City of Charlotte

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

Zoning Agenda

Monday, September 24, 2018

Council Chambers

City Council Zoning Meeting

- Mayor Vi Lyles -
- Mayor Pro-Tem Julie Eiselt -
Dimple Ajmera - Tariq Bokhari
Ed Driggs - Larken Egleston
Justin Harlow - LaWana Mayfield
James Mitchell - Matt Newton
Greg Phipps - Braxton Winston
DINNER MEETING

1. Meeting Agenda

2. Dinner Meeting Agenda
   1. Agenda Review - Tammie Keplinger

   Dinner Agenda September Final

3. Follow Up Report

   September Follow-Up Report 9-17-18-done
HISTORIC LANDMARK RESOLUTIONS

4. **Reginald Armistice Hawkins House**

   **Update: Requesting deferral to October 15, 2018**

   A Public Hearing on the Question of adopting an ordinance for the property known as the "Reginald Armistice Hawkins House" (listed under Tax Parcel Number 07839808 including the interior and the exterior of the house, the land, and all landscape features associated with tax parcel) as an Historic Landmark.

   **Property Owner:** Daniel and Kristin Tart  
   **Location:** 1703 Madison Avenue in Charlotte, North Carolina

5. **Albert Wallace Log House**

   A Public Hearing on the Question of adopting an ordinance for the property known as the "Albert Wallace Log House" (listed under Tax Parcel Number 11102105 including the interior and the exterior of the house, outbuildings, and the land associated with tax parcel) as an Historic Landmark.

   **Property Owner:** William and Dixie Kelly  
   **Location:** 9425 Robinson Church Road in Charlotte, North Carolina

   [Wallace Log House RCA]  
   [Wallace Log House PH Cover]  
   [Wallace Ord]  
   [Wallace Log House S&R]  
   [Wallace House HLC Vote]  
   [Wallace Log House HPO Response]  
   [Wallace House Dept Review Findings]

6. **Antioch Missionary Baptist Church Cemetery**

   A Public Hearing on the Question of adopting an ordinance for the property known as the "Antioch Missionary Baptist Church Cemetery" (listed under Tax Parcel Number 15904104 including the land and all landscape features associated with tax parcel) as an Historic Landmark.

   **Property Owner:** The Trustees of the Antioch Missionary Baptist Church  
   **Location:** 3712 Monroe Road in Charlotte, North Carolina

   [Antioch Cemetery RCA]  
   [Antioch Cemetery PH Cover]  
   [Antioch Cemetery Ord]  
   [Antioch Cemetery S&R]  
   [Antioch Cemetery HLC Vote]  
   [Antioch Cemetery HPO Comment]  
   [Antioch Cemetery Dept Review Findings]
7. **Hennigan Place**

A Public Hearing on the Question of adopting an ordinance for the property known as the "Hennigan Place" (listed under Tax Parcel Numbers 23111438, 23111437, 23111403, and 23111402) as an Historic Landmark.

**Property Owner:** Snow Homeplace LLC  
**Location:** 3603 Tilley Morris Road in Charlotte, North Carolina

[Hennigan RCA 2.0](#)  
[Hennigan Place Cover](#)  
[Hennigan Place Ord Amendment sm](#)  
[Hennigan-Place-SR with Addendum](#)  
[Hennigan Place HLC Vote](#)
DECISIONS


   Update: Zoning Committee recommended that a new public hearing be held October 15, 2018 due to significant changes

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

   Current Zoning: R-22MF, HD (multi-family residential, historic district overlay)
   Proposed Zoning: UR-2(CD), HD (urban residential, conditional, historic district overlay), with five-year vested rights

   Zoning Committee Recommendation:
   The Zoning Committee voted 7-0 to recommend City Council hold a new public hearing on this petition.

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


   Update: Petitioner requesting deferral to October 15, 2018

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

   Current Zoning: MUDD-O (mixed use development district, optional)
   Proposed Zoning: MUDD-O SPA (mixed use development, optional) with five-year vested rights

   Zoning Committee Recommendation:
   The Zoning Committee voted 7-0 to DEFER this petition to their next meeting scheduled for October 2, 2018.

   Staff Recommendation:
   Staff recommends approval of this petition upon resolution of outstanding issues related to site design and transportation and technical issues.
10. 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 - Egleston)

Current Zoning: B-1 (neighborhood business) and O-2 (office)
Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:
The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:
Staff recommends approval of this petition.

