

# City of Charlotte

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



## Meeting Minutes

**Monday, June 17, 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*

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

The City Council of the City of Charlotte, North Carolina convened for a Special Meeting on Monday, June 17, 2019 at 4:36 p.m. in CH-14 of the Charlotte Mecklenburg Government Center with Mayor Pro Tem 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

Closed Session

A motion was made by Council Member Egleston and seconded by Council Member Phipps to Go into Closed Session pursuant to GS 143-318.11(a)(4) to discuss a matter relating to the location of industries or businesses in the City of Charlotte, including potential economic development incentives that may be offered in negotiations. The motion carried unanimously.

**RECESS**

The meeting recessed at 4:37 p.m. to go into closed session in CH-14.

Council Members Harlow and Mitchell arrived at 4:39 p.m.

The meeting returned to open session at 5:16 p.m. in CH-14.

Mayor Lyles requested the cancellation of the July 1, 2019 Strategy Session. Marcus Jones, City Manager agreed to cancel the meeting.

1. [15-11159](#)

**5:00 P.M. DINNER MEETING, CH-14**

This agenda item was for information only.

2. [15-11160](#)

**Dinner Meeting Agenda**

This agenda item was for information only.

3. [15-11161](#)

**Follow Up Report**

This agenda item was for information only.

**RECESS**

The meeting recessed at 5:19 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, June 17, 2019 at 5:34 p.m. in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Pro Tem Julie Eiselt presiding.

**Present:** 10 - 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:** 2 - Mayor Vi Lyles, and Council Member Dimple Ajmera

### **INTRODUCTIONS**

### **INVOCATION**

Council Member Mayfield led the invocation.

### **PLEDGE OF ALLEGIANCE**

### **EXPLANATION OF A ZONING MEETING**

Mayor Pro Tem Eiselt explained the rules and procedures of the Zoning meeting.

### **INTRODUCTION OF THE ZONING COMMITTEE**

Samuel Spencer, Chairperson-Elect, introduced the members of the Zoning Committee and said the Committee will meet Tuesday, July 2, 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.      [15-11162](#)      **Rezoning Petition: 2018-145 by Brendan Mylton**

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

5.      [15-11149](#)      **Rezoning Petition: 2018-110 by Mattamy Homes**

A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the decision on this Rezoning Petition to July 15, 2019. The motion carried unanimously.

6. [15-11150](#)      **Rezoning Petition: 2018-127 by Blue Azela-Providence, LLC**
- A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the decision on this Rezoning Petition to July 15, 2019. The motion carried unanimously.
7. [15-11151](#)      **Rezoning Petition: 2018-147 by Laurel Street Residential**
- A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the decision on this Rezoning Petition to September 16, 2019. The motion carried unanimously.
8. [15-11152](#)      **Rezoning Petition: 2018-167 by Verde Homes, LLC**
- A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the decision on this Rezoning Petition to July 15, 2019. The motion carried unanimously.
9. [15-11155](#)      **Rezoning Petition: 2019-005 by Ardent Acquisitions, LLC**
- A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the decision on this Rezoning Petition to July 15, 2019. The motion carried unanimously.
10. [15-11153](#)      **Rezoning Petition: 2019-006 by Amerco Real Estate Company**
- A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the decision on this Rezoning Petition to July 15, 2019. The motion carried unanimously.
11. [15-11154](#)      **Rezoning Petition: 2019-008 by CoHab, LLC**
- A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the decision on this Rezoning Petition to July 15, 2019. The motion carried unanimously.
12. [15-11158](#)      **Rezoning Petition: 2018-163 by SunCap Property Group, LLC**
- A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the decision on this Rezoning Petition to July 15, 2019. The motion carried unanimously.
22. [15-11171](#)      **Rezoning Petition: 2019-032 by US Developments, Inc**
- A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the decision on this Rezoning Petition to September 16, 2019. The motion carried unanimously.

