

City of Charlotte

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



Zoning Minutes

Monday, April 16, 2018

5:00 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**CALL TO ORDER**

The City Council of the City of Charlotte, NC convened for a dinner meeting on Monday, April 16, 2018 at 5:04 p.m. in CH-14 of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding.

Present: 11 - 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 LaWana Mayfield, Council Member James Mitchell, Council Member Matt Newton, Council Member Greg Phipps, and Council Member Braxton Winston II

Absent: 1 - Council Member Dimple Ajmera

1. [15-8074](#) Meeting Agenda

This item was For Information Only.

2. [15-7987](#) Dinner Meeting Agenda

This item was For Information Only.

3. [15-7988](#) Follow Up Report

This item was For Information Only.

RECESS

The meeting recessed at 5:15 p.m. to move to the Meeting Chamber for the regularly scheduled Zoning meeting.

ZONING MEETING**CALL TO ORDER**

The City Council of the City of Charlotte, NC reconvened for a Zoning meeting on Monday, April 16, 2018 at 5:30 p.m. in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding.

Present: 11 - 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 LaWana Mayfield, Council Member James Mitchell, Council Member Matt Newton, Council Member Greg Phipps, and Council Member Braxton Winston II

Absent: 1 - Council Member Dimple Ajmera

INTRODUCTIONS

INVOCATION

Mayor Lyles explained the protocol for the invocation.

Council member Newton led the Invocation.

PLEDGE OF ALLEGIANCE**EXPLANATION OF A ZONING MEETING**

Mayor Lyles explained the rules and procedures of the 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, May 1, 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

5. [15-7845](#) Rezoning Petition: 2017-097 by Charlotte-Douglas International Airport
- A motion was made by Council Member Winston and seconded by Council Member Newton to Defer this Zoning Decision until May 21, 2018. The motion carried unanimously.
6. [15-7848](#) Rezoning Petition: 2017-183 by Hopper Communities, Inc.
- A motion was made by Council Member Winston and seconded by Council Member Newton to Defer this Zoning Decision until May 21, 2018. The motion carried unanimously.
7. [15-7854](#) Rezoning Petition: 2017-186 by the Drakeford Co.
- A motion was made by Council Member Winston and seconded by Council Member Newton to Defer this Zoning Decision until May 21, 2018. The motion carried unanimously.
22. [15-8033](#) Rezoning Petition: 2017-050 by Circa Investments, LLC
- A motion was made by Council Member Winston and seconded by Council Member Newton to Defer this Zoning Hearing until June 18, 2018. The motion carried unanimously.
23. [15-7929](#) Rezoning Petition: 2017-112 by Sweetgrass Residential Partners, LLC
- A motion was made by Council Member Winston and seconded by Council Member Newton to Defer this Zoning Hearing until May 21, 2018. The motion carried unanimously.

27. [15-7883](#) Rezoning Petition: 2017-192 by C4 Investments, LLC
A motion was made by Council Member Winston and seconded by Council Member Newton to Defer this Zoning Hearing until June 18, 2018. The motion carried unanimously.
29. [15-7971](#) Rezoning Petition: 2018-013 by Westcore Properties, AC, LLC
A motion was made by Council Member Winston and seconded by Council Member Newton to Defer this Zoning Hearing until May 21, 2018. The motion carried unanimously.
33. [15-7935](#) Rezoning Petition: 2017-203 by South End West Syndicate, LLC
A motion was made by Council Member Winston and seconded by Council Member Newton to Defer this Zoning Hearing until May 21, 2018. The motion carried unanimously.
35. [15-7884](#) Rezoning Petition: 2017-205 by Pope & Land Enterprises, Inc.
A motion was made by Council Member Winston and seconded by Council Member Newton to Defer this Zoning Hearing until May 21, 2018. The motion carried unanimously.
38. [15-7936](#) Rezoning Petition: 2017-204 by Ed Zepso
A motion was made by Council Member Winston and seconded by Council Member Newton to Defer this Zoning Hearing until May 21, 2018. The motion carried unanimously.
42. [15-7972](#) Rezoning Petition: 2018-014 by Novant Health, Inc.
A motion was made by Council Member Winston and seconded by Council Member Newton to Defer this Zoning Hearing until July 16, 2018. The motion carried unanimously.

