

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, September 18, 2017**

**Council Chambers**

### **City Council Zoning Meeting**

*- Mayor Jennifer W. Roberts -  
- Mayor Pro-Tem Vi Lyles -  
Dimple Ajmera - Ed Driggs  
Julie Eiselt - Claire Fallon  
Carlenia Ivory - Patsy Kinsey  
LaWana Mayfield - James Mitchell  
Greg Phipps - Kenny Smith*

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

- 1. Meeting Agenda**
- 2. Dinner Meeting Agenda**

- 1. Agenda Review - Laura Harmon**

[Dinner Agenda September FINAL.pdf](#)

- 3. Follow Up Report**

**5:30 P.M. ZONING MEETING, COUNCIL CHAMBERS*****Update: Petitioner Requesting Deferral to October 16, 2017***

A Decision on adopting an ordinance for the property known as the "Charles E. Barnhardt House" (listed under Tax Parcel Number 09504315 as of September 1, 2016 and including the interior and exterior of the house and a portion of the land of Tax Parcel Number 09504315) as an Historic Landmark.

**Property Owner:** Country Club Lane LLC

**Location:** 2733 Country Club Lane in Charlotte, North Carolina

**HISTORIC LANDMARK DECISION**

- 4. Charles E. Barnhardt House**

***Update: Petitioner Requesting Deferral to October 16, 2017***

A Decision on adopting an ordinance for the property known as the "Charles E. Barnhardt House" (listed under Tax Parcel Number 09504315 as of September 1, 2016 and including the interior and exterior of the house and a portion of the land of Tax Parcel Number 09504315) as an Historic Landmark.

**Property Owner:** Country Club Lane LLC

**Location:** 2733 Country Club Lane in Charlotte, North Carolina

**ZONING DECISIONS****5. Rezoning Petition: 2015-093 by 1351 Woodlawn (Melrose), LLC**

***Update: Staff is recommending that this petition go back to the Zoning Committee due to the number of changes made since the Zoning Committee Recommendation.***

**Location:** Approximately 2.9 acres located on the south side of Drexel Place and north side of Woodlawn Road near the intersection of Park Road and Drexel Place and Park Road and Woodlawn Road. (Council District 1 - Kinsey)

**Current Zoning:** R-4 (single family residential) and UR-3(CD) (urban residential, conditional)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff disagrees with the recommendation of the Zoning Committee as the scale, mass and encroachment into the single family area is inconsistent with the adopted area plan.

[2015-093 reco 04-27-2016 final.pdf](#)

[2015-093 vicinity map](#)

[2015-093 rezoning map](#)

**6. Rezoning Petition: 2017-074 by Fine Plaza, LLC**

***Update: Requesting Deferral to October 16, 2017***

**Location:** Approximately 1.36 acres located on the east side of Duncan Avenue between Drummond Avenue and The Plaza. (Council District 1 - Kinsey)

**Current Zoning:** B-1 (neighborhood business)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to **DEFER** this petition to the October 3, 2017 Zoning Committee Work Session.

[2017-74 staff analysis 07-17-17-final final.sdw.pdf](#)

[2017-074 vicinity map.pdf](#)

[2017-074 rezoning map.pdf](#)

## 7. Rezoning Petition: 2016-131 by Halvorsen Development Corporation

**Location:** Approximately 1.63 acres located on the northeast corner of Ridge Road and Prosperity Church Road. (Council District 4 - Phipps)

**Current Zoning:** UR-2(CD) (urban residential, conditional) and NS (neighborhood services)

**Proposed Zoning:** NS SPA (neighborhood services, site plan amendment) and NS (neighborhood services)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:** Staff disagrees with the recommendation of the majority of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found the allowed uses consistent with the *Prosperity Hucks Area Plan*; however, the petition is inconsistent with the specific recommendations of the plan, based on information from the staff analysis and the public hearing, and because:
  - The plan recommends a mix of uses including retail/service, office, institutional, and residential for the area in which the site is located; and
  - The plan contains specific recommendations to create a pedestrian oriented mixed- use center in the area.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - There needs to be another restaurant or food facility in the immediate vicinity; and
  - This particular site plan is conducive to have some walk in traffic; and
  - The plan creates outdoor spaces for people to use.

[2016-131 reco 5-30-17 final.pdf](#)

[2016-131 vicinity map](#)

[2016-131 rezoning map](#)

[2016-131 RevSitePlan 06-07-2017](#)

## 8. Rezoning Petition: 2017-054 by ATCO

**Location:** Approximately 72 acres located on the southeast intersection of Statesville Avenue and Woodward Avenue, west of North Graham Street (Council District 1 - Kinsey)

