

City of Charlotte

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



Zoning Minutes

Monday, July 16, 2018

4:00 PM

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. [15-8626](#) Meeting Agenda
 There was no Dinner meeting.

2. [15-8627](#) Dinner Meeting Agenda
 There was no Dinner meeting.

3. [15-8628](#) Follow Up Report
 There was no Dinner meeting.

ZONING MEETING**CALL TO ORDER**

The City Council of the City of Charlotte, North Carolina convened for a Zoning meeting on Monday, July 16, 2018 at 6:05 p.m. with Mayor Vi Lyles presiding.

ROLL CALL

- Present:** 10 - Mayor Vi Lyles, Council Member Tariq Scott Bokhari, Council Member Ed Driggs, Council Member Larken Egleston, Mayor Pro Tem Julie Eiselt, Council Member Justin Harlow, Council Member James Mitchell, Council Member Matt Newton, Council Member Greg Phipps, and Council Member Braxton Winston II
- AUN:** 2 - Council Member Dimple Ajmera, and Council Member LaWana Mayfield

INTRODUCTIONS**EXPLANATION OF A ZONING MEETING**

Mayor Lyles explained the rules and procedures of a Zoning meeting.

INTRODUCTION OF THE ZONING COMMITTEE

John Fryday, Chairman of the Zoning Committee introduced the Zoning Committee and said the Zoning Committee will meet Tuesday, July 31, 2018 at 5:30 p.m. in the Government Center to discuss and make recommendations on the petitions that have public hearings tonight. The public is welcome at that meeting, but please note it is not a continuation of the public hearing that is being held tonight. Prior to that meeting you can contact any of us or find out more information about the rezonings you are hearing tonight on the City's web site at charlotteplanning.org.

DEFERRALS AND OTHER ADJUSTMENTS

32. [15-8651](#) Rezoning Petition: 2018-043 by Pike Nurseries
- A motion was made by Council Member Mitchell and seconded by Council Member Phipps to Schedule this Rezoning Petition for Decision at the Council Business Meeting on August 27, 2018. The motion carried unanimously.**
14. [15-8634](#) Rezoning Petition: 2018-030 by JV Transport, Inc.
- A motion was made by Council Member Driggs and seconded by Council Member Phipps to Withdraw this Rezoning Petition. The motion carried by the following vote:**
- Yea:** 6 - Council Member Scott Bokhari, Council Member Driggs, Council Member Egleston, Mayor Pro Tem Eiselt, Council Member Newton, and Council Member Phipps
- Nay:** 3 - Council Member Harlow, Council Member Mitchell, and Council Member Winston II
13. [15-8700](#) Rezoning Petition: 2018-023 by Jason Idilbi
- A motion was made by Council Member Egleston and seconded by Council Member Mitchell to schedule a New Public Hearing for this Rezoning Petition on September 17, 2018. The motion carried unanimously.**
- Council Member Mayfield arrived at 6:18 p.m.**
- Council Member Ajmera arrived at 6:21 p.m.**
- ROLL CALL**
- Present:** 12 - Mayor Vi Lyles, Council Member Dimple Ajmera, Council Member Tariq Scott Bokhari, Council Member Ed Driggs, Council Member Larken Egleston, Mayor Pro Tem Julie Eiselt, Council Member Justin Harlow, Council Member LaWana Mayfield, Council Member James Mitchell, Council Member Matt Newton, Council Member Greg Phipps, and Council Member Braxton Winston II
8. [15-8631](#) Rezoning Petition: 2017-205 by Pope & Land Enterprises, Inc.
- A motion was made by Council Member Mayfield and seconded by Council Member Newton to Defer the decision on this Rezoning Petition to September 17, 2018. The motion carried unanimously.**
11. [15-8632](#) Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich
- A motion was made by Council Member Mayfield and seconded by Council Member Newton to Defer the decision on this Rezoning Petition to September 17, 2018. The motion carried unanimously.**
24. [15-8652](#) Rezoning Petition: 2015-027 by Charlotte Housing Authority
- A motion was made by Council Member Mayfield and seconded by Council Member Newton to Defer the Public Hearing on this Rezoning Petition to September 17, 2018. The motion carried unanimously.**

25. [15-8646](#) Rezoning Petition: 2018-011 by Harrison Tucker & John Perovich

A motion was made by Council Member Mayfield and seconded by Council Member Newton to Defer the Public Hearing on this Rezoning Petition to September 17, 2018. The motion carried unanimously.

26. [15-8648](#) Rezoning Petition: 2018-045 by Andy Bilmanis

A motion was made by Council Member Mayfield and seconded by Council Member Newton to Defer the Public Hearing on this Rezoning Petition to September 17, 2018. The motion carried unanimously.

