

City of Charlotte

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



Zoning Agenda

Monday, November 19, 2018

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*

ACRONYMS

Zoning District Acronyms

- **B-1** – neighborhood business
- **B-2** – general business
- **B-1SCD** – business shopping center (old district)
- **BD** – distributive business
- **BP** – business park
- **CC** – commercial center
- **HW** – hazardous waste
- **I-1** – light industrial
- **I-2** – general industrial
- **INST** – institutional
- **MUDD** – mixed use development
- **MX-1** – mixed use
- **MX-2** – mixed use
- **MX-3** – mixed use
- **NS** – neighborhood services
- **O-1** – office district
- **O-2** – office district
- **O-3** – office district
- **R-3** – single-family residential – up to 3 dwelling units per acre (dua)
- **R-4** – single-family residential –up to 4 dua
- **R-5** – single-family residential –up to 5 dua
- **R-6** – single-family residential –up to 6 dua
- **R-8** – single-family residential – up to 8 dua
- **R-8MF** – multi-family residential – up to 8 dua
- **R-12MF** – multi-family residential– up to 12 dua
- **R-17MF** – multi-family residential– up to 17 dua
- **R-22MF** – multi-family residential– up to 22 dua
- **R-43MF** – multi-family residential– up to 43 dua
- **R-MH** – residential manufactured housing
- **RE-1** – research
- **RE-2** – research
- **RE-3** – research
- **TOD** – transit oriented development
- **TOD-E** – transit oriented development – employment
- **TOD-M** – transit oriented development–mixed use
- **TOD-R** – transit oriented development – residential
- **U-I** – urban industrial
- **UMUD** – uptown mixed use
- **UR-1** – urban residential
- **UR-2** – urban residential
- **UR-3** – urban residential
- **UR-C** – urban residential – commercial

Zoning Overlay District Acronyms

- **AIR** – Airport Noise overlay
- **CR/LWW** – Catawba River/Lake Wylie watershed
- **CR/LWWCA** – Catawba River/Lake Wylie watershed – critical area
- **CR/LWWPA** – Catawba River/Lake Wylie watershed – protected area
- **HD-O** – historic district overlay
- **LNW** – Lake Norman watershed overlay
- **LNWCA** –Lake Norman watershed –overlay, critical area
- **LNWPA** –Lake Norman watershed – overlay, protected area
- **LLWW** – Lower Lake Wylie watershed overlay
- **LLWWCA** – Lower Lake Wylie watershed – overlay, critical area
- **LLWWPA** – Lower Lake Wylie watershed– overlay, protected area
- **LWPA** – Lake Wylie protected area
- **MILW** – Mountain Island Lake watershed overlay
- **MILWCA** – Mountain Island Lake watershed – overlay, critical area
- **MILWPA** – Mountain Island Lake watershed – overlay, protected area
- **MH** - manufactured home overlay
- **PED** – pedestrian overlay
- **TS** – transit supportive overlay

Miscellaneous Zoning Acronyms:

- **CD** – conditional
- **INNOV** – innovative standards
- **SPA** – site plan amendment
- **O** – optional provisions

Miscellaneous Other Acronyms:

- **CAG** – citizen advisory group
- **CDOT** – Charlotte Department of Transportation
- **FEMA** – Federal Emergency Management Agency
- **LED** – light emitting diode
- **NCDOT** – North Carolina Department of Transportation
- **PCCO** – Post Construction Control Ordinance

HISTORIC LANDMARKS**4. Reginald Armistice Hawkins House**

Update: Requesting deferral to February 18, 2018

A Public Hearing on the Question of adopting an ordinance for the property known as the "Reginald Armistice Hawkins House" (listed under Tax Parcel Number 07839808 including the interior and the exterior of the house, the land, and all landscape features associated with tax parcel) as an Historic Landmark.

