agenda

Monday, October 21, 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 AGENDA**1. Meeting Agenda****1. Meeting Agenda****2. Dinner Meeting Agenda****1. Agenda Review - To Be Provided Monday - Dave Pettine****3. Follow-Up Report****2. Dinner Meeting Agenda****1. Agenda Review - To Be Provided Monday - Dave Pettine****3. Follow Up Report**

[October Follow-Up Report - Final .pdf](#)

DECISIONS**4. Rezoning Petition: 2018-092 by Contravest Development Partners, LLC**

Update: Petitioner is requesting deferral to November 18, 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)

Current Zoning: I-2(CD) (light industrial, conditional), R-MH (manufactured housing), and B-2 (general business)

Proposed Zoning: UR-3(CD) (urban residential, conditional)

Zoning Committee Recommendation:

Zoning Committee voted 5-0 to **DEFER** this petition to their November 5, 2019 meeting.

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

Update: Petitioner is requesting withdrawal of this petition.

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)

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

Update: Petitioner is requesting deferral to November 18, 2019

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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to **DEFER** to their November 5, 2019 meeting.

7. Rezoning Petition: 2019-030 by Continental 475 Fund, LLC

Update: Petitioner is requesting a deferral to November 18, 2019.

Location: Approximately 30.73 acres located on the north side of South Tryon Street, south of Erwin Road, east of Choate Circle. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend **DENIAL** of this petition.

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

Update: Petitioner is requesting deferral to November 18, 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)

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 5-0 to recommend a deferral to their November 5, 2019 meeting.

9. Rezoning Petition: 2018-073 by Moores Chapel Retail, LLC

Location: Approximately 3.99 acres located at the intersection of Moores Chapel Road, Rhyne Road, and Belmeade Road. (Council District 3 - Mayfield)

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

Proposed Zoning: B-1(CD) LLWPA (neighborhood business, conditional, Lower Lake Wylie - 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.

[2018-073 reco 10-01-2019 done.pdf](#)

[2018-073 Final DONE.pdf](#)

[2018-073 revised site plan.pdf](#)

10. Rezoning Petition: 2018-160 by K Sade Ventures

Location: Approximately 93.86 acres located on the north side of University Boulevard at the Mecklenburg/Cabarrus County line. (Outside City Limits)

Current Zoning: R-3 (single family residential)

Proposed Zoning: MX-1(CD) (mixed use, conditional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-160 ZC Reco done.pdf](#)

[2018-160 Final Staff done.pdf](#)

[2018-160 RevSitePlan 09 23 2019.pdf](#)

11. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-009 reco 7-30 done.pdf](#)

[2019-009 Final 10-21-2019 done.pdf](#)

[2019-009 RevSitePlan 07-10-2019.pdf](#)

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

Location: Approximately 20.50 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2019-027 reco 10-01-2019 done.pdf](#)

[2019-027 Final 10-21-2019 done.pdf](#)

[2019-027 RevSitePlan 09-24-2019.pdf](#)

13. Rezoning Petition: 2019-028 by HHHunt

Update: *Petitioner is requesting a deferral to December 16, 2019.*

Location: Approximately 26.71 acres located on the north side of Sam Dee Road, west of Harrisburg Road and south of Interstate 485. (Council District 5 - Newton)

Current Zoning: R-3 (single family residential) and O-15(CD) (office, conditional)

Proposed Zoning: R-12MF (multi-family residential) and R-12MF(CD) (multi-family residential, conditional)

Zoning Committee Recommendation:

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

14. Rezoning Petition: 2019-029 by Crescent Communities

Location: Approximately 1.68 acres located at the intersection of East 7th Street and North Caswell Avenue. (Council District 1 - Egleston)

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 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2019-029 ZC Reco done.pdf](#)

[2019-029 Final Staff 10-21-19 done.pdf](#)

[2019-029 RevSitePlan 08-29-2019.pdf](#)

15. Rezoning Petition: 2019-038 by Dave Hegnauer

Summary of petition:

This text amendment proposes to:

- 1) add a new definition for "commercial kitchen";
- 2) add "commercial kitchen" as a use by-right in the U-I (urban industrial), I-1 (light industrial), I-2 (general industrial), CC (commercial center), B-2 (general business) and B-D (distributive business) zoning districts; and
- 3) allow outdoor storage (parking of food trucks and trailers associated with a commercial kitchen) as an accessory use to a commercial kitchen by-right in the U-I (urban industrial), I-1 (light industrial), and I-2 (general industrial) zoning districts, and with prescribed conditions in the CC (commercial center), B-2 (general business), and B-D (distributive business) zoning districts.

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend **APPROVAL** of this petition.

Staff recommendation:

Staff recommends approval of this petition.

