

City of Charlotte

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



Zoning Agenda

Monday, December 16, 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 Malcolm Graham
Council Member Renee Johnson
Council Member James Mitchell
Council Member Matt Newton
Council Member Victoria Watlington
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**

- 3. Follow Up Report**
[December Follow-Up Report - Final](#)

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

Location: Approximately 14.47 acres located on the west side of Old Statesville Road, south of West W. T. Harris Boulevard. (Council District 2 - Graham)

Current Zoning: R-MH (manufactured housing), B-2 (general business), and I-1 (CD) (light industrial, conditional)

Proposed Zoning: UR-3 (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.

[2018-092 reco 12-03-2019 done](#)

[2018-092 Final DONE](#)

[2018-092 RevSitePlan 12-10-2019](#)

5. Rezoning Petition: 2018-150 by TDC Greenville, LLC

Location: Approximately 5.279 acres located on the west side of Statesville Avenue, south of Oaklawn Avenue, also bounded by Callahan Street and Spring Street. (Council District 2 - Harlow)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: MUDD-O (mixed use development, 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.

[2018-150 ZCReco 2019 12 03 done](#)

[2018-150 Final DONE](#)

[2018-150 RevSitePlan 11-25-2019](#)

6. 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 upon resolution of outstanding issues and requested technical revisions related to transportation, environment and site design.

[2019-009 reco DONE](#)

[2019-009 Final 12-16 done](#)

[2019-009 RevSitePlan 10-23-2019](#)

7. Rezoning Petition: 2019-028 by HHHunt

Location: Approximately 26.71 acres located on Harrisburg Road between Sam Dee Road and Cambridge Commons Drive. (Council District 5 - Newton)

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

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

[2019-028 ZC Reco done](#)

[2019-028 Final staff done](#)

[2019-028 RevSitePlan 07-22-2019](#)

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

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 - Watlington)

Current Zoning: R-3 (single family residential)

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.

[2019-030 reco 12-03-2019 done](#)

[2019-030 Final 12-16-2019 done](#)

[2019-030 RevSitePlan 11-25-2019](#)

9. 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 I-485. (Outside City Limits)

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

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

[2019-036 reco done](#)

[2019-036 Final DONE](#)

[2019-036 RevSitePlan 10-30-2019 Comments](#)

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

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 6:0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2019-047 Reco 12-3-19 done](#)

[2019-047 FinalStaff 12-16-19 done](#)

[2019-047 RevSitePlan 11-25-2019](#)

11. 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 watershed - overlay, protected area)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-071 ZC Reco DONE](#)

[2019-071 Final done](#)

[2019-071 RevSitePlan 11-05-2019](#)

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

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 - Johnson)

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.

[2019-072 reco done](#)

[2019-072 Final staff done](#)

[2019-072 RevSitePlan 11-25-2019](#)

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

Location: Approximately 29.75 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-088 ZCReco 2019 12 03 done](#)

[2019-088 FinalStaff](#)

14. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

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

[2019-090 ZC Reco DONE](#)

[2019-090 Final DONE](#)

[2019-090 RevSitePlan 11-13-2019](#)

15. 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)

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.

[2019-093 reco_done](#)

[2019-093 Final staff_done](#)

[2019-093 RevSitePlan 11-25-2019](#)

16. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

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

[2019-094_ZC_Rec_DONE](#)

[2019-094-FinalStaff_DONE](#)

[2019-094_RevSitePlan_10-29-19](#)

17. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-097_reco_DONE](#)

[2019-097 Final_DONE](#)

18. 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. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: NS (neighborhood service)

Zoning Committee Recommendation:

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

Staff Recommendation:

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

[2019-098_reco_12-03-2019_done](#)

[2019-098 Final_DONE](#)

[2019-098_RevSitePlan_11-26-2019](#)

19. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-099 reco DONE](#)

[2019-099 Final DONE](#)

20. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

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

[2019-100 ZC Rec DONE](#)

[2019-100 FinalStaff DONE](#)

[2019-100 RevSitePlan 09-17-2019-comments](#)

21. Rezoning Petition: 2019-106 by Darren Vincent

Location: Approximately 0.89 acres located on the east side of Driwood Court, north of Mallard Creek Road and south of Prosperity Church Road. (Council District 4 - Johnson)

Current Zoning: NS (neighborhood service)

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

Zoning Staff Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-106 reco done](#)

[2019-106 Final staff done](#)

