

# City of Charlotte

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



## Zoning Minutes

**Monday, March 19, 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*

**SPECIAL MEETING****CALL TO ORDER**

The City Council of the City of Charlotte, North Carolina convened for a Special Meeting on Monday, March 19, 2018 at 4:08 p.m. in CH-14 of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding. The purpose of this meeting is to conduct a dinner briefing.

**ROLL CALL**

- Present:** 10 - Mayor Vi Lyles, 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 Matt Newton, Council Member Greg Phipps, and Council Member Braxton Winston II
- Absent:** 2 - Mayor Pro Tem Julie Eiselt, and Council Member James Mitchell

1. [15-7783](#) Meeting Agenda  
This item was For Information Only.
2. [15-7784](#) Dinner Meeting Agenda  
This item was For Information Only.
3. [15-7785](#) Follow Up Report  
This item was For Information Only.

**RECESS**

The meeting recessed at 4:14 p.m. to move to the Meeting Chamber to take action on zoning petitions listed for decision on the March 19, 2018 regular zoning meeting.

**SPECIAL MEETING****CALL TO ORDER**

The City Council of the City of Charlotte, North Carolina reconvened for a Special Meeting Briefing on Monday, March 19, 2018 at 4:34 p.m. in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding. The purpose of this meeting is to take action on zoning petitions.

**ROLL CALL**

- Present:** 11 - Mayor Vi Lyles, 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, and Council Member Braxton Winston II
- Absent:** 1 - Mayor Pro Tem Julie Eiselt

## INTRODUCTIONS

## INVOCATION

The Mayor recognized Women's History Month.

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Arrow of Lights Scouts Troop, Cub Scout Pack 119, South Mecklenburg Presbyterian Church, with Troop Leader Mark Boone.

## 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, April 3, 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](http://charlotteplanning.org).

## DECISION DEFERRALS

9. [15-7577](#) Rezoning Petition: 2017-167 by Beaver Creek CRE, LLC
- A motion was made by Council Member Mitchell and seconded by Council Member Ajmera to Defer this Zoning Decision to May 21, 2018. The motion carried unanimously.
16. [15-7657](#) Rezoning Petition: 2017-185 by High Family Partnership I, LP
- A motion was made by Council Member Mitchell and seconded by Council Member Ajmera to Defer this Zoning Decision to April 16, 2018. The motion carried unanimously.

## HISTORIC LANDMARKS

4. [15-7652](#) Charlotte Firefighting Apparatus
- A motion was made by Council Member Driggs and seconded by Council Member Mayfield to Approve this Historic Landmark designation. The motion carried unanimously.
5. [15-7653](#) Highland Mill No.1
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Approve this Historic Landmark designation. The motion carried unanimously.

**ZONING DECISIONS**

7. [15-7655](#) Rezoning Petition: 2017-153 by JDSI, LLC
- A motion was made by Council Member Newton and seconded by Council Member Ajmera to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Zoning Petition. The motion carried unanimously.
8. [15-7660](#) Rezoning Petition: 2017-163 by Miller Development Company
- 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 Zoning Petition. The motion carried unanimously.
10. [15-7661](#) Rezoning Petition: 2017-169 by City of Charlotte Solid Waste Services
- A motion was made by Council Member Harlow and seconded by Council Member Ajmera to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Zoning Petition. The motion carried unanimously.
11. [15-7662](#) Rezoning Petition: 2017-172 by City of Charlotte-Real Estate
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Zoning Petition. The motion carried unanimously.
12. [15-7663](#) Rezoning Petition: 2017-175 by 332 West Bland Street, 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 it appears in the agenda as Council's own and Approve this Zoning Petition. The motion carried unanimously.
13. [15-7664](#) Rezoning Petition: 2017-178 by Atlantic Coast Contractors, Inc.
- A motion was made by Council Member Bokhari 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 Zoning Petition. The motion carried unanimously.
14. [15-7665](#) Rezoning Petition: 2017-181 by Dakota Legacy Group
- A motion was made by Council Member Phipps 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 Zoning Petition. The motion carried unanimously.

