



# City of Charlotte

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

## Meeting Agenda

### Zoning Committee Work Session

*John Fryday - Chairperson*  
*Elizabeth McMillan - Vice-Chairperson*  
*Phillip Gussman*  
*John Ham*  
*Bolyn McClung*  
*Keba Samuel*  
*Cozzie Watkins*

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Thursday, January 3, 2019

5:30 PM

Charlotte-Mecklenburg  
Government Center

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#### Zoning Committee Work Session

##### Zoning Items

#### 1. 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:** December 17, 2018 - Item #26

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

#### 2. Rezoning Petition: 2018-011 by Harrison Tucker & John Perovich

**Location:** Approximately 0.17 acres located at the northeast corner of East 17th Street and North McDowell Street. (Council District 1 - Egleston)

**Public Hearing Held:** October 15, 2018 - Item #32

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

#### 3. Rezoning Petition: 2018-058 by White Oak Management, Inc.

**Location:** Approximately 0.77 acres located on the east side of Craig Avenue, north of North Sharon Amity Road. (Council District 5 - Newton)

**Public Hearing Held:** December 17, 2018 - Item #32

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

#### 4. Rezoning Petition: 2018-063 by LandDesign, Inc.

**Public Hearing Held:** December 17, 2018 - Item #33

**Staff Resource:** [Sandy Montgomery](#)

## 5. Rezoning Petition: 2018-069 by Dependable Development

**Location:** Approximately 10 acres located on the west side of Mt. Holly-Huntersville Road, south of Mt. Holly Road. (Outside City Limits)

**Public Hearing Held:** December 17, 2018 - Item #34

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

## 6. Rezoning Petition: 2018-075 by Fountain Residential Partners

**Location:** Approximately 10.77 acres located at the northeast intersection of East Mallard Creek Church Road and University City Boulevard. (Council District 4 - Phipps)

**Public Hearing Held:** December 17, 2019 - Item #35

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

## 7. Rezoning Petition: 2018-083 by Chick-fil-A

**Location:** Approximately 0.88 acres located on the south side of Woodlawn Road, east of Park Road. (Council District 6 - Bokhari)

**Public Hearing Held:** December 17, 2018 - Item #28

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

## 8. Rezoning Petition: 2018-085 by The Spectrum Companies

**Location:** Approximately 4.89 acres located on the west side of South Tryon Street, south of Carson Boulevard. (Council District 3 - Mayfield)

**Public Hearing Held:** December 17, 2018 - Item #36

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

## 9. Rezoning Petition: 2018-095 by WeWork Companies

**Location:** Approximately 0.82 acres located at the corner of North Tryon Street and West 4th Street. (Council District 2 - Harlow)

**Public Hearing Held:** December 17, 2018 - Item #37

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

## 10. Rezoning Petition: 2018-105 by Greg Godley

**Location:** Approximately 0.90 acres located on the south side of East 36th Street between The Plaza and Holt Street. (Council District 1 - Egleston)

**Public Hearing Held:** December 17, 2018 - Item #38

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

## 11. Rezoning Petition: 2018-106 by Lincoln Harris

**Location:** Approximately 2.58 acres located on Carnegie Boulevard, near Torp Landing Boulevard and

Charmek Palisades Drive, west of Barclay Downs Drive. (Council District 6 - Bokhari)

**Public Hearing Held:** December 17, 2018 - Item #29

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

## **12. Rezoning Petition: 2018-111 by David Weekley Homes**

**Location:** Approximately 5.79 acres bounded by Drummond Avenue, Lydia Avenue, Catawba Avenue, and Duncan Avenue, off The Plaza. (Council District 1 - Egleston)

**Public Hearing Held:** December 17, 2018 - Item #39

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

## **13. Rezoning Petition: 2018-113 by Ryan Companies**

**Location:** Approximately 11.34 acres located on the north side of Shopton Road west of Beam Road. (Council District 3 - Mayfield)

**Public Hearing Held:** December 17, 2018 - Item #40

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

## **14. Rezoning Petition: 2018-116 by JDSI, LLC**

**Location:** Approximately 1.34 acres located on the northeast corner of Mallard Creek Road and Hubbard Road. (Council District 2 - Harlow)

**Public Hearing Held:** December 17, 2018 - Item #41

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

## **15. Rezoning Petition: 2018-118 by JKS Management, LLC**

**Location:** Approximately 0.82 acres located on the south side of Montford Drive, east of Park Road. (Council District 6 - Bokhari)

**Public Hearing Held:** December 17, 2018 - Item #30

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

## **16. Rezoning Petition: 2018-120 by Clarius Partners, LLC**

**Location:** Approximately 34.63 acres located on the north side of Tuckaseegee Road, west of Westwood Drive, north of Interstate 85. (Council District 3 - Mayfield)

**Public Hearing Held:** December 17, 2018 - Item #31

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

## **17. Rezoning Petition: 2018-122 by Greg Grueneich & Brian Wallace**

**Location:** Approximately 0.24 acres located near the intersection of East 4th Street and South Torrence Street, south of Charlottetowne Avenue. (Council District 3 - Egleston)

**Public Hearing Held:** December 17, 2018 - Item #43

Staff Resource: [Solomon Fortune](#)

**18. Rezoning Petition: 2018-123 by Topgolf International, Inc.**

**Location:** Approximately 14.20 acres located along McFarlane Boulevard and south of University City Boulevard. (Council District 4 - Phipps)

**Public Hearing Held:** December 17, 2018 - Item #44

Staff Resource: [Sonja Sanders](#)

**19. Rezoning Petition: 2018-124 by Cross Development, LLC**

**Location:** Approximately 2.75 acres located on the south side of University City Boulevard, east of Cabarrus Farm Road. (Outside City Limits)

**Public Hearing Held:** December 17, 2018 - Item #45

Staff Resource: [Sonja Sanders](#)

**20. Rezoning Petition: 2018-125 by Brookshire Boulevard**

**Location:** Approximately 1.06 acres located on the west side of Brookshire Boulevard, north of Lawton Road. (Council District 2 - Harlow)

**Public Hearing Held:** December 17, 2018 - Item #46

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

**21. Rezoning Petition: 2001-016 (C) by Kimley Horn - Innovative Request**

**Location:** Approximately located on the west side of Grand Palisades Parkway south of Vale Ridge Drive.

Staff Resource: [Solomon Fortune](#)

**22. Rezoning Petition: 2005-080 by Bob Barone - Innovative Request**

**Location:** Approximately located on the north side of Ridge Road between Prosperity Ridge Road and Prosperity View Drive.

Staff Resource: [Solomon Fortune](#)