

City of Charlotte

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



Zoning Minutes

Monday, November 19, 2018

5:00 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*

DINNER MEETING**CALL TO ORDER**

The City Council of the City of Charlotte, North Carolina convened for a Dinner Meeting on Monday, November 19, 2018 at 5:06 p.m in CH-14 of the Charlotte Mecklenburg Government Center with Mayor Pro Tem Julie Eiselt presiding.

Present: 9 - Council Member Dimple Ajmera, Council Member Tariq Scott Bokhari, Council Member Ed Driggs, Council Member Larken Egleston, Mayor Pro Tem Julie Eiselt, Council Member LaWana Mayfield, Council Member Matt Newton, Council Member Greg Phipps, and Council Member Braxton Winston II

Absent: 2 - Mayor Vi Lyles, and Council Member James Mitchell

AUN: 1 - Council Member Justin Harlow

1. [15-9528](#) Meeting Agenda

This agenda item was For Information Only.

2. [15-9529](#) Dinner Meeting Agenda

This agenda item was For Information Only.

3. [15-9530](#) Follow Up Report

This agenda item was For Information Only.

RECESS

The dinner meeting recessed at 5:18 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, North Carolina reconvened for a Zoning Meeting on Monday, November 19, 2018 at 5:36 p.m in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Pro Tem Julie Eiselt presiding.

Present: 9 - Council Member Dimple Ajmera, Council Member Tariq Scott Bokhari, Council Member Ed Driggs, Council Member Larken Egleston, Mayor Pro Tem Julie Eiselt, Council Member LaWana Mayfield, Council Member Matt Newton, Council Member Greg Phipps, and Council Member Braxton Winston II

Absent: 2 - Mayor Vi Lyles, and Council Member James Mitchell

AUN: 1 - Council Member Justin Harlow

INTRODUCTIONS

INVOCATION

Council Member Driggs led the invocation.

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

Mayor Pro Tem Eiselt 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, December 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. Prior to that meeting the public can contact any of the members of the Zoning Committee or find out more information about the rezonings scheduled for this evening on the City's web site at charlotteplanning.org.

HISTORIC LANDMARKS

4. [15-9531](#) Reginald Armistice Hawkins House

A motion was made by Council Member Egleston and seconded by Council Member Mayfield to Defer the public hearing for this Historic Landmark designation to February 18, 2019. The motion carried unanimously.

DEFERRALS

5. [15-9532](#) Rezoning Petition: 2017-195 by Boulevard Real Estate Advisors, LLC

A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the decision on this rezoning petition to December 17, 2018. The motion carried unanimously.

6. [15-9552](#) Rezoning Petition: 2018-011 by Harrison Tucker & John Perovich

A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the decision on this rezoning petition to December 17, 2018. The motion carried unanimously.

7. [15-9540](#) Rezoning Petition: 2018-049 by Revolve Residential

A motion was made by Council Member Egleston and seconded by Council Member Mayfield to Defer the decision on this rezoning petition to December 17, 2018. The motion carried unanimously.

A motion was made by Council Member Egleston and seconded by Council Member Mayfield to Return this rezoning petition to the Zoning Committee for Review. The motion carried unanimously.

12. [15-9539](#) Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the decision on this rezoning petition to December 17, 2018. The motion carried unanimously.
15. [15-9542](#) Rezoning Petition: 2018-078 by Monte Ritchey/Conformity Corp.
- A motion was made by Council Member Egleston and seconded by Council Member Mayfield to Defer the decision on this rezoning petition to December 17, 2018. The motion carried unanimously.
- A motion was made by Council Member Egleston and seconded by Council Member Mayfield to Return this rezoning petition to the Zoning Committee for Review. The motion carried unanimously.
25. [15-9570](#) Rezoning Petition: 2015-027 by Charlotte Housing Authority
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Defer the public hearing on this rezoning petition to May 20, 2019. The motion carried unanimously.
26. [15-9564](#) Rezoning Petition: 2017-186 by Drakeford Co.
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Defer the public hearing on this rezoning petition to December 17, 2018. The motion carried unanimously.
27. [15-9568](#) Rezoning Petition: 2017-206 by BWN Investments, LLC
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Defer the public hearing on this rezoning petition to December 17, 2018. The motion carried unanimously.
28. [15-9565](#) Rezoning Petition: 2018-058 by White Oak Management, Inc.
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Defer the public hearing on this rezoning petition to December 17, 2018. The motion carried unanimously.
38. [15-9574](#) Rezoning Petition: 2018-095 by WeWork Companies
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Defer the public hearing on this rezoning petition to December 17, 2018. The motion carried unanimously.
39. [15-9579](#) Rezoning Petition: 2018-102 by Audies Moore
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Defer the public hearing on this rezoning petition to January 22, 2019. The motion carried unanimously.