Property Owner: Daniel and Kristin Tart

Location: 1703 Madison Avenue in Charlotte, North Carolina

DECISIONS**5. Rezoning Petition: 2017-195 by Boulevard Real Estate Advisors, LLC**

Update: Petitioner requesting deferral to December 17, 2018

Location: Approximately 19.78 acres located on both sides of Nations Crossing Road, south of East Woodlawn Road, east of I-77. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-M(O) (transit oriented development - mixed use, optional) with five-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to **DEFER** this petition to their December 4, 2018 meeting.

Attachment:

Zoning Committee Recommendation

6. Rezoning Petition: 2018-011 by Harrison Tucker & John Perovich

Update: Petitioner is requesting deferral to December 17, 2018

Location: Approximately 0.17 acres located at the northeast corner of East 17th Street and North McDowell Street. (Council District 1 - Egleston)

Current Zoning: R-5 (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 December 4, 2018 meeting.

Attachment:

Zoning Committee Recommendation

7. Rezoning Petition: 2018-049 by Revolve Residential

Update: Petitioner is requesting deferral to December 17, 2018

Location: Approximately 2.57 acres bounded by Charles Avenue, Whiting Avenue, Spencer Street, and Clemson Avenue, north of Matheson Avenue. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 4-2 to recommend **DENIAL** of this petition.

Attachment:

Zoning Committee Recommendation

8. Rezoning Petition: 2017-023 by Madison Capital Group, LLC

Location: Approximately 16.23 acres on the east side of Steele Creek Road and south of across from Shopton Road West and Dixie River Road. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential)

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

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

9. Rezoning Petition: 2017-137 by Northlake Real Estate Investors, LLC

Location: Approximately 10.44 acres located on the west side of Reames Road, south of West W.T. Harris Boulevard. (Council District 2 - Harlow)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

10. Rezoning Petition: 2017-168 by J.S. & Son's Construction Company, LLC

Location: Approximately 3.70 acres located on the south side of West Boulevard, east of Wilmore Drive.
(Council District 3 - Mayfield)

Current Zoning: R-5 HD-O (single family residential, historic district overlay) and R-22MF HD-O
(multi-family residential, historic district overlay)

Proposed Zoning: UR-2(CD) HD-O (urban residential, conditional, historic district overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation
Final Staff Analysis
Site Plan

11. Rezoning Petition: 2018-003 by Boulevard Real Estate Advisors, LLC

Location: Approximately 0.74 acres located on the north side of West Tremont Avenue, between South Tryon Street and Hawkins Street. (Council District 3 - Mayfield)

Current Zoning: TOD-R(O) (transit oriented development - residential, optional)

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.

Attachments:

Zoning Committee Recommendation
Final Staff Analysis
Site Plan

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

Update: Requesting deferral to December 17, 2018

Location: Approximately 0.16 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 4-3 to recommend **DENIAL** of this petition.

Attachment:

Zoning Committee Recommendation

13. Rezoning Petition: 2018-054 by Blue Heel Development

Location: Approximately 9.2 acres located at the end of Price Lane, south of Yorkmont Road. (Council District 3 - Mayfield)

Current Zoning: R-4 (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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

14. Rezoning Petition: 2018-077 by R2 Development

Location: Approximately 7.69 acres located on the west side of Steele Creek Road, south of Hamilton Road. (Outside City Limits)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

15. Rezoning Petition: 2018-078 by Monte Ritchey/Conformity Corp.

Updated: Petitioner is requesting deferral to December 17, 2018

Location: Approximately 0.74 acres located at the end of Waco Street and Ellison Street, near South Kings Drive. (Council District 1 - Egleston)

Current Zoning: R-6 (single family residential)

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

Zoning Committee Recommendation:

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

Attachment:

Zoning Committee Recommendation

16. Rezoning Petition: 2018-080 by Collin Wolff

Location: Approximately 3.22 acres located on the west side of John Adams Road, north of West Mallard Creek Church Road. (Council District 4 - Phipps)

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

Proposed Zoning: O-1 (office)

