

City of Charlotte

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



Zoning Minutes

Monday, May 20, 2019

5:30 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, May 20, 2019 at 5:12 p.m. in CH-14 of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding.

Present: 11 - 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 Matt Newton, Council Member Greg Phipps, and Council Member Braxton Winston II

Absent: 1 - Council Member James Mitchell

1. [15-10686](#) Meeting Agenda

 This item was for information only.
2. [15-10687](#) Dinner Meeting Agenda

 This item was for information only.
3. [15-10688](#) Follow Up Report

 This item was for information only.

RECESS

The meeting recessed at 5:30 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, May 20, 2019 at 5:34 p.m. in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding.

Present: 11 - 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 Matt Newton, Council Member Greg Phipps, and Council Member Braxton Winston II

AUN: 1 - Council Member James Mitchell

INTRODUCTIONS**INVOCATION**

Council Member Harlow led the invocation.

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

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

INTRODUCTION OF THE ZONING COMMITTEE

John Fryday, Chairperson, introduced the members of the Zoning Committee and said the Committee will meet Tuesday, June 4, 2019 at 5:30 p.m. in the Charlotte Mecklenburg Government Center to discuss and make recommendations on the petitions that have public hearings tonight.

DEFERRALS AND WITHDRAWALS

4. [15-10940](#) Rezoning Petition: 2018-110 by Mattamy Homes

 A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the decision on this Rezoning Petition to June 17, 2019. The motion carried unanimously.
5. [15-10685](#) Rezoning Petition: 2018-147 by Laurel Street Residential

 A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the decision on this Rezoning Petition to June 17, 2019. The motion carried unanimously.
6. [15-10660](#) Rezoning Petition: 2018-165 by NRP Properties, LLC

 A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the decision on this Rezoning Petition to June 17, 2019. The motion carried unanimously.
7. [15-10941](#) Rezoning Petition: 2019-001 by The 6125 Company, LLC

 A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the decision on this Rezoning Petition to June 17, 2019. The motion carried unanimously.
8. [15-10942](#) Rezoning Petition: 2019-005 by Ardent Acquisitions, LLC

 A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the decision on this Rezoning Petition to June 17, 2019. The motion carried unanimously.
9. [15-10951](#) Rezoning Petition: 2018-153 by Browder Investments, LLC

 A motion was made by Council Member Egleston and seconded by Council Member Driggs to Withdraw this Rezoning Petition. The motion carried unanimously.

19. [15-10945](#) Rezoning Petition: 2018-163 by SunCap Property Group, LLC
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the decision on this Rezoning Petition to June 17, 2019. The motion carried unanimously.
26. [15-10962](#) Rezoning Petition: 2015-027 by Charlotte Housing Authority
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the hearing on this Rezoning Petition to December 16, 2019. The motion carried unanimously.
27. [15-10783](#) Rezoning Petition: 2018-128 by James Pouitier
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the hearing on this Rezoning Petition to June 17, 2019. The motion carried unanimously.
28. [15-10957](#) Rezoning Petition: 2019-021 by McKinney Holdings NC II, LLC
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the hearing on this Rezoning Petition to June 17, 2019. The motion carried unanimously.
29. [15-10970](#) Rezoning Petition: 2019-027 by Liberty Property Trust
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the hearing on this Rezoning Petition to June 17, 2019. The motion carried unanimously.
37. [15-10965](#) Rezoning Petition: 2019-009 by Joseph Rhodes
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the hearing on this Rezoning Petition to June 17, 2019. The motion carried unanimously.
39. [15-10961](#) Rezoning Petition: 2019-014 by Mission Properties
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Defer the hearing on this Rezoning Petition to June 17, 2019. The motion carried unanimously.
41. [15-10967](#) Rezoning Petition: 2019-017 by Chelsea Building Group, LLC
- A motion was made by Council Member Egleston and seconded by Council Member Driggs to Withdraw this Rezoning Petition. The motion carried unanimously.

DECISIONS

10. [15-10782](#) Rezoning Petition: 2017-186 by Drakeford Co.
- 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.
11. [15-10700](#) Rezoning Petition: 2018-012 by Harrison Tucker & John Perovich
- A motion was made by Council Member Egleston and seconded by Council Member Bokhari to Adopt the Zoning Committee's Statement of Consistency as Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
12. [15-10948](#) Rezoning Petition: 2018-126 by Exeter Meadow Oak, 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 Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
13. [15-10943](#) Rezoning Petition: 2018-132 by Alliance Residential Company
- A motion was made by Council Member Phipps 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. [15-10949](#) Rezoning Petition: 2018-137 by Lakewood Apartments, 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.
15. [15-10944](#) Rezoning Petition: 2018-146 by NorthState Development, 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 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.

16. [15-10950](#) Rezoning Petition: 2018-148 by Beacon Partners

Council Member Mitchell arrived at 5:53 p.m.

A motion was made by Council Member Mayfield 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.