**Current Zoning:** I-2 (general industrial)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be inconsistent with the *Central District Plan*, but consistent with the Applied Innovation Corridor concept provided by the *Charlotte Center City 2020 Vision Plan*, based on information from the staff analysis and the public hearing, and because:
  - The *Central District Plan* recommends industrial uses.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The subject property is a 72-acre light industrial site located just outside of Uptown and the I-277 loop. The site has a number of large buildings located on the site, totaling 1,240,000 square feet; and
  - The *Central District Plan*, which provides the land use recommendation for the site, calls for continuation of light industrial uses for the property; and
  - However, the *Charlotte Center City 2020 Vision Plan* identifies this area as part of the Applied Innovation Corridor (AIC), an area for which small- and medium-sized businesses in key sectors, such as bioscience, clean energy, informatics, and industrial design/architecture, are a priority. The proposal supports the vision of the *Center City Plan* by providing locations for such uses, as well as supporting retail and services for businesses and area residents; and
  - The City's Community Investment Plan (CIP) also identifies the site as being located within an important area for reinvestment and job growth, which will result from reuse and redevelopment on this site; and
  - The Urban Land Institute (ULI) studied the area in 2014 and recognized the need for zoning to support adaptive reuse and integration of existing industrial buildings as the area transitions to become more mixed use. The proposed UMUD (uptown mixed use), with the requested optional provisions and conditional commitments, will meet that need; and
  - Preservation of a number of the existing buildings will support the reuse of potentially historic buildings of local significance, as the site has been the location of both a Ford factory and a munitions plant; and
  - The proposal will also support transportation goals by increasing street connectivity and improving walkability by adding new streetscape and sidewalks.

[2017-054 reco 8-1-17.SM FinalFinal](#)

[2017-054 vicinity map](#)

[2017-054 rezoning map revised LQ](#)

[2017-054 RevSitePlan 09 01 17 Comments](#)

## 9. Rezoning Petition: 2017-058 by The Keith Corporation

**Location:** Approximately 11.1 acres located on the north side of West W.T. Harris Boulevard between Mallard Creek Road and Medical Plaza Drive. (Council District 2 - Austin)

**Current Zoning:** RE-1 (research)

**Proposed Zoning:** RE-3(O) (research, optional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be consistent with the *University Research Park Area Plan*, based on information from the staff analysis and the public hearing, and because:
  - The proposed office uses are consistent with the *University Research Park Area Plan* recommendation for office land uses. However, the retail and EDEE (eating/drinking/entertainment establishments) are inconsistent.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The subject property is located in the University Research Park area; and
  - While some of the uses are technically inconsistent with the adopted plan, the proposed development meets the overall intent for the area by:
    - Diversifying uses. The proposed range of uses will complement those that already exist in the University Research Park. Specifically, the potential retail and EDEE uses will provide goods and services for employees, residents, and visitors; and
    - Intensifying the site. The addition of new buildings will result in better utilization of a sparsely developed site; and
    - Adding pedestrian facilities. The installation of new sidewalk, a multi-use path, and streetscape will result in a more inviting pedestrian environment.

[2017-058 reco 08-01-2017 LH9-7 CLG0908 Final](#)

[2017-058 vicinity map](#)

[2017-058 rezoning map](#)

[2017-058 RevSitePlan 08-28-2017](#)

## 10. Rezoning Petition: 2017-062 by Doggett Concrete, Inc.

**Location:** Approximately 5.8 acres located at the northern end of Cressida Drive east of South Boulevard and west of Sharonbrook Drive. (Council District 6 - Smith)

**Current Zoning:** I-1 (light industrial)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be inconsistent with the long-term vision of the *Sharon & I-485 Transit Station Area Plan*. However, the Committee found the petition to be consistent with the plan provision for ongoing business and industrial operations based on information from the staff analysis and the public hearing, and because:
  - The plan recommends a transition to mixed use transit supportive land uses; and
  - The plan recommends that ongoing businesses and industrial operations retain their commercial or industrial zoning in order to continue operations and allow for business expansion, until such time as the property owners are ready for redevelopment.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The existing contractor's office and storage yard located on the subject property were established in 1998. The storage yard area has expanded gradually over the years. The rezoning would allow the existing use, including the storage yard, to continue to operate; and
  - The rezoning would bring the existing use into conformity and would require the installation of the required buffers adjacent to the single family homes to the rear, as well as screening from the public street; and
  - As a result of this rezoning, the building and parking area will be separated from the single family parcels by a distance of 100 feet including a 76-foot Class A buffer and a 15-foot sewer easement, plus nine additional feet running along a stream; and
  - There are a number of automotive dealerships and repair shops in the area and along Cressida Drive with large parking lots with vehicle storage, and the proposed use is comparable to these uses.

[2017-062 reco 8-1-17 rev](#)

[2017-062 vicinity map](#)

[2017-062 rezoning map](#)

[2017-062 RevSitePlan 08-24-2017](#)

## 11. Rezoning Petition: 2017-067 by The Committee to Restore and Preserve Third Ward, Inc.

**Location:** Approximately 0.17 acres located on the south side of Margaret Brown Street between South Sycamore Street and South Irvin Avenue. (Council District 2 - Austin)

**Current Zoning:** UR-1 (urban residential)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be consistent with the *Charlotte Center City 2020 Vision Plan*, based on information from the staff analysis and the public hearing, and because:
  - While the plan does not make a specific land use recommendation for the site, it encourages the preservation and enhancement of Center City neighborhoods. This proposal is consistent with the intent of the plan.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The subject site is located on a short street in Third Ward that is primarily developed with single family homes. However, there are multi-family buildings at the intersection of Irwin Avenue and Margaret Brown Street, and on other nearby streets in this part of Third Ward; and
  - The proposal allows for residential uses and a "conference center, including facilities for corporate meetings, training, retreats, or other meetings" which, due to the limited size of the structure, is compatible with the immediate area; and
  - The proposed request will maintain the existing single family structure on the site which will continue to contribute to the neighborhood's established character; and
  - The petition will provide a small gathering/event space for the community which may be converted into a residence again if so desired.

