

City of Charlotte

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



Zoning Minutes

Monday, September 24, 2018

6:00 PM

Council Chambers

City Council Zoning Meeting

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

ZONING MEETING

CALL TO ORDER

The City Council of the City of Charlotte, North Carolina reconvened for a Zoning Meeting on Monday, September 24, 2018 at 5:54 p.m. in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding.

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

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 Thursday, October 4, 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

4. [15-8859](#) Reginald Armistice Hawkins House

A motion was made by Council Member Mitchell and seconded by Council Member Mayfield to Defer the hearing for this Historic Landmark Designation to October 15, 2018. The motion carried unanimously.
8. [15-8862](#) Rezoning Petition: 2017-186 by Drakeford Co.

A motion was made by Council Member Mayfield and seconded by Council Member Ajmera to have a New Public Hearing on October 15, 2018. The motion carried unanimously.
9. [15-8863](#) Rezoning Petition: 2017-205 by Pope & Land Enterprises, Inc.

A motion was made by Council Member Mayfield and seconded by Council Member Ajmera to Defer the decision on this Rezoning Petition to October 15, 2018. The motion carried unanimously.
13. [15-8865](#) Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich

A motion was made by Council Member Mayfield and seconded by Council Member Ajmera to Defer the decision on this Rezoning Petition to October 15, 2018. The motion carried unanimously.

40. [15-9133](#) Rezoning Petition: 2018-058 by White Oak Management, Inc.

A motion was made by Council Member Mayfield and seconded by Council Member Ajmera to Defer the hearing on this Rezoning Petition to October 15, 2018. The motion carried unanimously.

HISTORIC LANDMARK RESOLUTIONS

5. [15-8856](#) Albert Wallace Log House

There being no speakers, either for or against, a motion was made by Council Member Egleston and seconded by Council Member Ajmera to Close the Public Hearing. The motion carried unanimously.

6. [15-8857](#) Antioch Missionary Baptist Church Cemetery

The following speaker(s) addressed City Council regarding this Historic Landmark Designation:

Mary Bradley
Jimmy Kirkpatrick

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

7. [15-8858](#) Hennigan Place

The following speaker(s) addressed City Council regarding this Historic Landmark Designation:

Phillip Hayes

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

DECISIONS

10. [15-8860](#) Rezoning Petition: 2017-050 by Circa Investments, LLC

A motion was made by Council Member Egleston and seconded by Council Member Driggs 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. The motion carried unanimously.

11. [15-8861](#) Rezoning Petition: 2017-112 by Sweetgrass Residential Partners, LLC

A motion was made by Council Member Mayfield and seconded by Council Member Egleston Not to Refer this Rezoning Petition back to the Zoning Committee for review. The motion carried unanimously.

A motion was made by Council Member Mayfield 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.

12. [15-8864](#) Rezoning Petition: 2018-002 by James Schad

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

14. [15-8866](#) Rezoning Petition: 2018-014 by Novant Health, Inc.

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

15. [15-8867](#) Rezoning Petition: 2018-024 by The Drakeford Company

A motion was made by Council Member Scott Bokhari and seconded by Council Member Mayfield Not to Refer this Rezoning Petition back to the Zoning Committee for review. The motion carried unanimously.

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

- Yea:** 10 - Council Member Ajmera, Council Member Scott Bokhari, Council Member Driggs, Council Member Egleston, Council Member Harlow, Council Member Mayfield, Council Member Mitchell, Council Member Newton, Council Member Phipps, and Council Member Winston II
- Nay:** 1 - Mayor Pro Tem Eiselt

16. [15-8868](#) Rezoning Petition: 2018-027 by Sharon Towers

A motion was made by Council Member Scott Bokhari and seconded by Council Member Egleston Not to Refer this Rezoning Petition back to the Zoning Committee for review. The motion carried unanimously.

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

17. [15-8869](#) Rezoning Petition: 2018-035 by EM & C Investments, LLC

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

18. [15-8870](#) Rezoning Petition: 2018-044 by Land Investment Resources, LLC
- A motion was made by Council Member Driggs 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 Driggs and seconded by Council Member Winston to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
19. [15-8871](#) Rezoning Petition: 2018-048 by Novant Health, Inc.
- A motion was made by Council Member Egleston 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.
20. [15-8872](#) Rezoning Petition: 2018-050 by Somera Road, Inc.
- A motion was made by Council Member Driggs and seconded by Council Member Eiselt to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
21. [15-8873](#) Rezoning Petition: 2018-052 by Pasta & Provisions
- A motion was made by Council Member Mayfield and seconded by Council Member Scott Bokhari to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
22. [15-8874](#) Rezoning Petition: 2018-055 by Riverbend Charlotte, LLC
- A motion was made by Council Member Harlow and seconded by Council Member Egleston to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
23. [15-8875](#) Rezoning Petition: 2018-057 by Shea Homes
- A motion was made by Council Member Harlow 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.
24. [15-8876](#) Rezoning Petition: 2018-060 by Eid Refaey
- A motion was made by Council Member Egleston and seconded by Council Member Driggs 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 Drigg to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.