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

17. Rezoning Petition: 2018-081 by Profile Homes

Location: Approximately 4.35 located off South Tryon Street, south of Steele Creek Road. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential) and B-D(CD) (distributive business, conditional)

Proposed Zoning: R-12MF(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

18. Rezoning Petition: 2018-082 by City of Charlotte

Location: Approximately 3.02 located off Ken Hoffman Drive, east of North Tryon Street, south of W.T. Harris Blvd. (Council District 4 - Phipps)

Current Zoning: O-2 (office), MUDD-O (mixed use development, optional) and INST (institutional)

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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

19. Rezoning Petition: 2018-084 by Amicus Partners, PLLC

Location: Approximately 42.05 acres located at the southeast intersection of Plaza Road Extension and Hood Road. (Council District 5 - Newton)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-4 (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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

20. Rezoning Petition: 2018-087 by Midwood-Overlook, LLC

Location: Approximately 0.22 acres located at the intersection of Central Avenue and Iris Drive. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

21. Rezoning Petition: 2018-089 by Andres Mera-Borja

Location: Approximately 0.23 located on East 15th Street between North Davidson Street and North Alexander Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

Proposed Zoning: UR-C (urban residential - commercial)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this conventional petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

22. Rezoning Petition: 2018-090 by Fourstore, LLC

Location: Approximately 1.1 acres located on the west side of Providence Road, south of Interstate 485.
(Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)

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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

23. Rezoning Petition: 2018-091 by SCBP Developer, LLC

Location: Approximately 8.65 acres located on the east side of Steele Creek Road, north of South Tryon Street. (Council District 3 - Mayfield)

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

Proposed Zoning: O-1(CD) SPA (office, conditional, 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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

24. Rezoning Petition: 2018-094 by Hopper Communities, Inc.

Location: Approximately 2.03 acres located on the east side of Elm Lane, south of Williams Pond Road.
(Council District 7 - Driggs)

Current Zoning: R-12MF(CD) (multi-family residential, 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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

HEARINGS**25. Rezoning Petition: 2015-027 by Charlotte Housing Authority**

Update: Petitioner is requesting deferral to May 20, 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)

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

Update: Petitioner is requesting deferral to December 17, 2018

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

27. Rezoning Petition: 2017-206 by BWN Investments, LLC

Update: Petitioner is requesting deferral to December 17, 2018

Location: Approximately 3.35 acres located on the east side of East W.T. Harris Boulevard, at the intersection of Lawyers Road, north of Albemarle Road. (Council District 5 - Newton)

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

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

28. Rezoning Petition: 2018-058 by White Oak Management, Inc.

Update: Petitioner is requesting deferral to December 17, 2018

Location: Approximately 0.76 acres located on the east side of Craig Avenue, north of North Sharon Amity Road. (Council District 5 - Newton)

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

Proposed Zoning: O-2(CD) (office, conditional)

29. Rezoning Petition: 2018-072 by Thunderbyrd, LLC

Location: Approximately 7.68 acres located on the south side of Miranda Road, west of Primm Road.
(Outside City Limits)

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

Proposed Zoning: R-5(CD) LWPA (single family residential, conditional, Lake Wylie Protected Area)

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

30. Rezoning Petition: 2018-099 by Shea Homes

Location: Approximately 3.59 acres located on the north side of East 36th Street between Holt Street and Spencer Street. (Council District 1-Egleston)

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

Proposed Zoning: MUDD(CD) (mixed use development, conditional)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

31. Rezoning Petition: 2018-086 by Jacob Norris

Location: Approximately 0.30 located at the intersection of The Plaza and McClintock Road. (Council District 1 - Egleston)

Current Zoning: B-2 (PED) (general business, pedestrian overlay)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of the outstanding issues related to site and building design, and a technical revision.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

32. Rezoning Petition: 2018-088 by OMS BCP, LLC

Location: Approximately 1.27 acres located on the north side of Ballantyne Commons Parkway, east of Rea Road. (Council District 7 - Driggs)