[2019-106 RevSitePlan 11-25-2019](#)

22. Rezoning Petition: 2019-107 by Albemarle Road Partners

Location: Approximately 1.217 acres located at 8837 Albemarle Road, east of Hollirose Drive and west of Circumferential Road. (Council District 5 - Newton)

Current Zoning: B-1 (CD) (general business, conditional)

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

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

Staff Recommendation:

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

[2019-107 ZCReco 2019 12 03 done](#)

[2019-107 DONE](#)

[2019-107 RevSitePlan 11-25-2019](#)

23. Rezoning Petition: 2019-108 by J.S. & Associates

Location: Approximately 13.21 acres located on the west side of Neal Road, southwest of IBM Drive. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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.

[2019-108 reco done](#)

[2019-108 Final done](#)

[2019-108 RevSitePlan 11-25-2019](#)

24. Rezoning Petition: 2019-112 by Mark Heisig

Location: Approximately 0.33 acres located on the east side of Pinecrest Avenue, north of Commonwealth Avenue. (Council District 1 - Egleston)

Current Zoning: O-2 (office)

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.

[2019-112 reco 12-3-2019 done](#)

[2019-112 Final 12-16-2019 done](#)

25. Rezoning Petition: 2019-116 by Billy Graham Evangelistic Association

Location: Approximately 1.47 located on the north side of Billy Graham Parkway, east of Westmont Drive and south of Woodridge Center Drive. (Council District 3 - Watlington)

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

Proposed Zoning: 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.

[2019-116 reco 12-03-2019 done](#)

[2019-116 Final 12-16-2019 done](#)

[2019-116 RevSitePlan 10-15-2019-comments](#)

26. Rezoning Petition: 2019-120 by Titan Partners, LLC

Location: Approximately 8.5 acres located on the north side of Wilkinson Boulevard and on the east side of West Morehead Street. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-120 ZC Reco done](#)

[2019-120 Final Staff done](#)

27. Rezoning Petition: 2019-121 by Jamario Rickenbacker

Location: Approximately 1.15 acres located on the north side of West Boulevard, west of Holabird Lane. (Council District 3 - Watlington)

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

Proposed Zoning: B-1 (neighborhood business)

Zoning Committee Recommendation:

The Zoning Committee voted 5:2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2019-121 ZC Reco done](#)

[2019-121 Final Staff done](#)

HEARINGS**HEARINGS****28. Rezoning Petition: 2015-027 by Charlotte Housing Authority**

Update: Petitioner is requesting deferral to June 15, 2020

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)

29. Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC

Update: Petitioner is requesting deferral to January 21, 2020.

Location: Approximately 11.51 acres located on the south of Montana Drive, south of I-85, east of Tennessee Avenue. (Council District 2 - Harlow)

Current Zoning: R-5 (single family residential)

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

30. Rezoning Petition: 2019-123 by Magnus Capital Partners

Update: Petitioner is requesting deferral to January 21, 2020.

Location: Approximately 1.99 acres located on the south side of Bryant Street, east of South Summit Avenue, west of Interstate 77. (Council District 2 - Graham)

Current Zoning: I-1 PED (light industrial, pedestrian overlay)

Proposed Zoning: I-1 PED-O (light industrial, pedestrian overlay, optional)

31. Rezoning Petition: 2019-035 by Novant Health, Inc.

Location: Approximately 40.43 acres located at the southeast intersection of Johnston Road and Providence Road West. (Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)

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

Site Recommendation:

Staff recommends approval of this petition.

[2019-035 PHstaff DONE](#)

[2019-035 RevSitePlans 11-12-2019](#)

32. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC

Location: Approximately 0.9 acres on the west side of E. 36th St, north of North McDowell St. and south of North Alexander St. (Council District 1 - Egleston)

Current Zoning: R-5 (single family)

Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

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

[2019-069 PHstaff DONE](#)

[2019-069 RevSitePlan 11-7-2019](#)

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

Location: Approximately 11.15 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 (single family residential) and R-8MF (multi-family residential)

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-080 PHstaff DONE](#)

[2019-080 RevSitePlan 11-12-2019-comments](#)

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

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 - Graham)

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

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

Staff Recommendation:

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

[2019-092 PH DONE](#)

[2019-092 RevSitePlan 09-17-2019-comments](#)

35. Rezoning Petition: 2019-110 by Jay Patel

Location: Approximately 1.24 acres located north of Central Avenue, west of Hawthorne Lane, east of Heath Court. (Council District 1 - Egleston)