40. [15-8707](#) Rezoning Petition: 2018-054 by Blue Heel Development

A motion was made by Council Member Mayfield and seconded by Council Member Newton to Defer the Public Hearing on this Rezoning Petition to September 17, 2018. The motion carried unanimously.

HISTORIC LANDMARK RESOLUTION

4. [15-8720](#) Albert Wallace Log House

A motion was made by Council Member Mitchell and seconded by Council Member Egleston to Schedule this Historic Landmark Designation for Public Hearing. The motion carried unanimously.

5. [15-8721](#) Antioch Missionary Baptist Church Cemetery

A motion was made by Council Member Mitchell and seconded by Council Member Egleston to Schedule this Historic Landmark Designation for Public Hearing. The motion carried unanimously.

7. [15-8723](#) Reginald Armistice Hawkins House

A motion was made by Council Member Mitchell and seconded by Council Member Egleston to Schedule this Historic Landmark Designation for Public Hearing. The motion carried unanimously.

6. [15-8722](#) Hennigan Place

A motion was made by Council Member Egleston and seconded by Council Member Driggs to Schedule this Historic Landmark De-Designation of a Portion of the Property for Public Hearing. The motion carried unanimously.

DECISIONS

9. [15-8629](#) Rezoning Petition: 2017-203 by South End West Syndicate, LLC

A motion was made by Council Member Mayfield and seconded by Council Member Driggs to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.

10. [15-8630](#) Rezoning Petition: 2017-204 by Ed Zepa
- A motion was made by Council Member Mayfield and seconded by Council Member Driggs to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
12. [15-8633](#) Rezoning Petition: 2018-022 by Kyle Short
- A motion was made by Council Member Scott Bokhari and seconded by Council Member Driggs to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
15. [15-8635](#) Rezoning Petition: 2018-031 by CitiSculpt
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
16. [15-8636](#) Rezoning Petition: 2018-032 by Myers Park Methodist Church
- A motion was made by Council Member Scott Bokhari and seconded by Council Member Harlow to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
17. [15-8637](#) Rezoning Petition: 2018-036 by No Fear Investments, LLC
- A motion was made by Council Member Phipps and seconded by Council Member Harlow to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
18. [15-8638](#) Rezoning Petition: 2018-037 by Adam Florenza
- A motion was made by Council Member Mayfield and seconded by Council Member Driggs to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
19. [15-8639](#) Rezoning Petition: 2018-038 by Derrick Walker
- A motion was made by Council Member Mayfield and seconded by Council Member Driggs to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.

20. [15-8640](#) Rezoning Petition: 2018-039 by Lischerong Enterprises & Holdings
- A motion was made by Council Member Mayfield and seconded by Council Member Driggs to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
21. [15-8641](#) Rezoning Petition: 2018-040 by Charlie Casselman
- A motion was made by Council Member Newton and seconded by Council Member Harlow to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
22. [15-8642](#) Rezoning Petition: 2018-041 by Saussy Burbank, LLC
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
23. [15-8701](#) Rezoning Petition: 2018-042 by SBBH, LLC
- A motion was made by Council Member Egleston and seconded by Council Member Newton Not to Refer this Rezoning Petition back to the Zoning Committee for review. The motion carried unanimously.
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition, as modified. The motion carried unanimously.

HEARINGS

27. [15-8643](#) Rezoning Petition: 2017-050 by Circa Investments, LLC
- The following speaker(s) addressed City Council regarding this Rezoning Petition:
- Collin Brown
Shannon Henry
Elizabeth Kemper
Melissa Stewart
Laurie Durden
Piper McKee Warner
George Van Allen
Eric Smith
- A motion was made by Council Member Mayfield and seconded by Council Member Winston to Close the Public Hearing. The motion carried unanimously.

28. [15-8644](#) Rezoning Petition: 2017-112 by Sweetgrass Residential Partners, LLC

The following speaker(s) addressed City Council regarding this Rezoning Petition:

Collin Brown
Michelle Sanchez

A motion was made by Council Member Mayfield and seconded by Council Member Ajmera to Close the Public Hearing. The motion carried unanimously

29. [15-8649](#) Rezoning Petition: 2018-024 by The Drakeford Company

The following speaker(s) addressed City Council regarding this Rezoning Petition:

Collin Brown
Joseph Byrnes
Sheila Santry
Chris Ellis
Bob Binner
Kevin McCue
Holliday Adams
Dawn Huntley

A motion was made by Council Member Scott Bokhari and seconded by Council Member Driggs to Close the Public Hearing. The motion carried unanimously