[2017-067 reco 08-1-2017 sf-8-15-17](#)

[2017-067 vicinity map revised](#)

[2017-067 rezoning map revised](#)

[2017-067 RevSitePlan 07-24-2017](#)



## 12. Rezoning Petition: 2017-072 by SMS Catering Service, Inc.

**Location:** Approximately 4.68 acres located on the east side of Norland Avenue south of Central Avenue.  
(Council District 5 - Ajmera)

**Current Zoning:** R-4 (single family residential), B-2 (CD) (general business, conditional), and O-6 (CD) (office, conditional)

**Proposed Zoning:** NS (neighborhood services), with five-year vested rights

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be *consistent* with the *Eastland Area Plan* recommendation for retail use for the half of the property closest to Central Avenue where the main SMS Catering Inc. structure is located. The proposal is inconsistent with the plan for the remainder of the site, which is recommended for office and residential use at up to eight dwelling units per acre based on the information from the staff analysis and the public hearing, and because:
  - The plan recommends retail use for the portion of the site located closest to Central Avenue where the main SMS Catering Inc. structure is located; and
  - The plan recommends office and residential uses up to eight dwelling units per acre for the remainder of the site.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The subject property is located on a local street (Norland Avenue) off of Central Avenue, and a portion of the site is currently developed with an existing eating/drinking/ entertainment establishment; and
  - The location of the property is somewhat isolated, with the southern and western sides of the site bounded by Evergreen Cemetery, and Eastway Middle School located to the southwest of the site; and
  - Abutting Norland Avenue and across the street are existing businesses toward Central Avenue, as well as four residential structures; and
  - These four residential structures directly across Norland Avenue from the rezoning site are zoned R-4 (single family residential); however, the part of the rezoning site across from these properties will be limited to parking and reuse of the existing three residential structures; and
  - Due to the limited number of nearby residential uses, negative impacts related to the expansion of this business are not anticipated. In addition, this petition will result in greater compliance with current Zoning Ordinance regulations while accommodating expansion of an existing business.

[2017-72 ZC Reco 080217](#)

[2017-072 vicinity map](#)

[2017-072 AMENDED rezoning map](#)

[2017-072 RevSitePlan 07-24-2017](#)

### 13. Rezoning Petition: 2017-077 by TTR Investments, LLC

**Location:** Approximately 1.4 acres located at the northwest intersection of Millerton Avenue and West Morehead Street and west of Suttle Avenue. (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be consistent with the *Bryant Park Land Use and Streetscape Area Plan*, based on information from the staff analysis and the public hearing, and because:
  - The petition is consistent with the *Bryant Park Land Use and Streetscape Area Plan* recommendation for a mixture of residential/office/retail land uses where this site is located.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The subject property is located near the Bryant Park and Camp Greene neighborhoods and is occupied by a building that is approximately 28,000 square feet in size. The portion of the existing building along Millerton Avenue is occupied by a contractor's office while the portion along Morehead Street is unoccupied; and
  - The proposal is to demolish a portion of the existing building to create two separate buildings. Office and retail uses will be allowed in the resulting buildings, which is consistent with the *Bryant Park Land Use and Streetscape Area Plan*; and
  - The proposed office and retail uses are more compatible with the new multi-family and single family residential development that has recently been completed in the Bryant Park neighborhood than the industrial uses currently allowed on the site; and
  - The existing urban fabric of the neighborhood will be retained with the preservation and reuse of the majority of this older structure that was built in 1935.

[2017-077 reco 08-01-2017](#)

[2017-077 vicinity map](#)

[2017-077 rezoning map](#)

[2017-077 RevSitePlan 07-24-2017](#)

## 14. Rezoning Petition: 2017-080 by Griffith Equities, LLC / E.C. Griffith Company

**Location:** Approximately 17.69 acres located in between Freedom Drive and West Morehead Street and west of Walnut Avenue (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be consistent with the *Bryant Park Land Use and Streetscape Plan*, based on information from the staff analysis and the public hearing, and because:
  - The petition is consistent with the *Bryant Park Land Use and Streetscape Area Plan* recommendation for a mixture of residential/office/retail land uses for the area in which this site is located. Most of the area identified to be park/green space will remain undeveloped.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The subject property is located in the Bryant Park area between Freedom Drive and West Morehead Street and is currently vacant; and
  - The proposed multi-family use, which will allow up to 280 multi-family and single family attached units, will support the transition of the area to a pedestrian friendly mix of uses as called for by the *Bryant Park Land Use and Streetscape Area Plan*; and
  - Placement of buildings near the sidewalk on West Morehead Street and along the future greenway will support walkability goals; and
  - The request will also support the development of Mecklenburg County's greenway system by committing to convey an easement for development of the greenway.