[2019-038 ZC reco done](#)

[2019-038 Final staff 10-21-19 done.pdf](#)

[2019-038 text amendment revision 6-24-19](#)

16. Rezoning Petition: 2019-056 by White Point Partners, LLC

Location: Approximately 4.95 acres located on the south side of West Morehead Street, west of Julian Price Place. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD-O (mixed use development, optional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-056 reco 10-01-2019 done.pdf](#)

[2019-056 Final Staff done.pdf](#)

[2019-056 Rev 10-02-2019.pdf](#)

17. Rezoning Petition: 2019-061 by Davis Development

Location: Approximately 15.55 acres located on the east side of Northlake Centre Parkway, north of Calhoun Street, south of Interstate 485. (Outside City Limits)

Current Zoning: BP (business park)

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.

[2019-061 ZC Reco done.pdf](#)

[2019-061 Final Staff done.pdf](#)

[2019-061 RevSitePlan 09-26-2019.pdf](#)

18. Rezoning Petition: 2019-062 by Suncrest Real Estate & Land

Location: Approximately 13.01 acres located at the southeast intersection of Rocky River Road and Old Concord Road. (Council District 4 - Phipps)

Current Zoning: B-1(CD) (neighborhood business, conditional) and 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.

[2019-062 ZC Reco done.pdf](#)

[2019-062 Final Staff done.pdf](#)

[2019-062 RevSitePlan 10-7-2019.pdf](#)

19. Rezoning Petition: 2019-070 by RENC CH, LLC

Location: Approximately 42.41 acres located on Wallace Road between Woodberry Road and East Independence Boulevard. (Council District 5 - Newton)

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

Proposed Zoning: B-2 (general business) and B-2(CD) SPA (general business, conditional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2019-070 reco 10-1-19 done.pdf](#)

[2019-070 Finalstaff 10-21-19 done.pdf](#)

[2019-070 RevSitePlan 08-12-2019.pdf](#)

20. Rezoning Petition: 2019-074 by Josh Jolley

Location: Approximately 3.96 acres located on the west side of Wallace Road, north of Woodberry Road, west of East Independent Boulevard. (Council District 5 - Newton)

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 recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2019-074 Reco 10-1-19 done r.pdf](#)

[2019-074 FinalStaff 10-21-19 done.pdf](#)

[2019-074 RevSitePlan 09-25-2019.pdf](#)

21. Rezoning Petition: 2019-076 by Hopper Communities

Location: Approximately 2.39 acres located on the south side of Rozzelles Ferry Road, west of South Turner Avenue, east of South Gardner Avenue. (Council District 2 - Harlow)

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 recommends approval of this petition.

[2019-076 ZC Reco done.pdf](#)

[2019-076 Final Staff done.pdf](#)

[2019-076 RevSitePlan 9-26-2019.pdf](#)

22. Rezoning Petition: 2019-079 by Sankofa Development, LLC

Location: Approximately 1.25 acres located on the west side Statesville Road, south of Riley Avenue, north of Distribution Center Drive. (Council District 2 - Harlow)

Current Zoning: R-4 (single family residential) and B-2 (general business)

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-079 reco done.pdf](#)

[2019-079 Final Staff done.pdf](#)

[2019-079 RevSitePlan 09-25-2019.pdf](#)

23. Rezoning Petition: 2019-081 by Tyvola Station Partners, LLC

Location: Approximately 10.5 acres located on the north side of Tyvola Road, west of Old Pineville Road. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend: 1) **APPROVAL** of Development Parcel A only, and 2) **DENIAL** of Development Parcel B.

Staff Recommendation:

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

[2019-081 Reco 10-1-19 done r.pdf](#)

[2019-081 Finalstaff 10-21-19 done.pdf](#)

24. Rezoning Petition: 2019-082 by Pacific National Group, LLC

Location: Approximately 0.32 acres located on the east side of South Boulevard, south of East Worthington Avenue. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-082 reco 10-01-2019 done.pdf](#)

[2019-082 Final Staff done.pdf](#)

25. Rezoning Petition: 2019-083 by James M. Howell

Location: Approximately 0.56 acres located on the west side of China Grove Church Road, south of Aileen Circle, north of Ervin Lane. (Council District 3 - Mayfield)

Current Zoning: R-4 (single family residential)

Proposed Zoning: R-8 (single 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.

[2019-083 Reco 10-1-19 done.pdf](#)

[2019-083 Finalstaff 10-21-19 done.pdf](#)

26. Rezoning Petition: 2019-118 by Beacon Development Company

Location: Approximately 90.47 acres located on the west side of Beam Road, north of Cross Beam Drive. (Council District 3 - Mayfield)

Current Zoning: BD(CD) AIR (distributive business, conditional, airport noise overlay)

Proposed Zoning: I-1 AIR (light industrial, 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.