15. [15-7656](#) Rezoning Petition: 2017-184 by Sean Brady

**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 Zoning Petition. The motion carried by the following vote:**

**Yea:** 8 - Council Member Ajmera, Council Member Driggs, Council Member Egleston, Council Member Harlow, Council Member Mayfield, Council Member Newton, Council Member Phipps, and Council Member Winston II

**Nay:** 2 - Council Member Scott Bokhari, and Council Member Mitchell

17. [15-7659](#) Rezoning Petition: 2017-187 by Maga Development 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 it appears in the agenda as Council's own and Approve this Zoning Petition. The motion carried unanimously.**

18. [15-7666](#) Rezoning Petition: 2017-189 by SL Horton Road, LLC

**A motion was made by Council Member Mitchell 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 Zoning Petition. The motion carried unanimously.**

19. [15-7658](#) Rezoning Petition: 2017-190 by C4 Investments, LLC

**A motion was made by Council Member Driggs and seconded by Council Member Phipps 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 Egleston to Adopt the Zoning Committee's Statement of Consistency as it appears in the agenda as Council's own and Approve this Zoning Petition, as modified. The motion carried by the following vote:**

**Yea:** 8 - Council Member Scott Bokhari, Council Member Driggs, Council Member Egleston, Council Member Harlow, Council Member Mayfield, Council Member Mitchell, Council Member Phipps, and Council Member Winston II

**Nay:** 2 - Council Member Ajmera, and Council Member Newton

## **ADJOURN SPECIAL MEETING**

**A motion was made by Council Member Driggs and seconded by Council Member Mayfield to Adjourn the Special Meeting. The motion carried unanimously. The Special Meeting adjourned at 5:33 p.m.**

**ZONING MEETING****CALL TO ORDER**

The City Council of the City of Charlotte, North Carolina continued with the regularly scheduled Zoning Meeting on Monday, March 19, 2018 at 5:33 p.m. in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding.

**ROLL CALL**

- Present:** 11 - Mayor Vi Lyles, 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, and Council Member Braxton Winston II
- Absent:** 1 - Mayor Pro Tem Julie Eiselt

**HEARING DEFERRALS**

6. [15-7654](#) Wilmore Elementary School
- A motion was made by Council Member Driggs and seconded by Council Member Ajmera to Defer the hearing on this Historic Landmark designation to April 16, 2018. The motion carried unanimously.
20. [15-7582](#) Rezoning Petition: 2017-179 Davis Development, Inc.
- A motion was made by Council Member Driggs and seconded by Council Member Ajmera to Defer this Zoning Hearing to April 16, 2018. The motion carried unanimously.
21. [15-7756](#) Rezoning Petition: 2017-180 by JS Helms Family Properties, LLC
- A motion was made by Council Member Driggs and seconded by Council Member Ajmera to Defer this Zoning Hearing to May 21, 2018. The motion carried unanimously.
23. [15-7580](#) Rezoning Petition: 2017-132 by Mattamy Homes
- A motion was made by Council Member Driggs and seconded by Council Member Ajmera to Defer this Zoning Hearing to April 16, 2018. The motion carried unanimously.
24. [15-7749](#) Rezoning Petition: 2017-133 by Mattamy Homes
- A motion was made by Council Member Driggs and seconded by Council Member Ajmera to Defer this Zoning Hearing to April 16, 2018. The motion carried unanimously.

27. [15-7772](#) Rezoning Petition: 2017-192 by C4 Investments, LLC  
A motion was made by Council Member Driggs and seconded by Council Member Ajmera to Defer this Zoning Hearing to April 16, 2018. The motion carried unanimously.
34. [15-7611](#) Rezoning Petition: 2017-188 by Providence Group Capital, LLC  
A motion was made by Council Member Driggs and seconded by Council Member Ajmera to Withdraw this Zoning Petition. The motion carried unanimously.
42. [15-7782](#) Rezoning Petition: 2017-205 by Pope & Land Enterprises, Inc.  
A motion was made by Council Member Driggs and seconded by Council Member Ajmera to Defer this Zoning Hearing to April 16, 2018. The motion carried unanimously.