[2017-080 reco 08-01-2017 CLG0908 FINAL](#)

[2017-080 vicinity map](#)

[2017-080 rezoning map revised](#)

[2017-080 RevSitePlan 07-24-2017](#)

## 15. Rezoning Petition: 2017-081 by Ninety-Eight and Three Quarters Holdings, LLC

**Location:** Approximately 0.38 located between North Tryon Street and Ritch Avenue and east of Guy E. Suddreth Avenue. (Council District 1 - Kinsey)

**Current Zoning:** R-5 (single family residential)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-1 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**

Staff agrees with the recommendation of the majority of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be inconsistent with the *North Tryon Area Plan*, based on information from the staff analysis and the public hearing, and because:
  - The plan recommends single family residential at a density of up to five dwelling units per acre.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The request seeks to rezone a portion of a larger through-lot with frontage on the commercial section of North Tryon Street as well as frontage on the residential section of Ritch Avenue; and
  - The portion of the property proposed to be rezoned is located behind an existing business on North Tryon Street and between two single family homes along Ritch Avenue; and
  - A 50-foot wide overhead power line crosses the site preventing residential development on the lot; and
  - The site will be limited to accessory parking for the nonresidential use on the portion of the lot that fronts North Tryon Street; and
  - The nonresidential use will provide a 20.25-foot wide Class B buffer and a fence on both sides of the property abutting single family dwellings, and along the frontage on Ritch Avenue; and
  - The proposed parking area will not extend past the rear corners of the existing homes on either side of the property leaving the first 72 feet of the property off Ritch Avenue landscaped which maintains the residential character along Ritch Avenue.

[2017-81 ZC Reco](#)

[2017-081 vicinity map](#)

[2017-081 rezoning map](#)

[2017-081 RevSitePlan 07-24-2017](#)

## 16. Rezoning Petition: 2017-085 by Mark Eisenbeis-Stolz Partners

**Location:** Approximately 9.54 acres located east of Interstate 485 between Caldwell Road and Farmington Ridge Parkway. (Outside City Limits)

**Current Zoning:** R-3 (single family residential) and R-4 (single family residential)

**Proposed Zoning:** R-5 (CD) (single family residential, conditional), with five-year vested rights

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be inconsistent with the *Rocky River Road Area Plan* based on information from the staff analysis and the public hearing, and because:
  - The plan recommends single family residential at a density of up to four dwelling units per acre.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The vacant site is located directly between two established single family detached neighborhoods, continues stubbed streets from both developments, and has lot widths consistent to the adjacent (single family residential) zoning to the north; and
  - The petition will provide single family detached dwellings that are similar in scale and character to the surrounding detached dwellings, and slightly exceed the recommended density of four dwelling units per acre; and
  - The petition provides a public street connection to Caldwell Road, future Farmington Ridge Parkway in Cabarrus County, and internal street connections to abutting subdivisions.

[2017-085 reco 8-1-17](#)

[2017-085 vicinity map](#)

[2017-085 rezoning map](#)

[2017-085 RevSitePlan 06-12-2017](#)

## 17. Rezoning Petition: 2017-087 by Regions Bank

**Location:** Approximately 1.96 acres located at the southwest intersection of South College Street and East Stonewall Street and east of John Belk Freeway. (Council District 1 - Kinsey)

**Current Zoning:** UMUD-O (uptown mixed use district, optional)

**Proposed Zoning:** UMUD-O SPA (uptown mixed use district, optional, site plan amendment)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be consistent with the *Charlotte Center City 2020 Vision Plan*, based on information from the staff analysis and the public hearing, and because:
  - While this plan does not make a specific land use recommendation for the site, it recognizes Center City's continuing role as the central economic engine and diversified employment hub of the region.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The petition proposes to increase the allowed signage for a new uptown building to permit additional exterior signage; and
  - Two signs are proposed to be located at the top of an 18-story building that has just been completed; and
  - The two proposed signs will have limited impact due to their location above ground and size in comparison to the building; and
  - They are also consistent with the signage provided for the NASCAR Hall of Fame office tower.

[2017-087 reco 08-01-2017](#)

[2017-087 vicinity map](#)

[2017-087 rezoning map revised](#)

[2017-087 RevSitePlan 07-24-2017](#)

## 18. Rezoning Petition: 2017-088 by Trevi Partners, LLC

**Location:** Approximately 23.3 acres located along the south side of North Tryon Street between Wednesbury Boulevard and Caprington Avenue. (Council District 4 - Phipps)

**Current Zoning:** CC (commercial center) and UR-C (CD) (urban residential - commercial, conditional)

**Proposed Zoning:** UR-C (CD) (urban residential - commercial, conditional) and UR-C (CD) SPA (urban residential - commercial, conditional, site plan amendment), with five-year vested rights

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee finds the 15.5-acre portion of the petition proposing multi-family residential dwellings is consistent with the *Northeast Area Plan* as amended by rezoning petition 2016-107, which allowed residential dwellings at a density of up to 22 units per acre. The remaining acreage is inconsistent with the *Northeast Area Plan*, as amended by rezoning petition 2010-047, which recommends institutional uses for approximately 0.80 acres of the site adjacent to the single family neighborhood and a mix of residential, office, and retail uses for the remaining approximately 6.5 acres of the site closest to the wastewater treatment facility, based on information from the staff analysis and the public hearing, and because:
  - The plan recommends multi-family residential at a density of up to 22 units per acre, for a 15.5-acre portion of the site; and
  - The plan recommends institutional, and a mix of residential, office and retail uses for the remainder of the site.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The proposed multi-family use, which is associated with the non-residential development approved for the adjoining property, will provide a balanced land use pattern with a mixture of uses including residential, shopping, employment and institutional uses as recommended by the adopted plan; and
  - Development density will be 11.8 units per acre, which is less than the 17.3 units per acre per the previously approved plan for petition 2016-107; and
  - This site provides internal pedestrian connections between the sidewalk, street, and multi-family structures, and also to the greenway and abutting properties, which will enhance pedestrian connectivity for the larger area when fully Implemented; and
  - The proposed greenway, buffers, and large tree save areas provide a transition to the existing single family neighborhood to the west; and
  - The site plan provides usable open space, preservation of natural features, and a greenway easement to be dedicated to Mecklenburg County. It also provides a trailhead and parking for future greenway connection, which is also part of Cross Charlotte Trail.