30. [15-8702](#) Rezoning Petition: 2018-027 by Sharon Towers

The following speaker(s) addressed City Council regarding this Rezoning Petition:

Jeff Brown
Anne Moffat
Piper McKee Warner
Chris Buchanan

A motion was made by Council Member Driggs and seconded by Council Member Mayfield to Close the Public Hearing. The motion carried unanimously

31. [15-8712](#) Rezoning Petition: 2018-061 by MPV Properties

The following speaker(s) addressed City Council regarding this Rezoning Petition:

Keith MacVean
Drew Rutherfordton
Dustin Taylor

A motion was made by Council Member Mayfield and seconded by Council Member Newton to Close the Public Hearing. The motion carried unanimously

32. [15-8651](#) Rezoning Petition: 2018-043 by Pike Nurseries
- The following speaker(s) addressed City Council regarding this Rezoning Petition:
- John Carmichael
Wil Russell
- A motion was made by Council Member Phipps and seconded by Council Member Newton to Close the Public Hearing. The motion carried unanimously
34. [15-8647](#) Rezoning Petition: 2018-002 by James Schad
- There being no speakers, either for or against, a motion was made by Council Member Mayfield and seconded by Council Member Newton to Close the Public Hearing. The motion carried unanimously
37. [15-8645](#) Rezoning Petition: 2018-014 by Novant Health, Inc.
- A motion was made by Council Member Mayfield and seconded by Council Member Driggs to Recuse Mayor Lyles from this Public Hearing. The motion carried unanimously.
- The following speaker(s) addressed City Council regarding this Rezoning Petition:
- Keith MacVean
- A motion was made by Council Member Mayfield and seconded by Council Member Newton to Close the Public Hearing. The motion carried unanimously
33. [15-8703](#) Rezoning Petition: 2018-044 by Land Investment Resources, LLC
- The following speaker(s) addressed City Council regarding this Rezoning Petition:
- John Carmichael
- A motion was made by Council Member Driggs and seconded by Council Member Winston II to Close the Public Hearing. The motion carried unanimously
35. [15-8650](#) Rezoning Petition: 2018-035 by EM & C Investments, LLC
- The following speaker(s) addressed City Council regarding this Rezoning Petition:
- Keith MacVean
Robert Hendersen
David Ellison
Laurens Willard
- A motion was made by Council Member Mayfield and seconded by Council Member Newton to Close the Public Hearing. The motion carried unanimously

36. [15-8705](#) Rezoning Petition: 2018-050 by Somera Road, Inc.

The following speaker(s) addressed City Council regarding this Rezoning Petition:

Collin Brown

A motion was made by Council Member Driggs and seconded by Council Member Harlow to Close the Public Hearing. The motion carried unanimously

OPENING AND CONTINUATION OF REMAINING PUBLIC HEARINGS

38. [15-8704](#) Rezoning Petition: 2018-048 by Novant Health, Inc.

A motion was made by Council Member Driggs and seconded by Council Member Newton to Open and Continue this Public Hearing to the July 23, 2018 Business meeting. The motion carried unanimously.

39. [15-8706](#) Rezoning Petition: 2018-052 by Pasta & Provisions

A motion was made by Council Member Driggs and seconded by Council Member Newton to Open and Continue this Public Hearing to the July 23, 2018 Business meeting. The motion carried unanimously.

41. [15-8708](#) Rezoning Petition: 2018-055 by Riverbend Charlotte, LLC

A motion was made by Council Member Driggs and seconded by Council Member Newton to Open and Continue this Public Hearing to the July 23, 2018 Business meeting. The motion carried unanimously.

42. [15-8711](#) Rezoning Petition: 2018-060 by Eid Refaey

A motion was made by Council Member Driggs and seconded by Council Member Newton to Open and Continue this Public Hearing to the July 23, 2018 Business meeting. The motion carried unanimously.

43. [15-8710](#) Rezoning Petition: 2018-057 by Shea Homes

A motion was made by Council Member Driggs and seconded by Council Member Newton to Open and Continue this Public Hearing to the July 23, 2018 Business meeting. The motion carried unanimously.

44. [15-8713](#) Rezoning Petition: 2018-062 by BPR Properties

A motion was made by Council Member Driggs and seconded by Council Member Newton to Open and Continue this Public Hearing to the July 23, 2018 Business meeting. The motion carried unanimously.

ADJOURNMENT

A motion was made by Council Member Mitchell and seconded by Council Member Egleston to Adjourn the meeting. The motion carried unanimously. The meeting adjourned at 10:20 p.m.