[2019-118 ZC Reco done.pdf](#)

[2019-118 Final Staff done.pdf](#)

27. Rezoning Petition: 2019-103 by Charlotte Planning, Design & Development Department

Summary of petition:

This text amendment proposes to update the sign regulations to:

- 1) simplify the regulations making them easier to use and understand, with added graphics;
- 2) provide consistency and uniformity in standards across similar zoning districts;
- 3) modify the standards for sign size, materials, location, lighting, portability, quantity and height;
- 4) provide greater flexibility by allowing more signs without a permit, but subject to specific standards;
- 5) introduce new sign types, including A-frame sign, accessory use sign, light pole banner, multi-use planned development ground sign, roof sign, skyline sign, temporary outdoor sales sign, vehicle dealership temporary sign, wall sign (painted), and wall sign (projected);
- 6) create content-neutral sign standards, to be consistent with a recent U.S. Supreme Court ruling; and
- 7) move the procedures for obtaining a sign permit into a separate document.

Planning Committee Recommendation:

The Planning Committee voted 7-0 to recommend **APPROVAL** of this petition with the following modification: Relocate Section 13.6, "Definitions" to come after Section 13.4 and renumber the sections accordingly.

Staff recommendation:

Staff recommends approval of this petition.

[2019-103 PC Reco 9-17-19 done r.pdf](#)

[2019-103 Final Staff Analysis .pdf](#)

[Chapter 13 rev 1 9-24-19.pdf](#)

[2019-103 ZO text amendment rev 2 - 9-24-19.pdf](#)

28. Rezoning Petition: 2019-104 by Charlotte Planning, Design & Development Department

Summary of petition:

This text amendment proposes to update the Tree Ordinance and Zoning Ordinance for sites zoned for urban development. Specifically, the text amendment:

- 1) promotes better integration of trees into urban sites;
- 2) provides flexibility of where trees are planted on urban sites;
- 3) results in no net loss of code required trees on urban sites;
- 4) modifies the perimeter tree planting, internal tree planting and tree save area requirements on urban sites;
- 5) adds new definitions.

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff recommendation:

Staff recommends approval of this petition.

[2019-104 Final staff 10-1-19 done.pdf](#)

[2019-104 Reco 10-1-19 done.pdf](#)

[2019-104 Chapter 21 text amendment tree rev 1.pdf](#)

[2019-104 text amendment zoning1.pdf](#)

[Proposed Tree Ordinance Changes Highlighted in Yellow.pdf](#)

HEARINGS

29. Rezoning Petition: 2019-072 by Ardent Acquisitions, LLC

Update: Petitioner is requesting a deferral to November 18, 2018.

Location: Approximately 38.83 acres located on the north side of Cannon Avenue, west of Sugar Creek Road, east of North Graham Street, north of Interstate 85. (Council District 4 - Phipps)

Current Zoning: R-4 (single family residential)

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

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

Update: Petitioner is requesting a deferral to November 18, 2019.

Location: Approximately 11.7 acres located on the west side of Commonwealth Avenue and east of Char Meck Lane, north of Monroe Road. (Council District 5 - Newton)

Current Zoning: R-5 and R-8MF (single family residential, multi-family residential)

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

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

Update: Petitioner is requesting deferral to December 16, 2019.

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 - Harlow)

Current Zoning: I-1 HD-O (light industrial, historic district overlay)

Proposed Zoning: UMUD-O HD-O (uptown mixed use, historic district overlay)

32. Rezoning Petition: 2019-098 by Flagship Healthcare

Location: Approximately 8.12 acres located on the north side of Randolph Road, north of Eastover Ridge Drive, east of Cranbrook Lane from R-5 to NC. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: R-8 (single family residential)

33. 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, excluding areas within I-277 Loop. (Council Districts: 1-Egleston; 3-Maayfield; 4-Phipps; and 6-Bokhari)

Current Zoning: B-1, B-1 HD-O, B-1 TS, B-1(CD), B-1SCD, B-2, B-2 HD-O, B-2 TS HD-O, B-2(CD), B-D, B-D(CD), BP, CC, I-1, I-1 HD-O, I-1 TS, I-1 TS HD-O, I-1(CD), I-2, I-2 TS, I-2(CD), INST, MUDD, NS, O-1, O-1(CD), O-2, O-2 HD-O, O-15(CD), R-3, R-4, R-5, R-8, R-17MF, R-22MF, R-22MF HD-O, R-43MF, TOD-CC, or TOD-CC HD-O.

Proposed Zoning: TOD-UC, TOD-NC, TOD-NC HD-O, TOD-CC or TOD-TR

Staff Recommendation:

Staff recommends approval of this petition.

[2019-102_staffanalysis_10-21-19_CompletePackage.pdf](#)

34. 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)

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

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

Staff Recommendation:

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

[2018-117 PH_DONE.pdf](#)

[2018-117_RevSitePlan_09-17-2019.pdf](#)

[2018-117_previous approved site plan .pdf](#)

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

Location: Approximately 14.72 acres located on the northwest side of Hwy. 29 North, east of Caprington Avenue. Choose an item.