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

Proposed Zoning: O-1(CD) SPA (office, conditional, site plan amendment)

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

33. Rezoning Petition: 2018-093 by US Development, INC.

Location: Approximately 1.43 acres located on the west side of Nations Ford Road, north of West Tyvola Road. (Council District 3 - Mayfield)

Current Zoning: R-4 (single family residential)

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

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

34. Rezoning Petition: 2018-108 by Elmington Capital Group

Location: Approximately 10.54 acres located between South Tryon Street and John Price Road across from Nevada Boulevard. (Council District 3-Mayfield)

Current Zoning: I-1 (light industrial)

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

Staff Recommendation:

Staff recommends denial of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

35. Rezoning Petition: 2018-098 by Cygnus Construction, LLC

Location: Approximately 0.20 acres located at the intersection of Parkwood Avenue and East 15th Street.
(Council District 1 - Egleston)

Current Zoning: R-8 (single family residential)

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachment:

Pre-Hearing Staff Analysis

36. Rezoning Petition: 2018-112 by Michael Loeb

Location: Approximately 0.33 acres located at the intersection of East Sugar Creek Road and Anderson Street, south of The Plaza. (Council District 1-Egleston)

Current Zoning: R-5 (single family residential)

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

Staff Recommendation:

Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

37. Rezoning Petition: 2018-107 by JDSI, LLC

Location: Approximately 6.29 acres located on the east side of East W.T. Harris Boulevard and the end of Susan Drive, north of Hickory Grove Road. (Council District 5-Newton)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

Attachment:

Pre-Hearing Staff Analysis

38. Rezoning Petition: 2018-095 by WeWork Companies

Update: Petitioner is requesting deferral to December 17, 2018

Location: Approximately 0.82 acres located at the corner of North Tryon Street and West 4th Street.
(Council District - Harlow)

Current Zoning: UMUD (uptown mixed use)

Proposed Zoning: UMUD-O (uptown mixed use, conditional)

39. Rezoning Petition: 2018-102 by Audies Moore

Update: Petitioner is requesting a two month deferral January 22, 2019

Location: Approximately 0.24 acres located on Odum Avenue, southeast of the intersection of Rozzelles Ferry Road and Honeywood Avenue. (Council District 2-Harlow)

Current Zoning: B-2 (general business)

Proposed Zoning: I-2 (general industrial)

40. Rezoning Petition: 2018-104 by Pal-A-Roos Properties, LLC

Location: Approximately 3.25 acres located on the west side of Mallard Creek Road, south of Governor Hunt Road. (Council District 4-Phipps)

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

Proposed Zoning: INST(CD) SPA (institutional, conditional, site plan amendment) with five-year vested rights

Staff Recommendation:

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

Previously Approved Site Plan

41. Rezoning Petition: 2018-083 by Chick-fil-A

Update: Petitioner is requesting deferral to December 17, 2018

Location: Approximately 0.88 located on the south side of Woodlawn Road, east of Park Road. (Council District 6 - Bokhari)

Current Zoning: B-1 (neighborhood business)

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

42. Rezoning Petition: 2018-101 by Llewellyn Development, LLC

Location: Approximately 2.7 acres located on the south side of McKee Road, east of Kuykendall Road. (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.

Attachment:

Pre-Hearing Staff Analysis

43. Rezoning Petition: 2018-103 by Griffin Industrial Reality

Update: Staff will provide information on petition 2018-103 Friday, November 16, 2018

Location: Approximately 35.91 acres located on the west side of Old Statesville Road, north of Hucks Road. (Outside City Limits)

Current Zoning: R-4 (single family residential)

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

44. Rezoning Petition: 2018-067 by NVR, Inc

Location: Approximately 18.06 acres located on the north side of Mallard Creek Road. (Outside City Limits)

Current Zoning: R-3 (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 site and building design, transportation, and environment.