## ZONING HEARINGS

22. [15-7748](#) Rezoning Petition: 2017-097 by Charlotte-Douglas International Airport  
The following speaker(s) addressed City Council regarding this rezoning petition:  
  
Stuart Hair  
Matt Langston  
Lynda Boozer  
Ladd Ackerman  
Steve Rundle  
  
A motion was made by Council Member Mayfield and seconded by Council Member Egleston to Close the Public Hearing. The motion carried unanimously.
25. [15-7469](#) Rezoning Petition: 2017-171 by Century Communities  
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 Ajmera to Close the Public Hearing. The motion carried unanimously.
28. [15-7581](#) Rezoning Petition: 2017-161 by Central Piedmont Community College  
The following speaker(s) addressed City Council regarding this rezoning petition:  
  
Susanne Todd  
Greg Long  
Jeff Smith  
Melanie Sizemore  
  
A motion was made by Council Member Egleston and seconded by Council Member Newton to Close the Public Hearing. The motion carried unanimously.

- 30.**     [15-7750](#)     Rezoning Petition: 2017-135 by Redwood USA
- The following speaker(s) addressed City Council regarding this rezoning petition:
- Todd Foley
- A motion was made by Council Member Phipps and seconded by Council Member Mayfield to Close the Public Hearing. The motion carried unanimously.
- 31.**     [15-7753](#)     Rezoning Petition: 2017-144 by Double L Investments of Charlotte, LP
- The following speaker(s) addressed City Council regarding this rezoning petition:
- David Murray
- A motion was made by Council Member Harlow and seconded by Council Member Bokhari to Close the Public Hearing. The motion carried unanimously.
- 32.**     [15-7754](#)     Rezoning Petition: 2017-164 by Pedcor Investments
- The following speaker(s) addressed City Council regarding this rezoning petition:
- John Carmichael  
          Mike Byron
- A motion was made by Council Member Driggs and seconded by Council Member Winston II to Close the Public Hearing. The motion carried unanimously.
- 33.**     [15-7770](#)     Rezoning Petition: 2017-186 by the Drakeford Co.
- The following speaker(s) addressed City Council regarding this rezoning petition:
- Russell Ferguson  
          Bobby Drakeford  
          Nick Bushon  
          Dennis Mayo  
          Kelsey Mayo
- A motion was made by Council Member Mayfield and seconded by Council Member Egleston to Close the Public Hearing. The motion carried unanimously.
- 35.**     [15-7771](#)     Rezoning Petition: 2017-191 by Charlie Markey
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Open and Continue this Zoning Hearing at the City Council Business Meeting on March 26, 2018 at 7:00 p.m. The motion carried unanimously.

36. [15-7773](#) Rezoning Petition: 2017-193 by Mazen Chakra
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Open and Continue this Zoning Hearing at the City Council Business Meeting on March 26, 2018 at 7:00 p.m. The motion carried unanimously.
38. [15-7775](#) Rezoning Petition: 2017-197 by Woda Group, Inc.
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Open and Continue this Zoning Hearing at the City Council Business Meeting on March 26, 2018 at 7:00 p.m. The motion carried unanimously.
39. [15-7776](#) Rezoning Petition: 2017-198 by WaterWalk Real Estate Services, LLC
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Open and Continue this Zoning Hearing at the City Council Business Meeting on March 26, 2018 at 7:00 p.m. The motion carried unanimously.
40. [15-7777](#) Rezoning Petition: 2017-199 by Crescent Communities, LLC
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Open and Continue this Zoning Hearing at the City Council Business Meeting on March 26, 2018 at 7:00 p.m. The motion carried unanimously.
41. [15-7779](#) Rezoning Petition: 2017-200 by Hornet Moving, LLC
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Open and Continue this Zoning Hearing at the City Council Business Meeting on March 26, 2018 at 7:00 p.m. The motion carried unanimously.

## ADJOURNMENT

A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Adjourn the meeting. The motion carried unanimously. The meeting adjourned at 10:32 p.m.