25. [15-8877](#) Rezoning Petition: 2018-061 by MPV Properties

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.

26. [15-8878](#) Rezoning Petition: 2018-062 by BPR Properties

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

HEARINGS

27. [15-8883](#) Rezoning Petition: 2018-011 by Harrison Tucker & John Perovich

City Council took action to defer this hearing until October 15, 2018 on September 17, 2018.

28. [15-8884](#) Rezoning Petition: 2018-045 by Andy Bilmanis

City Council took action to withdraw this rezoning petition on September 17, 2018.

29. [15-9131](#) Rezoning Petition: 2018-049 by Revolve Residential

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

Bridget Grant
Hollis Nixon
Tim McCollum
Linda Vista
Sean Mayo

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. [15-9138](#) Rezoning Petition: 2018-067 by NVR, Inc

City Council took action to defer this hearing until October 15, 2018 on September 17, 2018.

31. [15-9146](#) Rezoning Petition: 2018-078 by Monte Ritchey/Conformity Corp.
- The following speaker(s) addressed City Council regarding this Rezoning Petition:
- Monte Ritchey
Scott Bayne
Rosalyn Allison-Jacobs
Richard Wechsler
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Close the Public Hearing. The motion carried unanimously.
32. [15-9145](#) Rezoning Petition: 2018-077 by R2 Development
- The following speaker(s) addressed City Council regarding this Rezoning Petition:
- Eddie Moore
Bruce Jones
- A motion was made by Council Member Driggs and seconded by Council Member Winston to Close the Public Hearing. The motion carried unanimously.
33. [15-9132](#) Rezoning Petition: 2018-056 by Wallace Lane, LLC
- The following speaker(s) addressed City Council regarding this Rezoning Petition:
- Collin Brown
Alisha Tomlinson
Paul Pennell
- A motion was made by Council Member Newton and seconded by Council Member Egleston to Close the Public Hearing. The motion carried unanimously.
42. [15-9135](#) Rezoning Petition: 2018-064 by Chick-Fil-A
- The following speaker(s) addressed City Council regarding this Rezoning Petition:
- Michael White
- A motion was made by Council Member Phipps and seconded by Council Member Mitchell to Close the Public Hearing. The motion carried unanimously.
45. [15-9139](#) Rezoning Petition: 2018-068 by J.R. Atkinson
- The following speaker(s) addressed City Council regarding thi 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.

34. [15-9143](#) Rezoning Petition: 2018-074 by Elissa Mullis
A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.
35. [15-9113](#) Rezoning Petition: 2017-043 by Northlake Systems, LLC
A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.
36. [15-9117](#) Rezoning Petition: 2017-195 by Boulevard Real Estate Advisors, LLC
A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.
37. [15-9118](#) Rezoning Petition: 2018-003 by Boulevard Real Estate Advisors, LLC
A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.
38. [15-8886](#) Rezoning Petition: 2018-023 by Jason Idilbi
A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.
39. [15-9130](#) Rezoning Petition: 2018-026 by Llewellyn Development, LLC
A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.
41. [15-9134](#) Rezoning Petition: 2018-059 by Boulevard Real Estate Advisors, LLC
A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.
43. [15-9136](#) Rezoning Petition: 2018-065 by Raley-Miller Properties
A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.
44. [15-9137](#) Rezoning Petition: 2018-066 by Anthony Moore
A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.

- 46. [15-9140](#) Rezoning Petition: 2018-070 by Florian & Oltita Balaj

A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.
- 47. [15-9141](#) Rezoning Petition: 2018-071 by Dependable Development

A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.
- 48. [15-9147](#) Rezoning Petition: 2018-079 by Three Pillars Capital, LLC

A motion was made by Council Member Egleston and seconded by Council Member Mitchell to Continue this Zoning Hearing to the City Council meeting on Monday, October 1, 2018 at 5:30 p.m. The motion carried unanimously.

ADJOURNMENT

Mayor Lyles announced a Special Meeting for Monday, October 1, 2018 at 4:00 p.m. followed by the Zoning hearings at 5:30 p.m.

The meeting adjourned at 10:35 p.m.