



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, October 1, 2019

5:30 PM

**Charlotte-Mecklenburg
Government Center Room 280**

Zoning Committee Work Session

Deferrals

1. Rezoning Petition: 2018-092 by Contravest Development Partners, LLC

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to November 5, 2019

Location: Approximately 14.5 acres located on the west side of Old Statesville Road, south of West W. T. Harris Boulevard. (Council District 2 - Harlow)

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

Update: Petitioner is requesting deferral of Zoning Committee Recommendation to November 5, 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: 2019-103 by Charlotte Planning, Design & Development Department

Summary of petition:

This text amendment proposes to update the sign regulations to:

- 1) simplify the regulations making them easier to use and understand, with added graphics;
- 2) provide consistency and uniformity in standards across similar zoning districts;
- 3) modify the standards for sign size, materials, location, lighting, portability, quantity and height;
- 4) provide greater flexibility by allowing more signs without a permit, but subject to specific standards;
- 5) introduce new sign types, including A-frame sign, accessory use sign, light pole banner, multi-use planned development ground sign, roof sign, skyline sign, temporary outdoor sales sign, vehicle dealership temporary sign, wall sign (painted), and wall sign (projected);
- 6) create content-neutral sign standards, to be consistent with a recent U.S. Supreme Court ruling; and
- 7) move the procedures for obtaining a sign permit into a separate document.

Public Hearing Held: September 16, 2019 - Item #36

Staff Resource: [Sandy Montgomery](#)

4. Rezoning Petition: 2019-104 by Charlotte Planning, Design & Development Department

Summary of petition:

This text amendment proposes to update the Tree Ordinance and Zoning Ordinance for sites zoned for urban development. Specifically, the text amendment:

- 1) promotes better integration of trees into urban sites;
- 2) provides flexibility of where trees are planted on urban sites;
- 3) results in no net loss of code required trees on urban sites;
- 4) modifies the perimeter tree planting, internal tree planting and tree save area requirements on urban sites;
- 5) adds new definitions.

Public Hearing Held: September 16, 2019 - Item #37

Staff Resource: [Sandy Montgomery](#)

5. Rezoning Petition: 2018-073 by Moores Chapel Retail, LLC

Location: Approximately 3.99 acres located at the intersection of Moores Chapel Road, Rhyne Road, and Belmeade Road. (Council District 3 - Mayfield)

Public Hearing Held: September 16, 2019 - Item #38

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

6. Rezoning Petition: 2018-160 by K Sade Ventures

Location: Approximately 93.86 acres located on the north side of University Boulevard at the Mecklenburg/Cabarrus County line. (Outside City Limits)

Public Hearing Held: September 16, 2019 - Item #40

Staff Resource: [Will Linville](#)

7. Rezoning Petition: 2019-027 by Liberty Property Trust

Location: Approximately 20.50 acres located at the east side of the intersection of Sam Wilson Road and Laine Road, south of Interstate 85. (Outside City Limits)

Public Hearing Held: September 16, 2019 - Item #41

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

8. Rezoning Petition: 2019-047 by NR Pinehurst Property Owner, LLC

Location: Approximately 36.06 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane and across from Strawberry Hill Drive. (Council District 6 - Bokhari)

Public Hearing Held: September 16, 2019 - Item #42

Staff Resource: [John Kinley](#)

9. Rezoning Petition: 2019-074 by Josh Jolley

Location: Approximately 3.96 acres located on the west side of Wallace Road, north of Woodberry Road, west of East Independence Boulevard. (Council District 5 - Newton)

Public Hearing Held: September 23, 2019- Item #43

Staff Resource: [John Kinley](#)

10. Rezoning Petition: 2019-061 by Davis Development

Location: Approximately 15.55 acres located on the east side of Northlake Centre Parkway, north of Calhoun Street, south of Interstate 485. (Outside City Limits)

Public Hearing Held: September 23, 2019 - Item #46

Staff Resource: [Michael Russell](#)

11. Rezoning Petition: 2019-118 by Beacon Development Company

Location: Approximately 90.47 acres located on the west side of Beam Road, north of Cross Beam Drive. (Council District 3 - Mayfield)

Public Hearing Held: September 23, 2019 - Item #47

Staff Resource: [Lisa Arnold](#)

12. Rezoning Petition: 2019-056 by White Point Partners, LLC

Location: Approximately 4.95 acres located on the south side of West Morehead Street, west of Julian Price Place. (Council District 3 - Mayfield)

Public Hearing Held: September 23, 2019 - Item #50

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

13. Rezoning Petition: 2019-062 by Suncrest Real Estate & Land

Location: Approximately 13.01 acres located at the southeast intersection of Rocky River Road and Old Concord Road. (Council District 4 - Phipps)

Public Hearing Held: September 23, 2019 - Item #51

Staff Resource: [Lisa Arnold](#)

14. Rezoning Petition: 2019-070 by RENC CH, LLC

Location: Approximately 42.41 acres located on Wallace Road between Woodberry Road and East Independence Boulevard. (Council District 5 - Newton)

Public Hearing Held: September 23, 2019 - Item #53

Staff Resource: [John Kinley](#)

15. Rezoning Petition: 2019-076 by Hopper Communities

Location: Approximately 2.39 acres located on the south side of Rozzelles Ferry Road, west of South Turner Avenue, east of South Gardner Avenue. (Council District 2 - Harlow)

Public Hearing Held: September 23, 2019 - Item #55

Staff Resource: [Lisa Arnold](#)

16. Rezoning Petition: 2019-079 by Sankofa Development, LLC

Location: Approximately 1.25 acres located on the west side of Statesville Road, south of Riley Avenue, north of Distribution Center Drive. (Council District 2 - Harlow)

Public Hearing Held: September 23, 2019 - Item #56

Staff Resource: [Michael Russell](#)

17. Rezoning Petition: 2019-081 by Tyvola Station Partners, LLC

Location: Approximately 10.5 acres located on the north side of Tyvola Road, west of Old Pineville Road. (Council District 3 - Mayfield)

Public Hearing Held: September 23, 2019 - Item #57

Staff Resource: [John Kinley](#)

18. Rezoning Petition: 2019-082 by Pacific National Group, LLC

Location: Approximately 0.32 acres located on the east side of South Boulevard, south of East Worthington Avenue. (Council District 1 - Egleston)

Public Hearing Held: September 23, 2019 - Item #58

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

19. Rezoning Petition: 2019-083 by James M. Howell

Location: Approximately 0.56 acres located on the west side of China Grove Church Road, south of Aileen Circle, north of Ervin Lane. (Council District 3 - Mayfield)

Public Hearing Held: September 23, 2019 - Item #59

Staff Resource: [John Kinley](#)