HISTORIC LANDMARKS

4. [15-7843](#) Wilmore Elementary School
A motion was made by Council Member Mayfield and seconded by Council Member Mitchell to Close the Public Hearing. The motion carried unanimously.

ZONING DECISIONS

8. [15-7851](#) Rezoning Petition: 2017-135 by Redwood USA
A motion was made by Council Member Phipps and seconded by Council Member Mayfield to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.

9. [15-7852](#) Rezoning Petition: 2017-144 by Double L Investments of Charlotte, LP
A motion was made by Council Member Harlow and seconded by Council Member Mayfield to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.
10. [15-7849](#) Rezoning Petition: 2017-161 by Central Piedmont Community College
A motion was made by Council Member Egleston and seconded by Council Member Mayfield to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.
11. [15-7853](#) Rezoning Petition: 2017-164 by Pedcor Investments
A motion was made by Council Member Mayfield and seconded by Council Member Egleston to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.
12. [15-7847](#) Rezoning Petition: 2017-171 by Century Communities
A motion was made by Council Member Driggs and seconded by Council Member Mayfield to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.
13. [15-7844](#) Rezoning Petition: 2017-185 by High Family Partnership I, LP
A motion was made by Council Member Phipps and seconded by Council Member Winston Not to Refer this Rezoning Petition back to the Zoning Committee for review. The motion carried unanimously.
A motion was made by Council Member Phipps and seconded by Council Member Harlow to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition, as modified. The motion carried unanimously.
14. [15-7980](#) Rezoning Petition: 2017-191 by Charlie Markey
A motion was made by Council Member Mayfield and seconded by Council Member Driggs to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.
15. [15-7874](#) Rezoning Petition: 2017-193 by Mazen Chakra
A motion was made by Council Member Bokhari and seconded by Council Member Mayfield to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.

16. [15-7875](#) Rezoning Petition: 2017-196 by RI Charlotte Property, LP
- A motion was made by Council Member Phipps and seconded by Council Member Mayfield to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.
17. [15-7978](#) Rezoning Petition: 2017-197 by The Woda Group, Inc.
- A motion was made by Council Member Mayfield and seconded by Council Member Mitchell to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.
18. [15-7977](#) Rezoning Petition: 2017-198 by WaterWalk Real Estate Services, LLC
- A motion was made by Council Member Mayfield and seconded by Council Member Mitchell to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.
19. [15-7974](#) Rezoning Petition: 2017-199 by Crescent Communities, 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 it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously..
20. [15-7975](#) Rezoning Petition: 2017-200 by Hornet Moving, LLC
- A motion was made by Council Member Egleston and seconded by Council Member Harlow to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.
21. [15-7850](#) Rezoning Petition: 2017-201 by K Sade Ventures
- A motion was made by Council Member Newton and seconded by Council Member Mayfield to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Rezoning Petition. The motion carried unanimously.

ZONING HEARINGS

24. [15-7880](#) Rezoning Petition: 2017-132 by Mattamy Homes
- The following speaker addressed City Council regarding this rezoning petition:
- Collin Brown
- A motion was made by Council Member Phipps and seconded by Council Member Mayfield to Close the Public Hearing. The motion carried unanimously.

