



# City of Charlotte

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

## Meeting Agenda

### Zoning Committee Work Session

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Tuesday, June 5, 2018

5:30 PM

Charlotte-Mecklenburg  
Government Center - Room 280

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#### Zoning Committee Work Session

##### Zoning Items

#### 1. Rezoning Petition: 2017-100 by LAXMI Hotels Groups, Inc.

**Location:** Approximately 5.4 acres located on the east side of Little Rock Road between Tuckaseegee Road and Manderly Drive. (Council District 3 - Mayfield)

**Public Hearing Held:** May 30, 2018- Item #28 on the May 21st Zoning Agenda

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

#### 2. Rezoning Petition: 2017-177 by NAI Southern Real Estate

**Location:** Approximately 3.4 acres bounded by East 3rd Street, East 4th Street and the southeast side of Baldwin Avenue. (Council District 1 - Egleston)

**Public Hearing Held:** April 16, 2018 - Item #26

**Staff Resource:** [Solomon Fortune](#)

#### 3. Rezoning Petition: 2017-180 by JS Helms Family Properties, LLC

**Location:** Approximately 66.9 acres located on the north side of Albemarle Road and west of I-485. (Outside City Limits)

**Public Hearing Held:** May 30, 2018 - Item #27 on the May 21st Zoning Agenda

**Staff Resource:** [Sonja Sanders](#)

#### 4. Rezoning Petition: 2017-186 by the Drakeford Co.

**Location:** Approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street. (Council District 3 - Mayfield)

**Public Hearing Held:** March 19, 2018 - Item #33

**Staff Resource:** [Solomon Fortune](#)

**5. Rezoning Petition: 2017-202 by Sinacori Builders, LLC**

**Location:** Approximately 0.83 acres located at the intersection of Providence Road and Providence Church Road, north of Ballantyne Commons Parkway. (Council District 7 - Driggs)

**Public Hearing Held:** *May 30, 2018 - Item #23 on the May 21st Zoning Agenda*

**Staff Resource:** [John Kinley](#)

**6. Rezoning Petition: 2017-204 by Ed Zepa**

**Location:** Approximately 0.95 acres located on the west side of Nations Crossing Road, south of Old Pineville Road. (Council District 3 - Mayfield)

**Public Hearing Held:** *May 30, 2018 - Item #29 on the May 21st Zoning Agenda*

**Staff Resource:** [Solomon Fortune](#)

**7. Rezoning Petition: 2017-205 by Pope & Land Enterprises, Inc.**

**Location:** Approximately 23.38 acres located on the north side of West Tyvola Road, south of Yorkmont Road. (Council District 3 - Mayfield)

**Public Hearing Held:** *May 30, 2018 - Item #30 on the May 21st Zoning Agenda*

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

**8. Rezoning Petition: 2018-005 by Meritage Homes of the Carolinas, Inc.**

**Location:** Approximately 141.93 acres located on the south side of Camp Stewart Road, east of Interstate 485 current side of Larkhaven Gold Course. (Outside City Limits)

**Public Hearing Held:** *April 16, 2018 - Item #28*

**Staff Resource:** [Sonja Strayhorn Sanders](#)

**9. Rezoning Petition: 2018-007 by City of Charlotte/Engineering & Property Management**

**Location:** Approximately 24.34 acres located at the intersection Beam Road and Shopton Road. (Council District 3 - Mayfield)

**Public Hearing Held:** *May 30, 2018 - Item #31 on the May 21st Zoning Agenda*

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

**10. Rezoning Petition: 2018-009 by Andrew J. Kalinoski**

**Location:** Approximately 2.19 acres located on the west side of J.W. Clay Boulevard, north of W.T. Harris Boulevard. (Council District 4 - Phipps)

**Public Hearing Held:** *May 30, 2018 - Item #32 on the May 21st Zoning Agenda*

**Staff Resource:** [Sonja Sanders](#)

**11. Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich**

**Location:** Approximately 0.16 acres located at the intersection of North Davidson Street and East 17th Street. (Council District 1 - Egleston)

**Public Hearing Held:** April 16, 2018 - Item #41

**Staff Resource:** [Sonja Strayhorn Sanders](#)

**12. Rezoning Petition: 2018-013 by Westcore Properties, AC, LLC**

**Location:** Approximately 6.27 acres located on the east side of Penninger Circle, south of Mallard Creek Road. (Council District 2 - Harlow)