Attachments:

Pre-Hearing Staff Analysis
Site Plan

45. Rezoning Petition: 2018-109 by Eastgroup Properties, LP

Location: Approximately 24.23 acres located on the west side of Sandy Porter Road, north of I-485. (Outside City Limits)

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

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of the outstanding issue pertaining to environment.

Attachments:

Pre-Hearing Staff Analysis
Site Plan
Previously Approved Site Plan



Agenda Date: 11/19/2018

Agenda #: 1. **File #:** 15-9528 **Type:** Dinner Briefing

5:00 P.M. DINNER MEETING, CH-14

1. Meeting Agenda

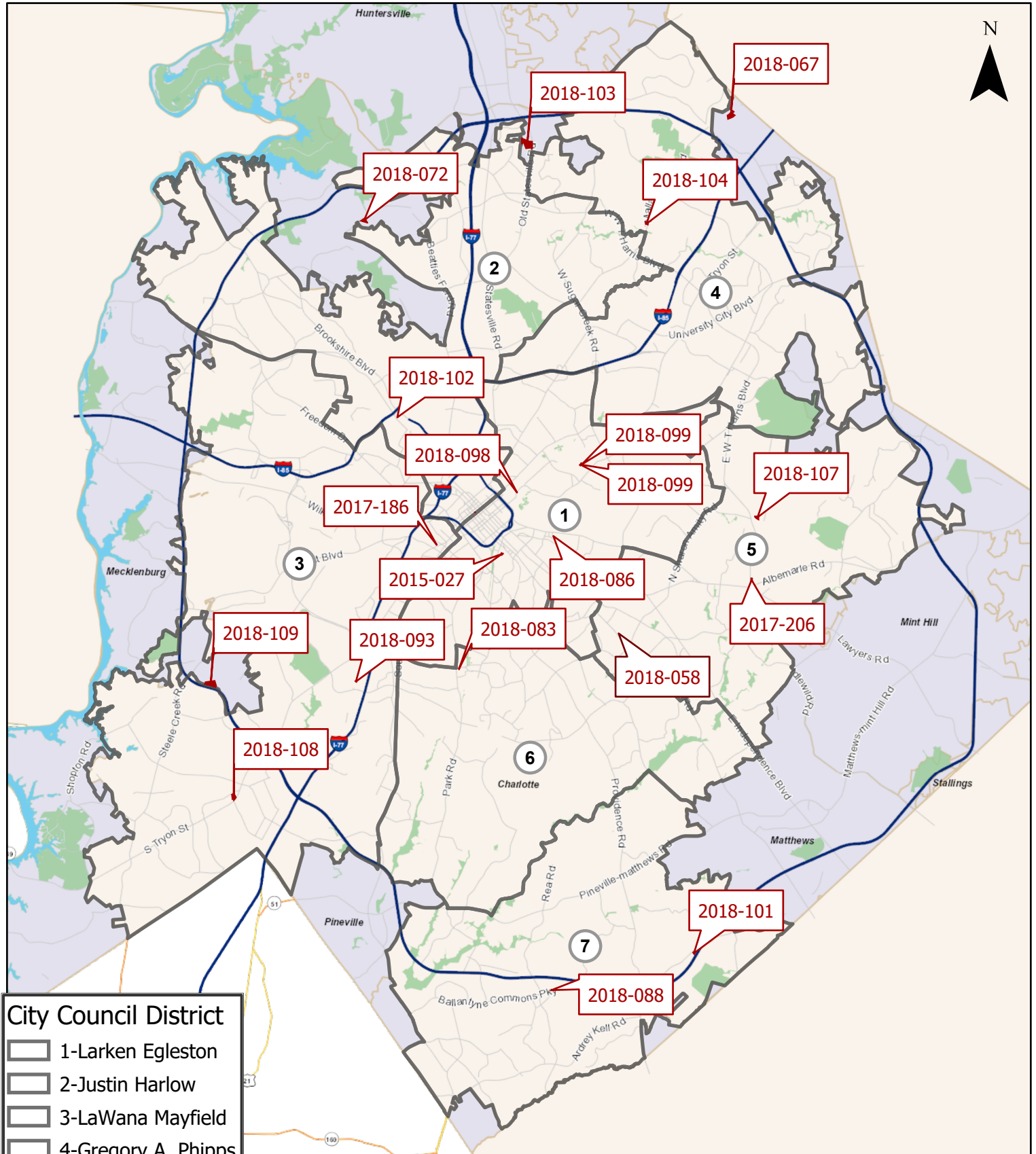
2. Dinner Meeting Agenda

1. Agenda Review - Tammie Keplinger

3. Follow-Up Report

November 2018 Rezonings

City of Charlotte, Mecklenburg County



Map Created 11/7/2018

0 1.75 3.5 7 Miles

- City Council District**
- 1-Larken Egleston
 - 2-Justin Harlow
 - 3-LaWana Mayfield
 - 4-Gregory A. Phipps
 - 5-Matt Newton
 - 6-Tariq Bokhari
 - 7-Edmund H. Driggs



City of Charlotte

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

Agenda Date: 11/19/2018

Agenda #: 2. **File #:** 15-9529 **Type:** Dinner Briefing

Dinner Meeting Agenda

- 1. Agenda Review - Tammie Keplinger**

DINNER MEETING AGENDA

Monday, November 19, 2018

1. Agenda Review – Tammie Keplinger

Item #	Petition #	Petitioner/Description	Update
Item #4		Reginald Armistice Hawkings House – Located at 1703 Madison Avenue in Charlotte, North Carolina	Historic Landmark Public Hearing Deferral – 3 month to February 18, 2018
Item #5	2017-195	Boulevard Real Estate Advisors, LLC– Located on both sides of Nations Crossing Road, south of East Woodlawn Road, east of I-77	Decision Deferral – 1 month to December 17, 2018