Yea: 11 - 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 Mitchell, Council Member Newton, Council Member Phipps, and Council Member Winston II

17. [15-10946](#) Rezoning Petition: 2018-152 by Kyle Short

A motion was made by Council Member Newton and seconded by Council Member Mayfield to Adopt the Statement of Inconsistency and Deny this Rezoning Petition. The motion carried by the following vote:

Yea: 6 - Council Member Ajmera, Mayor Pro Tem Eiselt, Council Member Mayfield, Council Member Mitchell, Council Member Newton, and Council Member Winston II

Nay: 5 - Council Member Scott Bokhari, Council Member Driggs, Council Member Egleston, Council Member Harlow, and Council Member Phipps

18. [15-10952](#) Rezoning Petition: 2018-155 by North State Capital Partners, 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.

20. [15-10953](#) Rezoning Petition: 2018-164 by Tzeggai Yohannes

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.

21. [15-10765](#) Rezoning Petition: 2019-004 by C4 Investments, LLC

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.

22. [15-10954](#) Rezoning Petition: 2019-011 by Milestone Investments, 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.

23. [15-10955](#) Rezoning Petition: 2019-012 by Lidl US Operations, LLC
- 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.
24. [15-10947](#) Rezoning Petition: 2019-016 by Lennar Carolinas, 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.
25. [15-10888](#) Rezoning Petition: 2019-041 by Eastside Connections JV, LLC
- A motion was made by Council Member Newton 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.

HEARINGS

30. [15-10194](#) Rezoning Petition: 2018-127 by Blue Azela-Providence, LLC
- The following speaker(s) addressed City Council regarding this Rezoning Petition:
- Joe DiZazzo
Mark Erwin
- A motion was made by Council Member Mayfield and seconded by Council Member Bokhari to Close the Public Hearing. The motion carried unanimously.
31. [15-10960](#) Rezoning Petition: 2018-145 by Brendan Mylton
- The following speaker(s) addressed City Council regarding this Rezoning Petition:
- Troy Knight
Allen Nelson
Nancy Pierce
- A motion was made by Council Member Egleston and seconded by Council Member Winston to Close the Public Hearing. The motion carried unanimously.

32. [15-10786](#) Rezoning Petition: 2018-167 by Verde Homes, LLC

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

Paul Pennell
Ron Stanley
Mina Vazeen
Mike deMilt
Katheryn Yarbrough

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

33. [15-10787](#) Rezoning Petition: 2019-002 by Laurel Street Residential, LLC

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

Dionne Nelson
Lee Cochran
Dwayne Walker
Meghan Miller
Diatra Fullwood

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

34. [15-10788](#) Rezoning Petition: 2019-003 by Laurel Street Residential, LLC

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

Dionne Nelson

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

35. [15-10964](#) Rezoning Petition: 2019-006 by Amerco Real Estate Company

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

Jeremy Horton

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

36. [15-10959](#) Rezoning Petition: 2019-008 by CoHab, LLC

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

Russell Fergusson
Harrison Tucker
Tatiana Moreland

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

OPENING AND CONTINUATION OF REMAINING PUBLIC HEARINGS

38. [15-10956](#) Rezoning Petition: 2019-013 by Andrew Klenk

A motion was made by Council Member Bokhari and seconded by Council Member Newton to Open the public hearing and Continue the public hearing to the Tuesday May 28, 2019 Business Meeting at 6:30 p.m. at the Charlotte Mecklenburg Government Center. The motion carried unanimously.

40. [15-10966](#) Rezoning Petition: 2019-015 by Greg Godley/Sugar Creek Ventures

A motion was made by Council Member Bokhari and seconded by Council Member Newton to Open the public hearing and Continue the public hearing to the Tuesday May 28, 2019 Business Meeting at 6:30 p.m. at the Charlotte Mecklenburg Government Center. The motion carried unanimously.

42. [15-10958](#) Rezoning Petition: 2019-024 by Investicore, LLC

A motion was made by Council Member Bokhari and seconded by Council Member Newton to Open the public hearing and Continue the public hearing to the Tuesday May 28, 2019 Business Meeting at 6:30 p.m. at the Charlotte Mecklenburg Government Center. The motion carried unanimously.

43. [15-10968](#) Rezoning Petition: 2019-025 by White Point Partners, LLC

A motion was made by Council Member Bokhari and seconded by Council Member Newton to Open the public hearing and Continue the public hearing to the Tuesday May 28, 2019 Business Meeting at 6:30 p.m. at the Charlotte Mecklenburg Government Center. The motion carried unanimously.

44. [15-10969](#) Rezoning Petition: 2019-026 by Beacon Development

A motion was made by Council Member Bokhari and seconded by Council Member Newton to Open the public hearing and Continue the public hearing to the Tuesday May 28, 2019 Business Meeting at 6:30 p.m. at the Charlotte Mecklenburg Government Center. The motion carried unanimously.

45. [15-10971](#) Rezoning Petition: 2019-032 by US Developments, Inc

A motion was made by Council Member Bokhari and seconded by Council Member Newton to Open the public hearing and Continue the public hearing to the Tuesday May 28, 2019 Business Meeting at 6:30 p.m. at the Charlotte Mecklenburg Government Center. The motion carried unanimously.

46. [15-10972](#) Rezoning Petition: 2019-048 by B & B RE Ventures, LLC

A motion was made by Council Member Bokhari and seconded by Council Member Newton to Open the public hearing and Continue the public hearing to the Tuesday May 28, 2019 Business Meeting at 6:30 p.m. at the Charlotte Mecklenburg Government Center. 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 10:14 p.m.