2017-050 reco_07-31-2018_done
2017-050_Finalstaff_09-17-2018_final
2017-050_RevsitePlan_07-24-2018


Location: Approximately 30 acres located off South Tryon Street, east of Youngblood Road and west of Birnamwood Lane. (Council District 3 - Mayfield)

Current Zoning: R3 (single family residential)
Proposed Zoning: R-12MF(CD) (multi-family residential) and BD(CD) (distributive business, conditional) with five-year vested rights

Zoning Committee Recommendation:
The Zoning Committee voted 5-2 to recommend APPROVAL of this petition.

Staff Recommendation:
Staff does not recommend approval of this petition.

2017-112_reco_07-31-2018_done done
Final 2017-112_09-17-2018_done done
2017-112_RevSitePlan_09-10-2018

**Location:** Approximately 4.15 acres located on the north side of Hickory Grove Road, east of W.T. Harris Boulevard. (Council District 5 - Newton)

**Current Zoning:** R-8 (single family residential) and B-2(CD) (general business, conditional)

**Proposed Zoning:** B-2 (CD) (general business, conditional) and B-2(CD) SPA (general business, conditional, site plan amendment) with five-year vested rights.

**Zoning Committee Recommendation:**
The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**
Staff recommends approval of this petition.

- 2018-002 reco_done
- 2018-02_Final_staff_091718_done
- 2018-002_RevSitePlan_7-23-18


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

**Current Zoning:** R-8 (single family residential)

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 4-3 to recommend **DENIAL** of this petition.

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

- 2018-012_reco_7-2-18_done
- 2018-012_FINAL_staff_07-16-18_done_done_done
- 2018-012_RevSitePlan_05-29-2018

   **Location:** Approximately 18.95 acres located on the west side of Johnston Road, north of Marvin Road. (Council District 7 - Driggs)

   **Current Zoning:** INST (institutional) and INST(CD) (institutional, conditional)
   **Proposed Zoning:** O-2(CD) (office, conditional)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

   **Staff Recommendation:**
   Staff recommends approval of this petition.
   
   2018-014_reco_7-31-18_km0806-final1
   2018-014_Finalstaff_9-17-18_km0806_final
   2018-014_RevSitePlan_08-13-2018

15. **Rezoning Petition: 2018-024 by The Drakeford Company**

   **Location:** Approximately 0.87 acres located on the north side of Reece Road, east of Arbor Lane, east of Park Road, north of Park Road Shopping Center. (Council District 6 - Bokhari)

   **Current Zoning:** R-22MF (multi-family residential)
   **Proposed Zoning:** NS (neighborhood services)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 5-2 to recommend **APPROVAL** of this petition.

   **Staff Recommendation:**
   Staff recommends approval of this petition.
   
   2018-024_reco_07-31-2018_done
   2018-024_FinalStaff_09-17-2018_done
   2018-024_RevSitePlan_7-23-18

   **Location:** Approximately 8.03 acres located on the west side of Sharon Road, west of the intersection of Sharon View Road. (Council District 6 - Bokhari)

   **Current Zoning:** R-3 (single family residential) and INST(CD) (institutional, conditional)

   **Proposed Zoning:** R-3(CD) (single family residential, conditional), MUDD-O (mixed use development, optional) and INST(CD) SPA (institutional, conditional, site plan amendment) with five-year vested rights

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

   **Staff Recommendation:**
   Staff recommends approval of this petition.

   - 2018-027 reco_7-31-18_done
   - 2018-027_Finalstaff_9-17-18_Done
   - 2018-027_RevSitePlan_9-10-18

17. **Rezoning Petition: 2018-035 by EM & C Investments, LLC**

   **Location:** Approximately 13.02 acres located on the south side of University City Boulevard, west of the Mecklenburg/Cabarrus County Line. (Outside City Limits)

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

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

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

   **Staff Recommendation:**
   Staff recommends approval of this petition.

   - 2018-035 reco_7-31-18_final
   - 2018-35_Final staff analysis 091718_done
   - 2018-035_RevSitePlan_08-09-2018
18. **Rezoning Petition: 2018-044 by Land Investment Resources, LLC**

   **Location:** Approximately 7.5 acres located on the west side of Elm Lane, south of Camfield Street. (Council District 7 - Driggs)

   **Current Zoning:** R-3 (single family residential)
   **Proposed Zoning:** UR-2(CD) (urban residential, conditional)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