[2017-88 ZC Reco 080217](#)

[2017-088 vicinity map](#)

[2017-088 rezoning map](#)

[2017-088 RevSitePlan 07-24-2017](#)

## 19. Rezoning Petition: 2017-089 by Laurel Street Residential

**Location:** Approximately 2 acres located at the northeast intersection of Marney Avenue and Sam Drenan Road and east of Skyland Avenue. (Council District 1 - Kinsey)

**Current Zoning:** R-5 (single family residential)

**Proposed Zoning:** UR-3 (CD) (urban residential, conditional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be inconsistent with the *Independence Boulevard Area Plan*, based on information from the staff analysis and the public hearing, and because:
  - The plan recommends office/industrial-warehouse-distribution uses for the subject site.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The subject site is a vacant parcel at the edge of the Grier Heights neighborhood; and
  - To the north and east side of the site is vacant land zoned for industrial use and accessed off of Latrobe Drive, which does not connect to the Grier Heights neighborhoods. The area to the south, across Sam Drennan Road, is developed with low density single family homes in the Grier Heights neighborhood, and the properties to the west are developed with retail and multi-family uses; and
  - The proposed multi-family development will provide a transition between the single family section of Grier Heights and the industrially zoned land along Latrobe Drive; and
  - In addition, the proposed elderly housing will complement the existing housing in the neighborhood and will provide aging residents with an opportunity to move into elderly housing while remaining in the neighborhood.

[2017-089 reco 08-01-2017 sf 8-15-2017](#)

[2017-089 vicinity map](#)

[2017-089 rezoning map](#)

[2017-089RevSitePlan 07-25-2017.pdf](#)



## 20. Rezoning Petition: 2017-090 by Childress Klein Properties, Inc.

**Location:** Approximately 27.6 acres located at the southwest intersection of Providence Road and Ballantyne Commons Parkway and north of Interstate 485. (Council District 7 - Driggs)

**Current Zoning:** CC (commercial center)

**Proposed Zoning:** CC SPA (commercial center, site plan amendment)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be consistent with the *Providence Road/I-485 Area Plan Update*, based on information from the staff analysis and the public hearing, and because:
  - The plan recommends primarily retail use with limited office.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The proposed changes to the site plan for the Promenade Shopping Center are designed to allow minor adjustments to the site to allow the center to evolve and remain economically vital; and
  - The proposal increases the number and height of freestanding shopping center signs, however:
    - The proposed sign height and area are consistent with what is allowed for the CC (commercial center) district; and
    - The proposed site plan allows two signs per street front which is fewer than the three per street front allowed by the ordinance; and
  - The proposal calls for conversion of a portion of the landscaped "Village Square" at the center of the retail area to parking. However, the most heavily used part of the "Village Square" would remain and be improved, and the less used part would be paved with specialty pavers or stamped asphalt to allow use for special events; and
  - The proposal allows an existing tree preservation area along Ballantyne Commons Parkway to be reduced to accommodate a proposed building and parking:
    - However, the site plan is designed to ensure comparable landscaping on the site by committing to providing replacement trees for large trees at a two-to-one ratio on the site; and
    - In addition, the proposal provides the opportunity to regrade the area to allow the new building and this part of the site to better relate to the sidewalk along Ballantyne Commons Parkway.

[2017-090 reco 8-1-17 LH9-6 JK9-7 final](#)

[2017-090 vicinity map](#)

[2017-090 rezoning map](#)

[2017-090 RevSite 08-28-2017](#)

## 21. Rezoning Petition: 2017-091 by Colony at Piper Glen, LLC

**Location:** Approximately 2.23 acres located at the northeast intersection of Ballantyne Commons Parkway and Rea Road. (Council District 7 - Driggs)

**Current Zoning:** B-1SCD (business shopping center)

**Proposed Zoning:** NS (neighborhood services)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be consistent with the *South District Plan*, based on information from the staff analysis and the public hearing, and because:
  - The plan recommends office use; and
  - An open space amenity is an allowable and typical use within office development.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The area proposed for rezoning was previously established as a landscaped buffer. This petition allows this area located between the public streets, parking, and buildings on the site to be developed as open space with pedestrian scale amenities; and
  - Other rezonings in the past, north of the site, along Rea Road have reduced the previously established buffer width to add pedestrian amenities such as walkways, plazas, and fountains; and
  - The petition provides a park-like amenity and gathering space on the eastern side of Rea Road that will serve the nearby office tenants and other visitors to the site.

