



City of Charlotte

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

Meeting Agenda

Zoning Committee Work Session

Sam Spencer - Chairperson

Phillip Gussman

John Ham

Bolyn McClung

Victoria Nwasike

Cozzie Watkins

Nancy Wiggins

Tuesday, July 30, 2019

5:30 PM

**Charlotte-Mecklenburg
Government Center**

Zoning Committee Work Session

Deferrals

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

***Update: Petitioner is requesting deferral of Zoning Committee
Recommendation to October 1, 2019***

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)

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

***Update: Petitioner is requesting deferral of Zoning Committee
Recommendation to October 1, 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

3. Rezoning Petition: 2019-038 by Dave Hegnauer

Summary of petition:

- 1) add new definitions for Commissary Kitchen;
- 2) allow the use in the CC, B-2, B-D, U-1, I-1, and I-2 zoning districts; and
- 3) allow parking of food trucks and trailers associated with commissary kitchen as an allowed accessory use in the CCB-2, and B-D districts.

Public Hearing Held: July 15, 2019 - Item# 30

Staff Resource: [Sandy Montgomery](#)

4. Rezoning Petition: 2018-128 by James Pouitier

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

Public Hearing Held: June 17, 2019 - Item# 35

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

5. 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](#)

6. Rezoning Petition: 2019-028 by HHHunt

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)

Public Hearing Held: July 15, 2019 - Item #34

Staff Resource: Dave Pettine

7. Rezoning Petition: 2019-029 Crescent Communities

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

Public Hearing Held: July 15, 2019 - Item #35

Staff Resource: [Dave Pettine](#)

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 Erwin Road, east of Choate Circle. (Council District 3 - Mayfield)

Public Hearing Held: July 15, 2019 - Item #36

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

9. Rezoning Petition: 2019-055 by Movement Resources

Location: Approximately 4.19 acres located on the north side of Central Avenue, east of North Sharon Amity Road. (Council District 5 - Newton)

Public Hearing Held: July 15, 2019 - Item #37

Staff Resource: [Lisa Arnold](#)

10. Rezoning Petition: 2019-058 by Housing Authority of the City of Charlotte

Location: Approximately 4.27 acres located at the intersection of West 30th Street and Bellefronte Drive. (Council District 1 - Egleston)

Public Hearing Held: July 15, 2019 - Item #38

Staff Resource: [Michael Russell](#)

11. Rezoning Petition: 2019-063 by VLE Partners, LLC

Location: Approximately 2.8 acres located on the east side of The Plaza, south of Belvedere Avenue. (Council District 1 - Egleston)

Public Hearing Held: July 15, 2019 - Item #39

Staff Resource: [Lisa Arnold](#)

12. Rezoning Petition: 2019-064 by Novant Health

Location: Approximately 33.16 acres located on the south side of Mount Holly-Huntersville Road, east of Brookshire Boulevard, north of Interstate 485. (Council District 2 - Harlow)

Public Hearing Held: July 15, 2019 - Item #40

Staff Resource: [Michael Russell](#)

13. Rezoning Petition: 2019-022 by Metrolina Builders, Inc

Location: Approximately 17.63 acres located at the southwest intersection of Morehead Road and Gene Downs Road, east of Salome Church Road. (Outside City Limits)

Public Hearing Held: July 15, 2019 - Item #42

Staff Resource: [Michael Russell](#)

14. Rezoning Petition: 2019-039 by Dependable Development, Inc.

Location: Approximately 26.50 acres located on the west side of Salome Church Road, new Morehead Road, southeast of Interstate 85. (Outside City Limits)

Public Hearing Held: July 15, 2019 - Item #44

Staff Resource: [Michael Russell](#)

15. Rezoning Petition: 2019-050 by Land Growth, LLC

Location: Approximately 1.45 acres located at the intersection of East Independence Boulevard and Crownpoint Executive Drive. (Council District 6 - Bokhari)

Public Hearing Held: July 15, 2019 - Item #46

Staff Resource: [John Kinley](#)

16. Rezoning Petition: 2019-053 by Hopper Communities

Location: Approximately 2.65 acres off Bryant Park Drive, west of Suttle Avenue, north of Wilkinson Boulevard and south of Morehead Street. (Council District 3 - Mayfield)

Public Hearing Held: July 15, 2019 - Item #47

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

17. Rezoning Petition: 2019-054 by Cebron W. Hester

Location: Approximately 1.93 acres located on the north side of Lakebrook Road, west of Sam Wilson Road, south of Interstate 85. (Outside City Limits)

Public Hearing Held: July 15, 2019 - Item #48

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

18. Rezoning Petition: 2019-060 by 4400 Park Road, LLC

Location: Approximately 0.31 acres located off of Drexmore Avenue, south of East Woodlawn Road, west of Park Road. (Council District 6 - Bokhari)

Public Hearing Held: July 15, 2019 - Item #49

Staff Resource: [John Kinley](#)

19. Rezoning Petition: 2019-065 by Charlotte Douglas International Airport

Location: Approximately 15.17 acres located north of Wilkinson Boulevard, east of Interstate 485 and south of Interstate 85. (Council District 3 - Mayfield)

Public Hearing Held: July 15, 2019 - Item #50

Staff Resource: [Lisa Arnold](#)

20. Rezoning Petition: 2019-066 by FCP

Location: Approximately 0.18 acres located east of East 36th Street and north of North Davidson Street. (Council District 1 - Egleston)

Public Hearing Held: July 15, 2019 - Item# 51

Staff Resource: [John Kinley](#)

21. Rezoning Petition: 2019-067 by JD Brooks

Location: Approximately 0.15 acres located on the north side of East Worthington Avenue, east of South Boulevard. (Council District 1 - Egleston)

Public Hearing Held: July 15, 2019 - Item# 52

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