Item #6	2018-011	Harrison Tucker & John Perovich – Located at the northeast corner of East 17 th Street and North McDowell Street.	Decision Deferral – 1 month to December 17, 2018
Item #7	2018-048	Revolve Residential – Bounded by Charles Avenue, Whiting Avenue, Spencer Street, and Clemson Avenue, north of Matheson Avenue.	Decision Deferral – 1 month to December 17, 2018
Item #12	2018-012	Harrison Tucker & John Perovich – Located at the intersection of North Davidson Street and East 17 th Street.	Decision Deferral – 1 month to December 17, 2018
Item #15	2018-078	Monte Ritchey/Conformity Corp – Located at the end of Waco Street and Ellision Street, near South Kings Drive.	Decision Deferral – 1 month to December 17, 2018
Item #25	2018-027	Charlotte Housing Authority – Located on the southeast corner at the intersection of Cherry Street and East 1 st Street.	Hearing Deferral – 6 months to May 20, 2018
Item #26	2017-186	Drakeford Co. – Located on the north side of West Kingston Avenue, west of South Tryon Street.	Hearing Deferral – 1 month to December 17, 2018
Item #27	2017-206	BWN Invesments, LLC – Located on the east side of East W.T. Harris Boulevard, at the intersection of Lawyers Road, north of Alemarle Road.	Hearing Deferral – 1 month to December 17, 2018
Item #28	2018-058	White Oak Management, Inc – Located on east side of Craig Avenue, north of North Sharon Amity Road.	Hearing Deferral – 1 month to December 17, 2018
Item #38	2018-095	WeWork Companies – Located at the corner of North Tryon Street and West 4 th Street.	Hearing Deferral – 1 month to December 17, 2018
Item #39	2018-102	Audies Moore – Located southeast of the intersection of Rozzelles Ferry Road and Honeywood Avenue.	Hearing Deferral – 2 months to January 22, 2019
Item #41	2018-083	Chick-fil-A – Located on the south side of Woodlawn Road, east of Park Road.	Hearing Deferral – 1 month to December 17, 2018