**Public Hearing Held:** May 30, 2018 - Item #33 on the May 21st Zoning Agenda

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

**13. Rezoning Petition: 2018-016 by Michael Loeb**

**Location:** Approximately 0.35 acres located at the intersection of East Sugar Creek Road and Anderson Street, south of The Plaza. (Council District 1 - Egleston)

**Public Hearing Held:** May 30, 2018 - Item #34 on the May 21st Zoning Agenda

**Staff Resource:** [Sonja Sanders](#)

**14. Rezoning Petition: 2018-017 by Underdogs, LLC**

**Location:** Approximately 2.09 acres located on the west side of South Boulevard, north of East Arrowood Road (Council District 3 - Mayfield)

**Public Hearing Held:** May 30, 2018 - Item #35 on the May 21st Zoning Agenda

**Staff Resource:** [John Kinley](#)

**15. Rezoning Petition: 2018-018 by Unique Southern Estates, LLC**

**Location:** Approximately 4.54 acres located on the east side of The Plaza, south of Belvedere Avenue. (Council District 1 - Egleston)

**Public Hearing Held:** May 30, 2018 - Item #26 on the May 21st Zoning Agenda

**Staff Resource:** [Sonja Sanders](#)

**16. Rezoning Petition: 2018-019 by Ricardo Torres**

**Location:** Approximately 0.42 acres located on the east side of North Sharon Amity Road, north of Clearmont Avenue, south of Central Avenue. (Council District 5 - Newton)

**Public Hearing Held:** May 30, 2018- Item #37 on the May 21st Zoning Agenda

**Staff Resource:** [Sonja Sanders](#)

## 17. Rezoning Petition: 2018-020 by LCRE Arrowood, LLC

**Location:** Approximately 3.16 acres located on the west side of Old Pineville Road and south of Kings Ridge Drive. (Council District 3 - Mayfield)

**Public Hearing Held:** May 30, 2018 - Item #36 on the May 21st Zoning Agenda

**Staff Resource:** [John Kinley](#)

## 18. Rezoning Petition: 2018-021 by Michael Melton

**Location:** Approximately .0.37 acres located at the intersection of The Plaza and Shamrock Drive. (Council District 1 - Egleston)

**Public Hearing Held:** May 30, 2018 - Item #38 on the May 21st Zoning Agenda

**Staff Resource:** [Sonja Sanders](#)

## 19. Rezoning Petition: 2018-023 by Jason Idilbi

**Location:** Approximately 0.54 acres located on the south side of Spencer Street, east of East 36th Street, west of Herrin Avenue. (Council District 1 - Egleston)

**Public Hearing Held:** May 30, 2018 - Item #39 on the May 21st Zoning Agenda

**Staff Resource:** [Sonja Sanders](#)

## 20. Rezoning Petition: 2018-025 by Charlotte Douglas International Airport

**Location:** Approximately 108.00 acres located north of Wilkinson Boulevard, east of I-485 and south of I-85. (Council District 3 - Mayfield) (Outside City Limits)

**Public Hearing Held:** May 30, 2018 - Item #40 on the May 21st Zoning Agenda

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

## 21. Rezoning Petition: 2018-028 by Pollack Shores

**Location:** Approximately 28.05 acres located on the north side of Shopton Road, west of I-485. (Outside City Limits)

**Public Hearing Held:** May 30, 2018 - Item #41 on the May 21st Zoning Agenda

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

## 22. Rezoning Petition: 2018-029 by Metrolina Properties, Ltd. Ptsp

**Location:** Approximately 15.78 acres bounded by Northlake Centre Parkway and I-485. (Council District 2 - Harlow) (Outside City Limits)

**Public Hearing Held:** May 30, 2018- Item #42 on the May 21st Zoning Agenda

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

## 23. Rezoning Petition: 2018-031 by CitiSculpt

**Location:** Approximately 0.49 acres located on the south side of Kenilworth Avenue, east of Harding Place. (Council District 1 - Egleston)

**Public Hearing Held:** *May 30, 2018 - Item #43 on the May 21st Zoning Agenda*

**Staff Resource:** [Solomon Fortune](#)