25. [15-7881](#) Rezoning Petition: 2017-133 by Mattamy Homes
- The following speaker addressed City Council regarding this rezoning petition:
- Collin Brown
- A motion was made by Council Member Phipps and seconded by Council Member Mayfield to Close the Public Hearing. The motion carried unanimously.
26. [15-7931](#) Rezoning Petition: 2017-177 by NAI Southern Real Estate
- The following speakers addressed City Council regarding this rezoning petition:
- Collin Brown
Caldwell Rose
Sylvia Bittle-Patton
Diane Powell
Rosalyn Allison-Jacobs
Melanie Sizemore
- A motion was made by Council Member Newton and seconded by Council Member Egleston to Close the Public Hearing. The motion carried unanimously.
28. [15-7941](#) Rezoning Petition: 2018-005 by Meritage Homes of the Carolinas, Inc.
- The following speakers addressed City Council regarding this rezoning petition:
- Collin Brown
John Stefan
Julie Carlyle
Chris Turner
William Colyer
- A motion was made by Council Member Harlow and seconded by Council Member Driggs to Close the Public Hearing. The motion carried unanimously.

AMENDMENT TO AGENDA

A motion was made by Council Member Egleston and seconded by Council Member Winston to Amend the agenda to move Item Nos. 40 and 41 after Item 32 . The motion carried unanimously.

30. [15-7973](#) Rezoning Petition: 2018-015 by NVR, Inc.
- The following speaker addressed City Council regarding this rezoning petition:
- Keith MacVean
- A motion was made by Council Member Harlow and seconded by Council Member Mitchell to Close the Public Hearing. The motion carried unanimously.

31. [15-7930](#) Rezoning Petition: 2017-138 by AGS Hotels NC, LLC
- The following speakers addressed City Council regarding this rezoning petition:
- Mehul Patel
Hy Nguen
Akshar Patel
Chad Patel
- A motion was made by Council Member Mayfield and seconded by Council Member Harlow to Close the Public Hearing. The motion carried unanimously.
32. [15-7882](#) Rezoning Petition: 2017-179 Davis Development, Inc.
- The following speakers addressed City Council regarding this rezoning petition:
- John Carmichael
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Close the Public Hearing. The motion carried unanimously.
40. [15-7969](#) Rezoning Petition: 2018-010 by Harrison Tucker & John Perovich
- The following speaker addressed City Council regarding this rezoning petition:
- Russell Fergusson
- A motion was made by Council Member Egleston and seconded by Council Member Mayfield to Close the Public Hearing. The motion carried unanimously.
41. [15-7970](#) Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich
- The following speakers addressed City Council regarding this rezoning petition:
- Harrison Tucker
Russell Fergusson
James Atkinson
- A motion was made by Council Member Mayfield and seconded by Council Member Mitchell to Close the Public Hearing. The motion carried unanimously.
34. [15-7934](#) Rezoning Petition: 2017-182 by QuickTrip
- A motion was made by Council Member Mitchell and seconded by Council Member Newton to Open and Continue this Zoning Hearing to the April 23, 2018 Business Meeting. The motion carried unanimously.
36. [15-7937](#) Rezoning Petition: 2018-001 by Apollo Holding Company, LLC
- A motion was made by Council Member Mitchell and seconded by Council Member Newton to Open and Continue this Zoning Hearing to the April 23, 2018 Business Meeting. The motion carried unanimously.

37. [15-7939](#) Rezoning Petition: 2018-004 by Lischerong Enterprises & Holdings, LLC

A motion was made by Council Member Mitchell and seconded by Council Member Newton to Open and Continue this Zoning Hearing to the April 23, 2018 Business Meeting. The motion carried unanimously.

39. [15-7942](#) Rezoning Petition: 2018-008 by The Drakeford Company/Saussy Burbank, LLC

A motion was made by Council Member Mitchell and seconded by Council Member Newton to Open and Continue this Zoning Hearing to the April 23, 2018 Business Meeting. The motion carried unanimously.

ADJOURNMENT

A motion was made by Council Member Mitchell and seconded by Council Member Newton to Adjourn the meeting. The motion carried unanimously. The meeting adjourned at 10:16 p.m.