

DINNER MEETING AGENDA

Monday, May 21, 2018

1. Agenda Review – Tammie Keplinger

| Item # | Petition # | Petitioner/Description | Update |
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| Item #5 | 2017-132 | Mattamy Homes – Located on the south side of West Mallard Creek Church Road and east of David Taylor Drive. | Decision Deferral – 1 month to June 18, 2018 (Requested by petitioner) |
| Item #6 | 2017-177 | NAI Southern Real Estate – Bounded by the East 3 rd Street., East 4 th Street and the southeast side of Baldwin Avenue. | Decision Deferral – 1 month to June 18, 2018 (Requested by petitioner) |
| Item #7 | 2017-186 | The Drakeford Co. – Located on the north side of West Kingston Avenue, west of South Tryon Street. | Decision Deferral – 1 month to June 18, 2018 (Requested by petitioner) |
| Item #8 | 2018-005 | Meritage Homes of the Carolinas, Inc. – Located on the south side of Camp Stewart Road, east of Interstate 485 current side of Larkhave Golf Course. | Decision Deferral – 1 month to June 18, 2018 (Requested by petitioner) |
| Item #9 | 2018-012 | Harrison Tucker & John Perovich – Located at the intersection of North Davidson Street and East 17 th Street. | Decision Deferral – 1 month to June 18, 2018 (Requested by staff) |
| Item #22 | 2017-112 | Sweetgrass Residential Partners, LLC – Located off South Tryon Street, east of Youngblood Road and west of Birnamwood Lane. | Hearing Deferral – 1 month to June 18, 2018 (Requested by petitioner) |
| Item #24 | 2017-203 | South End West Syndicate, LLC – Located at the intersection of South Tryon Street and West Worthington Avenue, south of West Boulevard. | Hearing Deferral – 1 month to June 18, 2018 (Requested by petitioner) |
| Item #25 | 2018-030 | JV Transport, Inc. – Located on the east side of Northpointe Industrial Boulevard, north of North Hoskins Road. | Hearing Deferral – 1 month to June 18, 2018 (Requested by petitioner) |

| Item | Changes After the Zoning Committee Vote |
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| Item #15 | <p>Petition No. 2017-182 by QuikTrip Corporation (Council District 2 – Harlow) for a change in zoning for approximately 11.964 acres on the southwest corner of the intersection of West W.T. Harris Boulevard and Interstate 485 from R-3 (single family) and no zoning (current NC State right-of-way) to B-2(CD) (general business, conditional), B-D(CD) (distributive business, conditional) both with five-year vested rights.</p> <p>The following change was made after the Zoning Committee's recommendation. Therefore, the City Council must determine if the changes are substantial and if the petition should be referred back to the Zoning Committee for review.</p> <ol style="list-style-type: none"> The petitioner added the underlined language to the transportation note that states: "If CDOT observes that vehicles are consistently queuing or stacking onto West W.T. |

Harris Boulevard on the internal private access drive due to the number of vehicles making left turns into Development Area A at the easternmost access drive into Development Area A or due to the number of vehicles making left turns out of Development Area B onto the internal private access drive utilizing the easternmost access drive into Development Area B, then, upon the request of CDOT, Petitioner shall install a median in the private access drive into the Site from West W.T. Harris Boulevard to convert the easternmost access drive into Development Area A from a full-movement vehicular access point into a right-in, right-out vehicular access point. The median shall be installed within six months of CDOT notifying Petitioner of the need to install the median. The westernmost vehicular access point into Development Area A from the private access drive shall remain a full-movement vehicular access point."

Staff Recommendation: The change are a result of working in conjunction with CDOT and clarify which driveways would be closed if traffic ques and stacks into W.T. Harris Boulevard. Staff believes that the changes are minor and do not warrant additional review by the Zoning Committee.