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

Proposed Zoning: R-17MF(CD) SPA (multi-family residential, conditional, site plan amendment)

Staff Recommendation:

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

[2019-032_PHstaff 2_DONE.pdf](#)

[2019-032_RevSitePlan_09-17-2019.pdf](#)

[2019-032_previous site plan.pdf](#)

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

Location: Approximately 8.70 acres located on the west side of Rhyne Road, south of Mt. Holly Road, west of Interstate 485. (Outside City Limits)

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

Proposed Zoning: I-2(CD) LWPA (general industrial, conditional, Lake Wylie Watershed - overlay, protected area)

Staff Recommendation:

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

[2019-036 PH DONE.pdf](#)

[2019-036 RevSitePlan 08-12-2019.pdf](#)

37. Rezoning Petition: 2019-049 by Apollo Holding Company, LLC

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)

Current Zoning: R-17MF AIR (multi-family residential, airport noise overlay)

Proposed Zoning: MUDD-O AIR (mixed-use development, optional, airport noise overlay)

Staff Recommendation:

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

[2019-049 PH 10-21-2019 done.pdf](#)

[2019-049 RevSitePlan 09-24-2019.pdf](#)

38. 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)

Current Zoning: R-3 (single family residential)

Proposed Zoning: INST (CD) (institutional, conditional)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-051 PHstaff DONE.pdf](#)

[2019-051 RevSitePlan 06-26-2019.pdf](#)

39. Rezoning Petition: 2019-068 by Chelsea Building Group, 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)

Current Zoning: R-4 (single family residential)

Proposed Zoning: R-8 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-068 PHstaff 10-21-19 done.pdf](#)

40. 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 Oakdale Road. (Outside City Limits)

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

Proposed Zoning: MX-2 LWPA (mixed use, Lake Wylie protected area)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-071 PHstaff done.pdf](#)

[2019-071 RevSitePlan 08-12-2019.pdf](#)

41. 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)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-3(CD) (urban residential, conditional), with five-year vested rights

Staff Recommendation:

Staff recommends approval of this petition.

[2019-078 PHstaff done.pdf](#)

[2019-078 RevSitePlan 09-17-2019.pdf](#)

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

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

Current Zoning: R-4 (single family residential)

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

Staff Recommendation:

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

[2019-084 PH 10-21-2019 done.pdf](#)

[2019-084 RevSitePlan 08-12-2019](#)

43. 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)

Current Zoning: NS (neighborhood services)

Proposed Zoning: R-8 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

[2019 087 DONE UPDATED.pdf](#)

44. Rezoning Petition: 2019-088 by JDSI, LLC

Location: Approximately 40.73 acres located on the west side of Hood Road, south of Plaza Road Extension. (Outside City Limits)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

[2019 088 DONE UPDATED](#)

45. 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)

Current Zoning: R-3 and R-MH LLWCA (single family residential, residential manufactured housing, Lower Lake Wylie watershed-overlay, critical area)

Proposed Zoning: I-2(CD) LLWCA with five-year vested rights (general industrial, conditional, Lower Lake Wylie watershed-overlay, critical area)

Staff Recommendation:

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

[2019-090 PHstaff_done.pdf](#)

46. 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)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-6 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

[2019_091_PreHearingStaff_done.pdf](#)

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

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

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD-O (mixed use development, optional provisions)

Staff Recommendation:

Staff does not recommend approval of this petition.

[2019-093 PHstaff_DONE.pdf](#)

[2019-093_RevSitePlan_09-17-2019.pdf](#)

48. 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)

Current Zoning: R-5) (single family residential)

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

Staff Recommendation:

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

[2019-094-PreHearingStaff_DONE.pdf](#)

[2019-094_RevSitePlan_09-17-2019.pdf](#)

49. 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)

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

Proposed Zoning: TOD-TR (transit oriented development-transit transition)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-097 PH_DONE.pdf](#)

50. 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)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-NC (transit oriented development-neighborhood center)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-099 PH_DONE.pdf](#)

51. Rezoning Petition: 2019-100 by Matt Connolly-Pike Properties, LLC

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

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD-O (mixed use development, conditional)

Staff Recommendation:

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

[2019-100 PH_DONE.pdf](#)

[2019-100_RevSitePlan_09-17-2019.pdf](#)

52. Rezoning Petition: 2019-119 by RMK Builders

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

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

Proposed Zoning: R-5 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-119 PHstaff_DONE.pdf](#)

[2019-119 Previous Site Plan.pdf](#)

53. 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)

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

Proposed Zoning: I-1 (light industrial)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-122 PHstaff_DONE.pdf](#)

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