   **Staff Recommendation:**
   Staff recommends approval of this petition.

   2018-044 reco_7-31-18_done
   2018-044_Finalstaff_9-17-18_done
   2018-044_RevSitePlan_9-10-18


   **Location:** Approximately 1.52 acres located on the northwest corner of Statesville Avenue and Newland Road, west of Norris Avenue. (Council District 1 - Egleston)

   **Current Zoning:** R-22MF (multi-family residential)
   **Proposed Zoning:** O-1(CD) (office, conditional)

   **Zoning Committee Recommendation:**
   The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

   **Staff Recommendation:**
   Staff recommends approval of this petition.

   2018-048 reco-7-31-18_final
   2018-48_Final staff_091718_final
   2018-048_RevSitePlan_7-25-2018
20. **Rezoning Petition: 2018-050 by Somera Road, Inc.**

**Location:** Approximately 10.63 acres located on the northeast corner of Lancaster Highway and Providence Road West. (Council District 7 - Driggs)

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

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**
Staff recommends approval of this petition.

2018-050 reco_7-31-18_final
2018-050_Finalstaff_9-17-18_done
2018-050_RevSitePlan_7-23-18


**Location:** Approximately 0.22 acres located at the corner of South Mint Street and Spruce Street. (Council District 3 - Mayfield)

**Current Zoning:** R-5 HD-O (single family residential, historic district overlay)

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

**Zoning Committee Recommendation:**
The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**
Staff recommends approval of this petition.

2018-052_reco_07-31-2018_done
2018-052_Finalstaff_09-17-2018_done
2018-052_RevSitePlan_7-25-18

22. **Rezoning Petition: 2018-055 by Riverbend Charlotte, LLC**

**Location:** Approximately 3.19 acres located on the west side of Rozzelles Ferry Road, south of Winding River Drive. (Council District 2 - Harlow)

**Current Zoning:** R-8MF(CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)

**Proposed Zoning:** R-5 LWPA (single family residential, Lake Wylie Protected Area)

**Zoning Committee Recommendation:**
The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**
Staff recommends approval of the petition.

2018-055_reco_07-31-2018_done
2018-055_Final 09-17-2018_done
23. **Rezoning Petition: 2018-057 by Shea Homes**

*Location:* Approximately 3.87 acres located on the south side of South Bruns Avenue, west of West Trade Street. (Council District 2 - Harlow)

*Current Zoning:* UR-2(CD) (urban residential, conditional) and R-8 (single family residential)

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

*Zoning Committee Recommendation:* The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

*Staff Recommendation:* Staff recommends approval of this petition upon resolution of outstanding issues pertaining to site and building design.

2018-057 reco_07-31-2018_done
-2018-057 Final Hearing Staff_09-17-2018_done
2018-057_RevSitePlan_7-25-18

24. **Rezoning Petition: 2018-060 by Eid Refaey**

*Location:* Approximately 1.04 acres located on the north side of Parkwood Avenue, east of Harrill Street, and west of Allen Street. (Council District 1 - Egleston)

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

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

*Zoning Committee Recommendation:* The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

*Staff Recommendation:* Staff recommends approval of this petition.

2018-060 reco_done
2018-060 Final 091718_done_done
2018-060 RevSite Plan 091118
25. **Rezoning Petition: 2018-061 by MPV Properties**

**Location:** Approximately 2.19 acres located on the east side of Randolph Road, south of Hodgson Road. (Council District 6 - Bokhari)

**Current Zoning:** R-3 (single family residential)  
**Proposed Zoning:** NS (neighborhood services)  

**Zoning Committee Recommendation:**  
The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**  
Staff recommends approval of this petition.  

- 2018-061 reco_done  
- 2018-061 Final 091718_done  
- 2018-061_RevSitePlan_7-23-18

26. **Rezoning Petition: 2018-062 by BPR Properties**

**Location:** Approximately 0.36 acres located on the south side of South Brevard Street, east of 4th Street. (Council District 1 - Egleston)

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

**Zoning Committee Recommendation:**  
The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

**Staff Recommendation:**  
Staff recommends approval of this petition.  

- 2018-062_07-31-2018_done  
- 2018-062_Finalstaff_09-17-2018_done  
- 2018-062_RevSitePlan_07-30-2018
HEARINGS


   Update: Petitioner requested and City Council voted September 17, 2018 to defer hearing to October 15, 2018

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

   Current Zoning: R-5 (single family residential)
   Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights

   2018-011 Harrison Tucker & John Perovich October 15th Deferral


   Update: Petitioner requested and City Council voted September 17, 2018 to withdraw this petition