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

Proposed Zoning: TOD-CC (PED) (transit oriented development - transit community center, pedestrian overlay district)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-110 PHstaff DONE](#)

36. Rezoning Petition: 2019-111 by Hive Fitness, LLC

Location: Approximately 0.69 acres located on the south side of Southside Drive, west of Old Pineville road, and east of Yancey Road. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

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

[2019-111 PH DONE](#)

[2019-111 RevSitePlan 10-15-2019-comments](#)

37. Rezoning Petition: 2019-124 by Gvest Capital, LLC

Location: Approximately 5.86 acres north of Monroe Road, west of Eaton Road and east of Shade Valley Road. (Council District 5 - Newton)

Current Zoning: O-6 (CD) (office, conditional) and R-17MF (multi-family)

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

Staff Recommendation:

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

[2019-124 PHstaff DONE](#)

[2019-124 RevSitePlan 11-12-2019-comments](#)

38. Rezoning Petition: 2019-125 by SCOC-Mallard Crossing, LLC

Location: Approximately 8.43 acres located on the east side of Prosperity Church Road, north of Mallard Creek Road. (Council District 4 - Johnson)

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

Proposed Zoning: B-1 (CD) SPA (neighborhood business, conditional, site plan amendment)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of technical issues related to building design.

[2019-125 PHstaff- DONE](#)

[2019-125 RevSitePlan 11-12-2019-comments](#)

39. Rezoning Petition: 2019-127 by Regal Estates, LLC

Location: Approximately 0.85 acres located on the south side of Morris Field Drive and the west side of Eaton Circle, east of Airport Drive. (Council District 3 - Watlington)

Current Zoning: R-4 (single-family residential)

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-127 PHstaff DONE](#)

40. Rezoning Petition: 2019-129 by Lee Mynhardt, Mynhardt Investments, LLC

Location: Approximately 0.34 acres located along the eastern portion of E. 35th Street between N. McDowell Street and Spencer Street. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

Proposed Zoning: R-6 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-129 PHstaff DONE](#)

41. Rezoning Petition: 2019-130 by Greenway Holdings, LLC

Location: Approximately 0.43 acres located on the west side of Park Road and north side of Drexel Place. (Council District 1 - Egleston)

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

Proposed Zoning: MUDD (CD) SPA (missed use development, conditional, site plan amendment)

Staff Recommendation:

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

[2019-130 PH DONE](#)

[2019-130 RevSitePlan 11-12-2019-comments](#)

42. Rezoning Petition: 2019-131 by Red Cedar Capital Partners

Location: Approximately 8.57 acres located at the southwest intersection of Old Plank Road and Baucom Street. (Council District 2 - Graham)

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

Proposed Zoning: R-4 LWPA (single-family residential, Lake Wylie Protected Area)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-131 PHstaff DONE](#)

43. Rezoning Petition: 2019-132 by Lennar Multifamily Communities, LLC

Location: Approximately 5.90 acres located on the south side of Verbena Street, north of Yeoman Road, west of Nations Crossing Road. (Council District 2 - Graham)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-132 PH DONE](#)

44. Rezoning Petition: 2019-133 by Greg Zanitsch, TBGC, LLC

Location: Approximately .20 acres located at the NE corner of the intersection of Kennon Street and Pegram Street in the Belmont Community. (Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

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

Staff Recommendation:

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

[2019-133 PHstaff DONE](#)

[2019-133 RevSitePlan 11-12-2019-comments](#)

45. Rezoning Petition: 2019-134 by DJ Family Farms, LLC

Location: Approximately 1.27 acres located on the north side of West Pointe Drive, east of Sam Wilson Road, north of Intersection 85. (Outside City Limits)

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

Proposed Zoning: I-1 LLWPA (light industrial, Lower Lake Wylie watershed protected area)

Staff Recommendation:

Staff recommends approval of this petition.

[2019-134 PHstaff DONE](#)

46. Rezoning Petition: 2019-136 by Venkata Ammi Reddy

Location: Approximately 1.89 acres located on the west side of Mulberry Church Road, east side of Sloan Drive, north of Queen City Drive. (Council District 3 - Watlington)

Current Zoning: O-1 (CD) AIR (office, conditional, airport noise overlay)

Proposed Zoning: O-1 (CD) AIR SPA (office, conditional, airport noise overlay, site plan amendment) with 5 year vested rights.