City of Charlotte

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

Agenda Date: 11/19/2018

Agenda #: 3. **File #:** 15-9530 **Type:** Dinner Briefing

Follow Up Report



City Council Follow-Up Report From October 15, 2018 Zoning Meeting

2018-011 – Harrison Tucker & John Perovich – located on the northeast corner of East 17th Street and North McDowell Street. (Council District 1 -Egleston)

Petition 2017-101 was approved with 29.5 du/acre. Was this within the ¼ mile walking distance of the transit station? How far is that from the transit station?

Staff Response: The site rezoned in petition 2017-101 is located within ¼ mile of the Parkwood Station. The property associated with petition 2018-011 is within ¼ mile of the Parkwood station. Although the property associated with 2018-011 is located within ¼ mile of the station, the Council adopted area plan recommends preserving the established neighborhood and does not recommend the site for transit oriented development.

2017-023 – LG Acquisitions, LLC – located on the east side of Steele Creek Road and south of Rigsby Road, across from Shopton Road West and Dixie River Road. (Council District 3 - Mayfield)

Is there a process in place where a survey is required for a major development to determine if there are historical artifacts underground?

Staff Response: No, unless the property being developed is a historic landmark or listed on the National Register. Then the following applies:

- If a property is a designated historic landmark, and if the Historic Landmarks Commission (HLC) is aware of or suspects there are archeological resources, then the HLC can require an archeological survey as part of their design review process.
- If a property is listed on the National Register, then any project requiring a state or federal permit, or involving state or federal funding would require an investigation into known or suspected archeological resources.
- If a property has been found to be eligible for the National Register, then any project requiring a federal permit, or involves federal funding would require an investigation into known or suspected archeological resources.
- Cemeteries and all graves are protected by law.
- Archeological resources on State and federally owned properties are protected by law.
- There may be other government projects that could trigger a review.

Is there a planned water/sewer project for this area?

Staff Response: Yes. The Steele Creek Wastewater Pipe Project will add new wastewater pipe beside Steele Creek from north of Westinghouse Boulevard to south of Carowinds Boulevard. In

addition, the Steele Creek Pump Station and Force Main Project will be replacing the Steele Creek Pump Station and force main that conveys community wastewater to the nearest wastewater treatment plant in Pineville.

2017-168 – J.S & Son’s Construction Company, LLC – located on the south side of West Boulevard, east of Wilmore Drive. (Council District 3 – Mayfield)

What is the potential storm water impact on residents located behind the site? How does rerouting of storm water impact the natural flow of storm water and potential flooding?

Staff Response: The petitioner will only reroute offsite storm water from Worthington Avenue through their proposed development. Runoff from West Boulevard will continue to drain along the western property line. The discharge location for both of these areas will continue to be at the same location it leaves the site now at the southwestern corner of the site.

What is the petitioner’s plan to save and protect as many trees as possible?

Staff Response: The site will have to provide 15 percent tree save for the subject parcels. The plan is also committing a 25-foot landscaping area planted to a Class “B” buffer standard around the subject site adjacent to the existing single-family homes. The petitioner added a note that small trees and shrubs will be planted on the sewer easement if approved by Charlotte Water.

Can the original brick be utilized on the site?

Staff Response: The developer does have the option to use the original brick on the site.



Agenda Date: 11/19/2018

Agenda #: 4. **File #:** 15-9531 **Type:** Historic Landmark

Reginald Armistice Hawkins House

Update: Requesting deferral to February 18, 2018

A Public Hearing on the Question of adopting an ordinance for the property known as the "Reginald Armistice Hawkins House" (listed under Tax Parcel Number 07839808 including the interior and the exterior of the house, the land, and all landscape features associated with tax parcel) as an Historic Landmark.

Property Owner: Daniel and Kristin Tart

Location: 1703 Madison Avenue in Charlotte, North Carolina