   Location: Approximately 7.37 acres located off of Callabridge Court, off of Mount Holly Huntersville Road, north of Brookshire Boulevard. (Outside City Limits)

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

   2018-045 Andy Bilmanis September 17th withdrawal

29. Rezoning Petition: 2018-049 by Revolve Residential

   Location: Approximately 2.57 acres bounded by Charles Avenue, Whiting Avenue, Spencer Street, and Clemson Avenue, north of Matheson Avenue. (Council District 1 - Egleston)

   Current Zoning: R-5 (single family residential)
   Proposed Zoning: MUDD-O (mixed use development, optional)

   Staff Recommendation:
   Staff does not recommend approval of this petition in its current form, due to issues related to land use and site and building design.

   2018-49_prestaff_090618_done

   2018-049_RevSitePlan_08-13-2018

*Update: Petitioner requested and City Council voted September 17, 2018 to defer hearing to October 15, 2018*

**Location:** Approximately 16.9 acres located on the north side of Mallard Creek Road. (Outside City Limits)

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

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

[2018-067 NVR, Inc October 15th Deferral]

31. **Rezoning Petition: 2018-078 by Monte Ritchey/Conformity Corp.**

**Location:** Approximately 0.74 acres located at the end of Waco Street and Ellison Street, near South Kings Drive. (Council District 1 - Egleston)

**Current Zoning:** R-6 (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 building and site design, transportation, and environment.

[2018-078 PHstaff_09-17-2018_done]

[2018-078 RevSitePlan_08-13-2018]

32. **Rezoning Petition: 2018-077 by R2 Development**

**Location:** Approximately 7.69 acres located on the west side of Steele Creek Road, south of Hamilton Road. (Outside City Limits)

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

**Proposed Zoning:** UR-1(CD) (urban residential, conditional) with five-year vested rights

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

[PH 2018-077 09-17-2018_done]

[2018-077 RevSitePlan_08-13-2018]
33. **Rezoning Petition: 2018-056 by Wallace Lane, LLC**
   
   **Location:** Approximately 9.3 acres located on the north side of Wallace Lane, east of Independence Boulevard. (Council District 5 - Newton)

   **Current Zoning:** R-4 (single family residential)
   **Proposed Zoning:** UR-2(CD) (urban residential, conditional)

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

   - 2018-056_PHstaff_9-17-18_done
   - 2018-056_RevSitePlan_08-13-2018

34. **Rezoning Petition: 2018-074 by Elissa Mullis**

   **Location:** Approximately 9.25 acres located on the west side of Hood Road south of Plaza Road Extension. (Outside City Limits)

   **Current Zoning:** R-3 (single family residential)
   **Proposed Zoning:** INST(CD) (institutional)

   **Staff Recommendation:**
   Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and the environment.

   - 2018-74_staff analysis_091718_done
   - 2018-074_RevSitePlan_08-13-2018

35. **Rezoning Petition: 2017-043 by Northlake Systems, LLC**

   **Location:** Approximately 7.12 acres located at the northwest intersection of Point O’ Woods Drive and Northlake Center Parkway, south of Philadelphia Court. (Council District 2 - Harlow)

   **Current Zoning:** R-3 (single family residential), R-17MF (multi-family residential) and 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 transportation, environment, site and building design, and technical revisions.

   - 2017-043_PHstaff 09-17-2018_done
   - 2017-043_RevSitePlan_08-13-2018

   Previously Approved Cover Page
   - 2017-043_Approved 2008-060
36. **Rezoning Petition: 2017-195 by Boulevard Real Estate Advisors, LLC**

**Location:** Approximately 19.78 acres located on both sides of Nations Crossing Road, south of East Woodlawn Road, east of I-77. (Council District 3 - Mayfield)

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

**Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional) with five-year vested rights

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to site design, optional provisions and transportation commitments.

37. **Rezoning Petition: 2018-003 by Boulevard Real Estate Advisors, LLC**

**Location:** Approximately 0.74 acres located on the north side of West Tremont Avenue, east of South Tryon Street. (Council District 3 - Mayfield)

**Current Zoning:** TOD-R(O) (transit oriented development - residential, optional)

**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 site design, requested optional provisions, and requested technical revisions.