Staff Recommendation:

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

[2019-136 PHstaff DONE](#)

[2019-136 RevSitePlan 11-12-2019-comments](#)

47. Rezoning Petition: 2019-137 by Kinger Homes

Location: Approximately 9.62 acres located on the west side of West Sugar Creek road, north of Yorkford Drive, south of Browne's Ferry Road. (Council District 4 - Johnson)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: R-6 (single-family residential, conditional)

Staff Recommendation:

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

[2019-137 PH staff DONE](#)

48. Rezoning Petition: 2019-147 by Guy Properties

Location: Approximately .4416 acres located at the northeast intersection of N. Davidson Street and E. 36th Street. (Council District 1 - Egleston)

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

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

Staff Recommendation:

Staff recommends approval of this petition.

[2018-147 PH DONE](#)

49. Rezoning Petition: 2019-149 by Wood Partners

Location: Approximately 2.8 acres located at the northern intersection of N. Davidson Street and E. 21st Street. (Council District 1 - Egleston)

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

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

Staff Recommendation:

Staff recommends approval of this petition.

[2019-149 PH- DONE](#)



Agenda Date: 12/16/2019

Agenda #: 1. **File #:** 15-12396 **Type:** Dinner Briefing

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

1. Meeting Agenda

2. Dinner Meeting Agenda

1. Agenda Review - Dave Pettine

3. Follow-Up Report



City of Charlotte

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

Agenda Date: 12/16/2019

Agenda #: 2. **File #:** 15-12397 **Type:** Dinner Briefing

Dinner Meeting Agenda

1. Agenda Review - Dave Pettine



City of Charlotte

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

Agenda Date: 12/16/2019

Agenda #: 3. **File #:** 15-12398 **Type:** Dinner Briefing

Follow Up Report



City Council Follow-Up Report From the October 21 and November 18, 2019 Zoning Meetings

2018-150 TDC Greenville, LLC – located on the west side of Statesville Avenue, south of Oaklawn Avenue, also bounded by Callahan Street and Spring Street. (Council District 2 – Harlow)

What are the age of the trees in the middle of the site?

Staff Response: The larger trees internal to this site appear to be between 50-75 years old, based on aerial photos.

2019-072 Ardent Acquisitions, LLC – located on the north side of Cannon Avenue, west of Sugar Creek Road, east of North Graham Street, north of I-85. (Council District 4 – Phipps)

Provide information about who would be responsible for the maintenance and repair of the trails, playgrounds, and stormwater ponds on the property.

Staff Response: Development of this property will have to meet the requirements of the Post Construction Stormwater Ordinance. Part of the ordinance requirements include the implementation of stormwater control measures (SCM). As with any development, residential or commercial, maintenance of any SCM belongs to the property owner. The ordinance requires property owners of SCM's to submit annual inspection reports to the Storm Water Administrator and repair any defects. This helps to keep them functioning as designed and intended. Maintenance costs vary depending on the type and size of SCM. Charlotte-Mecklenburg Storm Water Services (CMSWS) does not have any estimates on these costs. There is the potential for single family developments to petition the City/CMSWS to take over portions of maintenance of SCM's.

The land for a future park will be dedicated to Mecklenburg County Parks and Recreation. The petitioner will construct the 8-foot wide asphalt trails in the park. Parks and Recreation will construct the playground and be responsible for the maintenance of both the trails and the playground.

2019-088 JDSI, LLC – located on the west side of Hood Road, south of Plaza Road Extension (Outside City Limits)

What is the overall plan for this area? What other public investments are being undertaken in the area?

Staff Response: The Rocky River Road Area Plan (2006) assigns residential density, conservation, and industrial land to subareas within the larger planning boundary. Neighborhood nodes (sites that

should provide retail-oriented mixed/multi-use centers), are scattered throughout the study area at intersections of thoroughfares. The plan can be viewed at the following link: <http://www.charneck.org/Planning/Land%20Use%20Planning/RockyRiverFinalPlan.pdf>. The future land use map is located on page 27 of the plan.

There are no actively funded future transportation improvement projects near the project site. There are a number of unfunded thoroughfare projects through the City's Comprehensive Transportation Plan (CTP), however, it is not likely for those projects to be funded within the next 10 years.