[2017-091 reco 8-1-17](#)

[2017-091 vicinity map](#)

[2017-091 rezoning map](#)

[2017-091 RevSitePlan 07-24-2017](#)

## 22. Rezoning Petition: 2017-092 by Direct Power

**Location:** Approximately 14 acres located along the west side of Ryne Road and in between Mount Holly Road and Chapelton Drive. (Outside City Limits)

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

**Proposed Zoning:** I-1 (CD) (LWPA) (light industrial, conditional, Lake Wylie protected area)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff disagrees with the recommendation of the Zoning Committee because the subject rezoning site and surrounding properties on the west side of Rhyne Road are all planned and zoned for single family residential use, and the proposed development will result in the encroachment of industrial zoning into this residentially planned area. Uses allowed in the proposed I-1 (light industrial) zoning include industrial/warehouse uses, which would be more appropriately located in the area to the north along the rail line, as this area is planned and zoned for industrial use.

**Statement of Consistency:**

- The Zoning Committee found this petition to be inconsistent with the *Catawba Area Plan*, based on information from the staff analysis and the public hearing, and because:
  - The petition is inconsistent with the land use recommendation as per the *Catawba Area Plan* for residential land use up to four dwelling units per acre.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The proposal will help support connectivity and a road network; and
  - There are existing light industrial businesses in the area; and
  - The noise resulting from the airplanes makes the property less attractive for residential development.

[2017-092 reco 08-01-2017 LH9-6 CLG0907 LH9-7 FINAL.pdf](#)

[2017-092 vicinity map](#)

[2017-092 rezoning map](#)

[2017-092 RevSitePlan 07-24-2017](#)

## 23. Rezoning Petition: 2017-093 by Carowinds, LLC

**Location:** Approximately 24.16 acres located on the west side of Interstate 77 on the southern edge of Mecklenburg County, south of Nevada Boulevard. (Council District 3 - Mayfield)

**Current Zoning:** I-2 (general industrial)

**Proposed Zoning:** I-1 (light industrial)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be consistent with the *Steele Creek Area Plan*, based on information from the staff analysis and the public hearing, and because:
  - The plan recommends industrial/warehouse land uses for the subject site.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The site is located along the North/South Carolina State line and the Interstate 77 and Carowinds Boulevard interchange area, which includes hotels and supporting retail uses; and
  - Outside of the Carowinds amusement park and to the north, the area is developed with industrial uses and is located within the Westinghouse Boulevard Industrial Activity Center; and
  - The proposed use is consistent with the industrial-warehouse-distribution adopted land use for this site as proposed by the *Steele Creek Area Plan*; and
  - The site is appropriate for the proposed I-1 (light industrial) zoning due to its proximity to other industrial zoned land.

[2017-093 reco 8-15-2017](#)

[2017-093 vicinity map](#)

[2017-093 rezoning map](#)

## 24. Rezoning Petition: 2017-094 by MM&R Investments, LLC

**Location:** Approximately 0.35 acres located on the north side of Remount Road between South Tryon Street and Distribution Street. (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff agrees with the recommendation of the Zoning Committee.

**Statement of Consistency:**

- The Zoning Committee found this petition to be consistent with the *New Bern Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
  - The plan recommends transit supportive uses for the subject site.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
  - The subject site is within a 1/2 mile walk of the New Bern Transit Station on the LYNX Blue Line; and
  - The proposal allows a site previously used for industrial/office to convert to transit supportive land uses; and
  - Use of conventional TOD-M (transit oriented development - mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary; and
  - TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

[2017-094 reco 08-01-2017](#)

[2017-094 vicinity map](#)

[2017-094 rezoning map](#)

## ZONING HEARINGS

**25. Rezoning Petition: 2015-027 by Charlotte Housing Authority*****Update: Petitioner Requesting Deferral to December 18, 2017***

**Location:** Approximately 3.031 acres located on the southeast corner at the intersection of Cherry Street and East 1st Street. (Council District 1 - Kinsey)

**Current Zoning:** R-22MF (multi-family, residential)

**Proposed Zoning:** UR-C(CD) (urban residential - commercial, conditional)

[2015-027 Deferral PH Slip Sheet](#)

**26. Rezoning Petition: 2016-139 by Charter Properties, Inc./Browder Group Real Estate, LLC**

**Location:** Approximately 65.7 acres located on the northwest corner at the intersection of West Mallard Creek Church Road and Interstate 85. (Council District 4 - Phipps)

**Current Zoning:** R-3 (single family, residential), RE-1 (research), and RE-3(CD) (research, conditional)

**Proposed Zoning:** MUDD-O (mixed use development, optional) and R-12MF(CD) (multi -family residential, conditional), with five-year vested rights.

**Staff Recommendation:**

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

[2016-139 staff 09-18-2017 CLG08-28 AG 08-30 lh9-4 km9-7 CLG909 AG0912 final SA 09-13-2017](#)

[2016-139 vicinity map](#)

[2016-139 rezoning map revised](#)

[2016-139 RevSitePlan 08-15-2017](#)

## 27. Rezoning Petition: 2017-057 by Childress Klein Properties, Inc.

**Location:** Approximately 5.4 acres located at the southeast corner of the intersection of Pineville-Matthews Road and Providence Road. (Council District 7 - Driggs)

**Current Zoning:** O-15 (CD) (office, conditional)

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

**Staff Recommendation:**

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

[2017-057 staff 9-18-17 km JK-8-31 LH9-7 km9-8 JK9-11 final SA 09-12-2017 TRANSPORTATIO](#)

[2017-057 vicinity map](#)