41. [15-9567](#) Rezoning Petition: 2018-083 by Chick-fil-A

A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Defer the public hearing on this rezoning petition to December 17, 2018. The motion carried unanimously.

DECISIONS

8. [15-9543](#) Rezoning Petition: 2017-023 by Madison Capital Group, LLC

A motion was made by Council Member Mayfield and seconded by Council Member Ajmera to Approve this rezoning petition. The motion carried unanimously.

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. The motion carried unanimously.

9. [15-9544](#) Rezoning Petition: 2017-137 by Northlake Real Estate Investors, 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 Winston II 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 Rezoning Petition. The motion carried unanimously.

10. [15-9545](#) Rezoning Petition: 2017-168 by J.S. & Son's Construction Company, 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 Rezoning Petition. The motion carried unanimously.

11. [15-9533](#) Rezoning Petition: 2018-003 by Boulevard Real Estate Advisors, LLC

A motion was made by Council Member Mayfield 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 Rezoning Petition. The motion carried unanimously.

13. [15-9553](#) Rezoning Petition: 2018-054 by Blue Heel Development

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.

14. [15-9541](#) Rezoning Petition: 2018-077 by R2 Development
- A motion was made by Council Member Mayfield 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 Rezoning Petition. The motion carried unanimously.
16. [15-9554](#) Rezoning Petition: 2018-080 by Collin Wolff
- 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 Rezoning Petition. The motion carried unanimously.
17. [15-9555](#) Rezoning Petition: 2018-081 by Profile Homes
- 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 Mayfield and seconded by Council Member Newton 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. [15-9556](#) Rezoning Petition: 2018-082 by City of Charlotte
- 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 Rezoning Petition. The motion carried unanimously.
19. [15-9557](#) Rezoning Petition: 2018-084 by Amicus Partners, PLLC
- 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 Rezoning Petition. The motion carried unanimously.
20. [15-9558](#) Rezoning Petition: 2018-087 by Midwood-Overlook, LLC
- A motion was made by Council Member Egleston and seconded by Council Member Winston 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. [15-9559](#) Rezoning Petition: 2018-089 by Andres Mera-Borja
- 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 by the following vote:

Yea: 8 - Council Member Ajmera, Council Member Scott Bokhari, Council Member Driggs, Council Member Egleston, Mayor Pro Tem Eiselt, Council Member Mayfield, Council Member Newton, and Council Member Winston II

Nay: 1 - Council Member Phipps

22. [15-9560](#) Rezoning Petition: 2018-090 by Fourstore, LLC

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 by the following vote:

Yea: 8 - Council Member Ajmera, Council Member Scott Bokhari, Council Member Driggs, Council Member Egleston, Mayor Pro Tem Eiselt, Council Member Mayfield, Council Member Newton, and Council Member Phipps

Nay: 1 - Council Member Winston II

23. [15-9561](#) Rezoning Petition: 2018-091 by SCBP Developer, LLC

A motion was made by Council Member Mayfield 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 Rezoning Petition. The motion carried unanimously.

24. [15-9562](#) Rezoning Petition: 2018-094 by Hopper Communities, Inc.

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.

HEARINGS

Council Member Harlow arrived at 6:10 p.m.