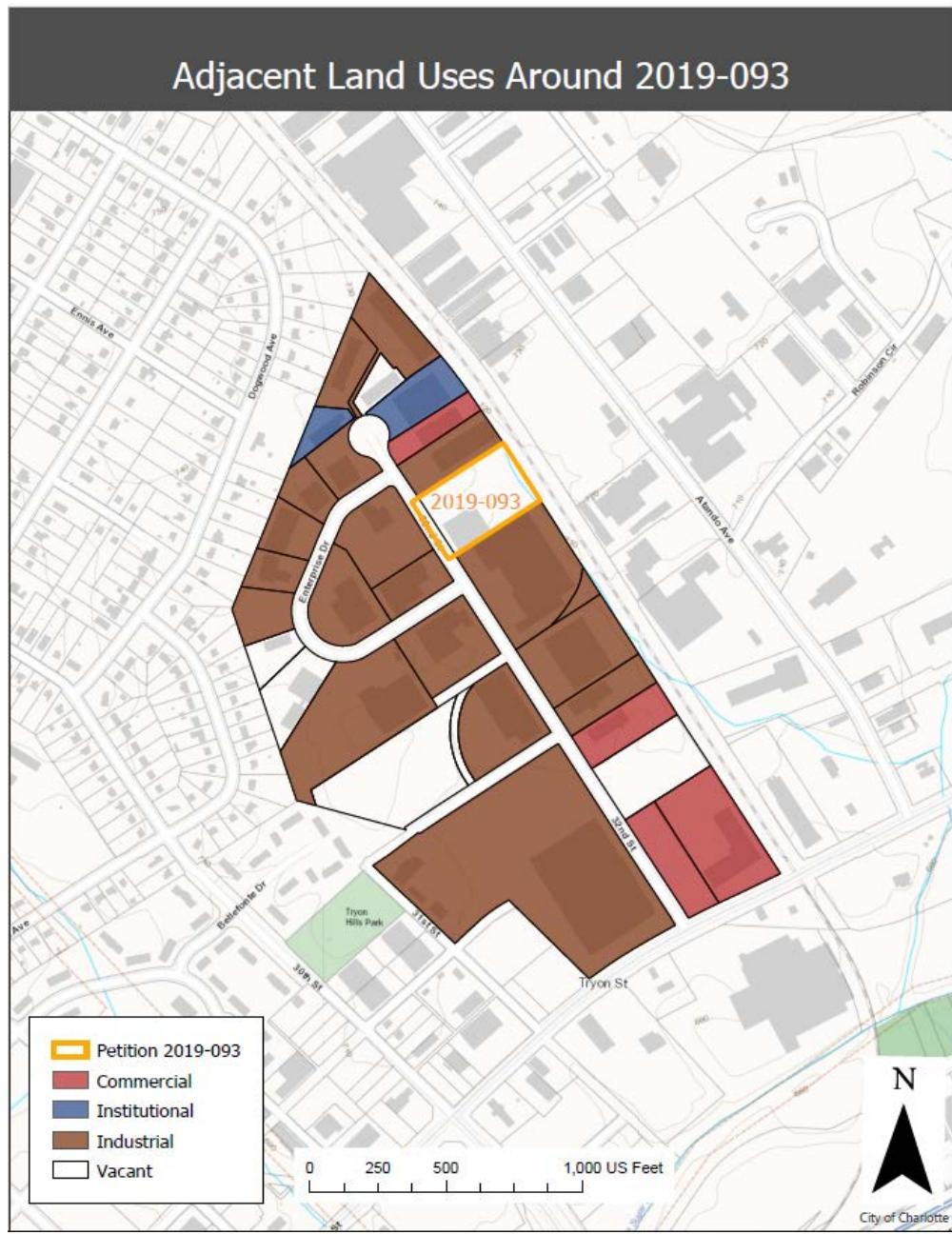
2019-093 406 W. 32nd, LLC – located off West 32nd Street, off North Tryon Street. (Council District 1 – Egleston)

Are there any future plans to connect West 30th Street to Poplar Street?

Staff Response: The North Tryon Area Plan shows the extension of Poplar Street to West 30th Street. The City does not have a funded capital project to extend Poplar Street. The intent is that Poplar Street will be extended through private redevelopment.

What other active I-2 uses are in the area? Are there inactive uses or vacant buildings?

Staff Response: The surrounding parcels, shown in brown on the map on the next page, represent active industrial uses. In addition, there are two vacant lots and 4 parcels with vacant buildings.



2019-106 Darren Vincent – located on the east side of Driwood Court, north of Mallard Creek Road and south of Prosperity Church Road. (Council District 4 – Phipps)

Provide a CMPD crime report for the business at its current location and a crime report for the new location proposed at this location.