38. **Rezoning Petition: 2018-023 by Jason Idilbi**

**Location:** Approximately 0.56 acres located on the south side of Spencer Street, east of East 36th Street, west of Herrin Avenue. (Council District 1 - Egleston)

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

**Proposed Zoning:** R-6 (single family residential)

**Staff Recommendation:**
Staff recommends approval of this conventional petition.

**Location:** Approximately 3.49 acres located on the east side of Park Road, north of Sharon Road. (Council District 6 - Bokhari)

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

**Proposed Zoning:** UR-2(CD) (urban residential, conditional) with five-year vested rights

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to streetscape, visitor parking, and requested technical revisions.

2018-026_staff_9-17-18_done
2018-026_RevSitePlan_08-13-2018


**Update:** Staff is requesting deferral to October 15, 2018

**Location:** Approximately 0.76 acres located on the east side of Craig Avenue, north of North Sharon Amity Road. (Council District 5 - Newton)

**Current Zoning:** R-17MF (multi-family residential)

**Proposed Zoning:** O-2(CD) (office, conditional)

2018-058_White_Oak_Management_Inc_deferral

41. Rezoning Petition: 2018-059 by Boulevard Real Estate Advisors, LLC

**Location:** Approximately 1.01 acres located on the west side of South Mint Street, south of West Carson Boulevard, north of Palmer Street. (Council District 3 - Mayfield)

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

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

**Staff Recommendation:**
Staff recommends approval of this petition.

2018-059_PHstaff_09-17-2018_done
42. **Rezoning Petition: 2018-064 by Chick-Fil-A**

**Location:** Approximately 2.03 acres located on the south side of West W.T. Harris Boulevard. (Council District 4 - Phipps)

**Current Zoning:** O-15 (office district)

**Proposed Zoning:** B-2(CD) (general business, conditional) with five-year vested rights

**Staff Recommendation:**
Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, and site and building design.

2018-64_staff_analysis_091718_done
2018-064_RevSitePlan_08-13-2018

43. **Rezoning Petition: 2018-065 by Raley-Miller Properties**

**Location:** Approximately 2.63 acres located on the north side of N. Tryon Street, east of Salem Church Road. (Council District 4 - Phipps)

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

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

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

2018-65_staff_analysis_091718_done
2018-065_RevSitePlan_08-13-2018

Previous Approved Cover Page
2018-65_prev_approvd_site_plan_1-3_2007-047_(1)
2018-65_prev_approvd_site_plan_1-3_2007-047_(2)
2018-65_prev_approvd_site_plan_1-3_2007-047_(3)

44. **Rezoning Petition: 2018-066 by Anthony Moore**

**Location:** Approximately 0.82 acres located on east side of Providence Road at the intersection of Westbury Road. (Council District 6 - Bokhari)

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

**Proposed Zoning:** R-4 (single family residential)

**Staff Recommendation:**
Staff recommends approval of this conventional petition.

2018-066_staff_09-17-18_done

   **Location:** Approximately 4.41 acres located at the intersection of North Graham Street and Trailer Drive, north of I-85. (Council District 4 - Phipps)

   **Current Zoning:** I-1 (light industrial)
   **Proposed Zoning:** I-2 (light industrial)

   **Staff Recommendation:**
   Staff recommends approval of this conventional petition.

   **PH 2018-068_09-17-2018 done**

46. **Rezoning Petition: 2018-070 by Florian & Oltita Balaj**

   **Location:** Approximately 0.21 acres located on the west side of Boyer Street, north of Wilkinson Boulevard. (Council District 3 - Mayfield)

   **Current Zoning:** R-17(MF) AIR (multi-family residential, airport noise overlay)
   **Proposed Zoning:** I-2 AIR (light industrial, airport noise overlay)

   **Staff Recommendation:**
   Staff recommends approval of this petition.

   **PH 2018-070_09-17-2018 done**

47. **Rezoning Petition: 2018-071 by Dependable Development**

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

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

   **Staff Recommendation:**
   Staff recommends approval of this petition upon resolution of outstanding issues related to the requested zoning district and five-year vested rights, and environment.

   **2018-71_staff analysis_091718_done**

   **2018-071 site plan**

   **Previously Approved Cover Page**

   **2018-71_prev approved site plan 2017-085**
48. **Rezoning Petition: 2018-079 by Three Pillars Capital, LLC**

**Location:** Approximately 0.75 acres located on the North Brevard. (Council District 1 - Egleston)

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

**Proposed Zoning:** TOD-M(O) (transit oriented development - mixed use, optional) with three-year vested rights

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

2018-79_staff_analysis_091718_done
2018-079_RevSitePlan_08-13-2018