

City of Charlotte

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



Zoning Agenda

Tuesday, July 2, 2019

Charlotte-Mecklenburg Government Center - Room 280

Zoning Committee Work Session

Sam Spencer - Chairperson

Phillip Gussman

John Ham

Bolyn McClung

Victoria Nwasike

Cozzie Watkins

Nancy Wiggins

Zoning Committee Work Session

1. Election of Vice-Chair of the Zoning Committee

Deferrals

2. Rezoning Petition: 2018-128 by James Pouitier

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 30, 2019

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

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

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to July 30, 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)

Zoning Items

4. Rezoning Petition: 2018-127 by Blue-Azalea - 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)

Public Hearing Held: May 20, 2019 - Item #30

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

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

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

Location: Approximately 2.04 acres located on the east side of Sardis Road, between Oak Creek Drive and Creek Valley Drive. (Council District 6 - Bokhari)

Public Hearing Held: May 20, 2019 - Item #32

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

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

6. Rezoning Petition: 2019-023 by Sinacori Builders

Location: Approximately 5.12 acres located on the southeast side of Carmel Road, north of Camel Vista Lane and south of Quail View Road. (Council District 6 - Bokhari)

Public Hearing Held: June 17, 2019 - Item #27

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

7. Rezoning Petition: 2019-040 by Aldersgate at Shalom Park Inc.

Location: Approximately 17.17 acres located on the east side of Providence Road, south of Jefferson Drive, south of Fairview Road/Sardis Road. (Council District 6 - Bokhari)

Public Hearing Held: June 17, 2019 - Item #30

Staff Resource: [John Kinley](#)

Staff Recommendation:

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

8. Rezoning Petition: 2018-110 by Mattamy Homes

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

Public Hearing Held: April 15, 2019 - Item #28

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

Staff Recommendation:

Staff recommends approval of this petition.

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

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

Public Hearing Held: April 15, 2019 - Item #43

Staff Resource: [Solomon Fortune](#)

Staff Recommendation:

Staff recommends approval of this petition.

10. 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)

Public Hearing Held: May 20, 2019 - Item #36

Staff Resource: [Sonja Sanders](#)

Staff Recommendation:

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

11. Rezoning Petition: 2019-042 by Sanctuary Development, LLC

Location: Approximately 12.52 acres located on the southeast side of the intersection of North Tryon Street and University City Boulevard. (Council District 4 - Phipps)

Public Hearing Held: June 17, 2019 - Item #31

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends approval of this petition.

12. Rezoning Petition: 2019-043 by Diamondback Acquisitions

Location: Approximately 43.58 acres located on southwest side of Belmeade Drive, northwest of Rhyne Road. (Outside City Limits)

Public Hearing Held: June 17, 2019 - Item #32

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

Staff Recommendation:

Staff recommends approval of this petition.

13. Rezoning Petition: 2019-044 by Panthers Stadium

Location: Approximately 8.60 acres located on the southeast side of South Cedar Street between West 4th Street and West Morehead Street. (Council District 2 - Harlow)

Public Hearing Held: June 17, 2019 - Item #33

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends approval of this petition.

14. Rezoning Petition: 2016-112 by Argos Real Estate Advisors, Inc.

Location: Approximately 28 acres generally surrounded by Stewart Avenue, Chamberlain Avenue, Turner Avenue, State Street and Stewart Creek. (Council District 2 - Harlow)

Public Hearing Held: June 17, 2019 - Item #34

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

Staff Recommendation:

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

15. Rezoning Petition: 2018-151 by EBA Crystal Real Estate, LLC

Location: Approximately 20.56 acres located on the east side of J.W. Clay Boulevard, north of west W.T. Harris Boulevard. (Council District 4 - Phipps)

Public Hearing Held: June 17, 2019 - Item #36

Staff Resource: [Dave Pettine](#)

Staff Recommendation:

Staff recommends approval of this petition.

16. Rezoning Petition: 2018-162 by NRP Properties, LLC

Location: Approximately 6.63 acres located at the intersection of North Tryon Street and West Eastway Drive. (Council District 4 - Phipps)

Public Hearing Held: June 17, 2019 - Item #37

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

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

17. 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)

Public Hearing Held: June 17, 2019 - Item #38

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

18. Rezoning Petition: 2019-018 by Canopy CLT

Location: Approximately 3.10 acres located on the south side of Raleigh Street, west of Sugar Creek Road, south of North Tryon Street. (Council District 1 - Egleston)

Public Hearing Held: June 17, 2019 - Item #39

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

Staff recommends approval of this petition.

19. Rezoning Petition: 2019-019 by Stanchion Asset Partners

Location: Approximately 4.64 acres located at the southwest corner of West Mallard Creek Road and David Taylor Road, east of Mallard Creek Road. (Council District 4 - Phipps)

Public Hearing Held: June 17, 2019 - Item #40

Staff Resource: [Michael Russell](#)

Staff Recommendation:

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

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

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

Public Hearing Held: June 17, 2019 - Item #41

Staff Resource: [Dave Pettine](#)

Staff Recommendation:

Staff recommends approval of this petition.

21. Rezoning Petition: 2019-033 by HK Cedarvale, LLC

Location: Approximately 9.89 acres located on the west side of Cedarvale Road north of Performance Road, east of Moores Chapel Road. (Outside City Limits)

Public Hearing Held: June 17, 2019 - Item #43

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

Staff Recommendation:

Staff recommends approval of this petition.

22. Rezoning Petition: 2019-034 by United Community School

Location: Approximately 10.0 acres located on the west of Suther Road, between University Boulevard and Old Concord Road. (Council District 4 - Phipps)

Public Hearing Held: June 17, 2019 - Item #44

Staff Resource: [Lisa Arnold](#)

Staff Recommendation:

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

23. Rezoning Petition: 2019-045 by Moores Chapel Holdings, LLC

Location: Approximately 29.08 acres located off of Springhill Road, Rockwood Drive, south of Mount Holly Road, east of Interstate 485. (Council District 3 - Mayfield)

Public Hearing Held: June 17, 2019 - Item #45

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

Staff Recommendation:

Staff recommends approval of this petition.

24. Rezoning Petition: 2019-046 by Spectrum Development Company

Location: Approximately 2.16 acres located on the southeast side of South Mint Street, southwest of West Carson Boulevard and northeast of West Palmer Street. (Council District 3 - Mayfield)

Public Hearing Held: June 17, 2019 - Item #46

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.

25. Rezoning Petition: 2019-052 by Beaver Creek CRE LLC

Location: Approximately 2.11 acres located on the north side of East Independent Boulevard, Pierson Drive, Bamboo Street and Wilshire Place. (Council District 5 - Newton)

Public Hearing Held: June 17, 2019 - Item #47

Staff Resource: [John Kinley](#)

Staff Recommendation:

Staff recommends approval of this petition.

26. Rezoning Petition: 2019-059 by Win Development, LLC

Location: Approximately 0.34 acres located on the east side of North Graham Street, south of Cannon Avenue, north of Interstate 85. (Council District 4 - Phipps)

Public Hearing Held: June 17, 2019 - Item #48

Staff Resource: [Michael Russell](#)

Staff Recommendation:

Staff recommends approval of this petition.