Present: 10 - 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 Matt Newton, Council Member Greg Phipps, and Council Member Braxton Winston II

Absent: 2 - Mayor Vi Lyles, and Council Member James Mitchell

29. [15-9571](#) Rezoning Petition: 2018-072 by Thunderbyrd, LLC

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

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

30. [15-9576](#) Rezoning Petition: 2018-099 by Shea Homes
- The following speaker(s) addressed City Council regarding this rezoning petition:
- Collin Brown
Ben Smith
- A motion was made by Council Member Harlow and seconded by Council Member Egleston to Close the Public Hearing. The motion carried unanimously.
31. [15-9569](#) Rezoning Petition: 2018-086 by Jacob Norris
- The following speaker(s) addressed City Council regarding this rezoning petition:
- Collin Brown
- A motion was made by Council Member Newton and seconded by Council Member Driggs to Close the Public Hearing. The motion carried unanimously.
32. [15-9572](#) Rezoning Petition: 2018-088 by OMS BCP, LLC
- The following speaker(s) addressed City Council regarding this rezoning petition:
- Stephen Overcash
Sean Newton
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Close the Public Hearing. The motion carried unanimously.
33. [15-9573](#) Rezoning Petition: 2018-093 by US Development, INC.
- The following speaker(s) addressed City Council regarding this rezoning petition:
- Sonny Tran
- A motion was made by Council Member Mayfield and seconded by Council Member Egleston to Close the Public Hearing. The motion carried unanimously.
34. [15-9583](#) Rezoning Petition: 2018-108 by Elmington Capital Group
- The following speaker(s) addressed City Council regarding this rezoning petition:
- Keith MacVean
Joe Horowitz
- A motion was made by Council Member Egleston and seconded by Council Member Ajmera to Close the Public Hearing. The motion carried unanimously.
35. [15-9575](#) Rezoning Petition: 2018-098 by Cygnus Construction, LLC
- 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.

36. [15-9585](#) Rezoning Petition: 2018-112 by Michael Loeb
- There being no speakers, either for or against, a motion was made by Council Member Egleston and seconded by Council Member Bokhari to Close the Public Hearing. The motion carried unanimously.
37. [15-9582](#) Rezoning Petition: 2018-107 by JDSI, LLC
- The following speaker(s) addressed City Council regarding this rezoning petition:
- Judson Stringfellow
- A motion was made by Council Member Newton and seconded by Council Member Egleston to Close the Public Hearing. The motion carried unanimously.
40. [15-9581](#) Rezoning Petition: 2018-104 by Pal-A-Roos Properties, LLC
- The following speaker(s) addressed City Council regarding this rezoning petition:
- Robert Brandon
- A motion was made by Council Member Phipps and seconded by Council Member Driggs to Close the Public Hearing. The motion carried unanimously.
42. [15-9577](#) Rezoning Petition: 2018-101 by Llewellyn Development, LLC
- There being no speakers, either for or against, a motion was made by Council Member Driggs and seconded by Council Member Ajmera to Close the Public Hearing. The motion carried unanimously.
43. [15-9580](#) Rezoning Petition: 2018-103 by Griffin Industrial Reality
- The following speaker(s) addressed City Council regarding this rezoning petition:
- Bridget Grant
- A motion was made by Council Member Mayfield and seconded by Council Member Phipps to Close the Public Hearing. The motion carried unanimously.
44. [15-9566](#) Rezoning Petition: 2018-067 by NVR, Inc
- The following speaker(s) addressed City Council regarding this rezoning petition:
- John Carmichael
- A motion was made by Council Member Egleston and seconded by Council Member Mayfield to Close the Public Hearing. The motion carried unanimously.

45. [15-9584](#) Rezoning Petition: 2018-109 by Eastgroup Properties, LP

The following speaker(s) addressed City Council regarding this rezoning petition:

John Carmichael

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

ADJOURNMENT

A motion was made by Council Member Mayfield and seconded by Council Member Driggs to Adjourn the meeting. The motion carried unanimously.

The meeting adjourned at 9:35 p.m.