Police Response: The two CMPD citizen initiated calls for service reports are attached below.

Citizen Initiated Calls for Service (9539 Pinnacle Dr.)				
CFS Description	2017	2018	2019 (thru 11/10/2019)	Total
Alarm-Commercial	8	6	6	20
Disturbance	8	6	3	17
Hit & Run-Non-Roadway-Property Damage	7	6	3	16
Accident Non-Roadway-Property Damage	1	6	7	14
Assist Medic	3	3	2	8
Fight-Crowd		2	2	4
WP-PRSN			4	4
Alarm-Commercial-Hold Up	1		3	4
Break/Enter Commercial		2	2	4
Accident in Roadway-Property Damage	1		3	4
ABC-Intoxicated Person	1	2		3
Check the Welfare Of	1		2	3
Larceny	2		1	3
Assault-Physical Only	1	1	1	3
Fight			3	3
Stolen Vehicle		3		3
Attempt to Locate			2	2
Accident-Personal Injury		1	1	2
Assist Fire Department			2	2
ADW-No Injury	1		1	2
Larceny from Vehicle	1		1	2
Domestic Disturbance		1	1	2
Caller Request Supervisor	1		1	2
Fraud/Forgery			2	2
Rape/Sexual Assault		1	1	2
Vehicle Recovery		1		1
Robbery from Person-Armed		1		1
911-Wireless			1	1
Missing Person		1		1
ADW-With Injury	1			1
Robbery from Person	1			1
Hit & Run-In Roadway-Property Damage		1		1
Communicating Threats-Person		1		1
Drug Paraphernalia-Found/Pickup			1	1
911-Hang Up			1	1
Injury to Real/Personal Property		1		1
Total	39	46	57	142

Citizen-Initiated Calls for Service (Shopping Center off of Driwood Ct.)				
CFS Description	2017	2018	2019 (thru 11/30/2019)	Total
Alarm-Commercial	10	15	4	29
Larceny	8	14	6	28
Disturbance	11	8	7	26
Accident Non-Roadway-Property Damage	9	9	7	25
Loitering for Money	8	4	3	15
Suspicious Vehicle Occupied	5	5	4	14
Alarm-Commercial-Hold Up	2	2	8	12
Check the Welfare Of	4	1	4	9
Fraud/Forgery	5	3	1	9
Accident in Roadway-Property Damage	1	5	2	8
Hit & Run-Non-Roadway-Property Damage	0	4	3	7
Break/Enter Commercial	1	5	0	6
Illegal Parking	4	1	0	5
Robbery from Business-Armed	1	2	2	5
Loitering	4	0	1	5
Domestic Disturbance	0	2	2	4
Suspicious Person/Prowler	1	2	1	4
Pick Up Property or Evidence	2	2	0	4
Drug Possession-Substance/Paraphernalia	2	1	0	3
Domestic Violence-Physical Assault	3	0	0	3
Communicating Threats-Person	1	1	1	3
Vehicle Recovery	2	0	0	2
Robbery from Person-Armed	1	1	0	2
Overdose	1	0	1	2
ADW-No Injury	0	2	0	2
Caller Request Supervisor	0	1	1	2
Injury to Real/Personal Property	1	1	0	2
Traffic Control/Malfunction	0	0	1	1
Citizen Contact	1	0	0	1
Stolen Vehicle	0	1	0	1
DV-ADW-No Injury	0	0	1	1
Suicide-Attempt	0	1	0	1
911-Wireless	0	0	1	1
Abandoned Vehicle	0	0	1	1
Suspicious Property	0	0	1	1
Suspicious Vehicle Unoccupied	0	0	1	1
Attempt to Locate	0	1	0	1
Larceny from Vehicle	0	0	1	1
Zone Check	0	1	0	1

Suicide-Threat	0	0	1	1
Stalking	0	1	0	1
911-Unable to Determine	0	0	1	1
Accident-Personal Injury	1	0	0	1
ABC-Intoxicated Person	0	0	1	1
Trash/Littering	1	0	0	1
Drug Sale/Purchase	1	0	0	1
Hit & Run-In Roadway-Property Damage	0	1	0	1
Unauthorized Use of Vehicle	1	0	0	1
Assault- Physical Only	0	0	1	1
Rape/Sexual Assault	0	0	1	1
Escort	0	0	1	1
Total	92	97	71	260