[2017-057 rezoning map](#)

[2017-057 RevSitePlan 08-15-2017](#)

[Previously Approved Cover Page](#)

[2017-057 approvedplan 1986-112 SM reduced.pdf](#)

## 28. Rezoning Petition: 2017-050 by Circa Investments, LLC

**Location:** Approximately 0.77 acres located south of Crescent Avenue and north of South Laurel Avenue, between Providence Road and Willoughby Street. (Council District 1 - Kinsey)

**Current Zoning:** B-1 (neighborhood business) and O-2 (office)

**Proposed Zoning:** NS (neighborhood services)

**Staff Recommendation:**

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

[2017-050 staff 09-18-2017 LH-KM 9-6 09-08-2017 SA 09-12-2017 LH9-12 FINAL.pdf](#)

[2017-050 vicinity map](#)

[2017-050 rezoning map](#)

[2017-050 RevSitePlan 08-15-2017](#)

## 29. Rezoning Petition: 2017-083 by CapRock LLC

***Update: Petitioner Requesting Deferral to October 16, 2017.***

**Location:** 1.16 acres located between Seigle Avenue and Harrill Street, west of Van Every Street. (Council District 1 - Kinsey)

**Current Zoning:** I-2 (general industrial)

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

[2017-083 Deferral PH Slip Sheet](#)

### 30. Rezoning Petition: 2017-105 by Rexford Office Holdings, LLC

**Location:** Approximately 3.42 acres located on the south side of Rexford Road between Coca Cola Plaza and Roxborough Road. (Council District 6 - Smith)

**Current Zoning:** O-15(CD) (office, conditional)

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

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of requested technical revisions related to lighting, height, pedestrian connections, and optional provisions and the single outstanding issue related to signage.

[2017-105 staff 9-18-17 km JK8-24 lh8-29 km8-31 JK9-6 final 09-08-2017SA FINAL](#)

[2017-105 vicinity map](#)

[2017-105 rezoning map](#)

[2017-105 RevSitePlan 08-15-2017](#)

[Previously Approved Cover Page](#)

[2017-105 approvedplan 1977-011](#)

### 31. Rezoning Petition: 2017-110 by Lincoln Harris, LLC

**Location:** Approximately 16.07 acres located on the south side of Fairview Road east of Sharon Road and across from Cameron Valley Parkway. (Council District 6 - Smith)

**Current Zoning:** CC (commercial center)

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

**Staff Recommendation:**

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

[2017-110 staff 9-18-17 km JK8-30 lh9-4 km9-5 JK9-7 final JK9-11 SA 09-13-2017 FINAL](#)

[2017-110 vicinity map revised](#)

[2017-110 rezoning map revised](#)

[2017-110 RevSitePlan 08-15-2017](#)

[Previously Approved Cover Page](#)

[2017-110 approvedplan 2011-054](#)



### 32. Rezoning Petition: 2017-059 by Saturday Night, LLC

**Location:** Approximately 3.78 acres located on the north side of Bellhaven Boulevard between Interstate 485 and Bellhaven Circle. (Council District 2 - Ivory)

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

**Proposed Zoning:** I-1(CD) (LWPA) (light industrial, conditional, Lake Wylie watershed - overlay, protected area)

**Staff Recommendation:**

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

[2017-059 staff 09-18 CLG 08-24 AG LH 08-29 km08-30 CLG0908 SA09-08 FINAL](#)

[2017-059 vicinity map](#)

[2017-059 rezoning map revised](#)

[2017-059 RevSitePlan 07-10-2017](#)

### 33. Rezoning Petition: 2017-070 by Saussy Burbank, LLC

**Location:** Approximately 2.22 acres located along the west side of Park Road in between Wyndcroft Place and Hillside Avenue. (Council District 1 - Kinsey)

**Current Zoning:** R-4 (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 design and transportation issues.

[2017-070 staff 09-18-2017LH km8-30 SAF 09-07-2017 09-08-2017SA FINAL.pdf](#)

[2017-070 vicinity map](#)

[2017-070 rezoning map](#)

[2017-070 RevSitePlan 08-15-2017](#)

### 34. Rezoning Petition: 2017-079 by McKinney Holdings NC II, LLC

**Location:** Approximately 14 acres located at the northeast intersection of North Tryon Street and Sandy Avenue. (Council District 4 - Phipps)

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

**Proposed Zoning:** TOD-M(CD) (transit oriented development - mixed use, conditional)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2017-79 Staff 091817 LH8-29 km8-30 SSS090617 09-08-2017SA SM SSS0913 final](#)

[2017-079 vicinity map](#)

[2017-079 rezoning map](#)

[2017-079 RevSitePlan 08-15-2017](#)

[Previously Approved Cover Page](#)

[2017-79 approved site plan1989-041C](#)

### 35. Rezoning Petition: 2017-086 by Mecklenburg County Park and Recreation

**Location:** Approximately 90.45 acres along Eastway Drive between North Tryon Street and The Plaza. (Council District 1 - Kinsey)

**Current Zoning:** R-17MF (multi-family residential), B-1 (neighborhood business), and I-1 (light industrial)

**Proposed Zoning:** INST(CD) (institutional, conditional), with five-year vested rights.

**Staff Recommendation:**

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

[2017-86 Staff 091817 LH8-30 km8-31 SSS090617 SA 09-12-2017 FINAL.pdf](#)

[2017-086 vicinity map](#)

[2017-086 rezoning map](#)

[2017-086 RevSitePlan 08-15-2017](#)

### 36. Rezoning Petition: 2017-096 by Cambridge-Eastfield

**Location:** Approximately 8.96 acres located on the northeast side at the intersection of Prosperity Ridge Road and Johnston Oehler Road, south of Interstate 485. (Council District 4 - Phipps)

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

**Proposed Zoning:** UR-2(CD) SPA (urban residential, conditional, site plan amendment)

**Staff Recommendation:**

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

[2017-096 staff CLG0830 AG 08-30 LH9-4 km9-5 CLG0907 AG09-07 LH9-11 SA 09-12-2017 FINAL](#)

[2017-096 vicinity map](#)

[2017-096 rezoning map](#)

[2017-096 RevSitePlan 08-15-2017](#)

### 37. Rezoning Petition: 2017-098 by Urban Investments, LLC

**Location:** Approximately 0.16 acres located on the southern corner at the intersection of South Boulevard and East Carson Boulevard. (Council District 1 - Kinsey)

**Current Zoning:** O-2 (office)

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2017-098 staff 09-18-2017 LH km9-31 SAF-09-07-2017 SA-09-11-2017 FINAL.pdf](#)

[2017-098 vicinity map](#)

[2017-098 rezoning map](#)

### 38. Rezoning Petition: 2017-099 by Fenton Place, LLC

**Location:** Approximately 0.19 acres located on the south side of Fenton Place between Providence Road and Cherokee Road. (Council District 1 - Kinsey)

**Current Zoning:** O-2 (office)

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

**Staff Recommendation:**

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

[2017-099 staff 09-18-2017 lh9-4 km9-5 SAF-09-07-2017 SA 09-11-2017 FINAL.pdf](#)

[2017-099 vicinity map](#)

[2017-099 rezoning map](#)

[2017-099 RevSitePlan 08-15-2017](#)

### 39. Rezoning Petition: 2017-103 by Asana Partners, LP

**Location:** Approximately 0.80 acres located at the northeast intersection of East Park Avenue and Camden Road, between South Tryon Street and South Boulevard. (Council District 3 - Mayfield)

**Current Zoning:** I-2 (general industrial)

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

**Staff Recommendation:**

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

[2017-103 staff 09-18-2017 LH9-4 km9-5 SAF 09-07-2017 SA 09-11-2017 FINAL.pdf](#)

[2017-103 vicinity map](#)

[2017-103 rezoning map](#)

[2017-103 RevSitePlan 08-15-2017](#)

### 40. Rezoning Petition: 2017-107 by CIP Construction Company

**Location:** Approximately 1.25 acres located on the east side of South Tryon Street between Fairwood Avenue and Remount. (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial)

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

**Staff Recommendation:**

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

[2017-107 staff 8-28-2017 LH9-4 km9-5 09-07-2017 SA 09-11-2017 FINAL.pdf](#)

[2017-107 vicinity map](#)

[2017-107 rezoning map revised](#)

[2017-107 RevSitePlan 08-15-2017 SAF](#)

### 41. Rezoning Petition: 2017-117 by Profile Homes

**Location:** Approximately 4.27 acres located at the end of University East Drive, east of Old Concord Road, north of Rocky River Road. (Council District 4 - Phipps)

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

**Proposed Zoning:** O-1 (office)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2017-117 Staff 091817 LH8-30 km8-31 SSS090617 SA 09-13-2017final](#)

[2017-117 old vicinity map](#)

[2017-117 old rezoning map](#)

[Previously Approved Cover Page](#)

[2017-117 approved site plan 1980-035C](#)

## 42. Rezoning Petition: 2017-119 by Brinker Properties, LLC

**Location:** Approximately 6.81 acres located on the north side of Nations Ford Road, west of I-485.  
(Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial)

**Proposed Zoning:** I-2 (general industrial)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2017-119 staff 9-18-17 MR LH9-4 km9-6 MR9-8 Final SA 09-11-2017 FINAL.pdf](#)

[2017-119 old vicinity map](#)

[2017-119 old rezoning map](#)

## 43. Rezoning Petition: 2017-122 by Victory Christian Center, Inc.

**Location:** Approximately 4.42 acres located on east of Nations Ford Road, north of E. Hebron Street.  
(Council District 3 - Mayfield)

**Current Zoning:** INST (institutional)

**Proposed Zoning:** I-1 (light industrial)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2017-122 staff 9-18-17 MR LH08-29 km08-31 MR9-8 Final SA 09-11-2017 FINAL.pdf](#)

[2017-122 old vicinity map](#)

[2017-122 old rezoning map](#)

## 44. Rezoning Petition: 2017-126 by The Church of Jesus Christ of Latter-day Saints

**Location:** Approximately 2.5 acres located off Mallard Oaks Drive, west of John Adams Road, east of Interstate 85. (Council District 4 - Phipps)

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

**Proposed Zoning:** B-1 (neighborhood business)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2017-126 Staff 8.23.17 MR LH9-6 MR9-11 Final SA 09-12-2017 FINAL.pdf](#)

[2017-126 old vicinity map](#)

[2017-126 old rezoning map](#)

[Previously Approved Cover Page](#)

[2017-126 approved site plan 2006-082](#)