25. [15-11176](#) **Rezoning Petition: 2019-014 by Mission Properties**  
A motion was made by Council Member Egleston and seconded by Council Member Harlow to Withdraw this Rezoning Petition. The motion carried unanimously.
26. [15-11184](#) **Rezoning Petition: 2019-028 by HHHunt**  
A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the hearing on this Rezoning Petition to July 15, 2019. The motion carried unanimously.
28. [15-11185](#) **Rezoning Petition: 2019-029 by Crescent Communities**  
A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the hearing on this Rezoning Petition to July 15, 2019. The motion carried unanimously.
29. [15-11186](#) **Rezoning Petition: 2019-030 by Continental 475 Fund, LLC**  
A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the hearing on this Rezoning Petition to July 15, 2019. The motion carried unanimously.
42. [15-11175](#) **Rezoning Petition: 2019-027 by Liberty Property Trust**  
A motion was made by Council Member Egleston and seconded by Council Member Harlow to Defer the hearing on this Rezoning Petition to July 15, 2019. The motion carried unanimously.

## DECISIONS

13. [15-11156](#) **Rezoning Petition: 2018-165 by NRP Properties, LLC**  
A motion was made by Council Member Harlow and seconded by Council Member Mitchell 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:** 9 - 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, and Council Member Phipps
- Nay:** 1 - Council Member Winston II

14. [15-11157](#)      **Rezoning Petition: 2019-001 by The 6125 Company, LLC**
- A motion was made by Council Member Harlow 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.
15. [15-11163](#)      **Rezoning Petition: 2019-002 by Laurel Street Residential, 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 Council's own and to Approve this Rezoning Petition. The motion carried unanimously.
16. [15-11164](#)      **Rezoning Petition: 2019-003 by Laurel Street Residential, 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.
17. [15-11165](#)      **Rezoning Petition: 2019-013 by Andrew Klenk**
- 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.
18. [15-11166](#)      **Rezoning Petition: 2019-015 by Greg Godley/Sugar Creek Ventures**
- 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.
19. [15-11168](#)      **Rezoning Petition: 2019-024 by Investicore, LLC**
- A motion was made by Council Member Harlow 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.
20. [15-11169](#)      **Rezoning Petition: 2019-025 by White Point Partners, LLC**
- A motion was made by Council Member Harlow 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.

21. [15-11170](#) **Rezoning Petition: 2019-026 by Beacon Development**

A motion was made by Council Member Harlow 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.

23. [15-11172](#) **Rezoning Petition: 2019-048 by B&B RE Ventures, LLC**

A motion was made by Council Member Harlow 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.

**HEARINGS**24. [15-10973](#)**Public Hearing on a Resolution to Close Right of Way known as Ridgecrest Street**

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

A motion was made by Council Member Egleston and seconded by Council Member Bokhari to Approve this Public Hearing Item. The motion carried unanimously.

27. [15-11183](#)**Rezoning Petition: 2019-023 by Sinacori Builders**

The following speakers addressed City Council regarding this rezoning petition:

Sara Shirley  
Marc Friedland  
Matt Karres  
Jane Parrish  
Doug Burns

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

30. [15-11189](#)**Rezoning Petition: 2019-040 by Aldersgate at Shalom Park Inc.**

The following speakers addressed City Council regarding this rezoning petition:

Nick Tosco  
Matt Langston  
Suzanne Pugh  
Irving Bienstock  
Timothy Rowley  
Barbara Devinney  
Paul Green  
Tammy Baker

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

31. [15-11190](#)**Rezoning Petition: 2019-042 by Sanctuary Development, LLC**

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



32. [15-11191](#) **Rezoning Petition: 2019-043 by Diamond Back Acquisitions**

The following speakers addressed City Council regarding this rezoning petition:

Keith MacVean  
Evan Stechmiller  
Eric Meddaugh  
Robert Nelson  
Richard Jones

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

33. [15-11192](#) **Rezoning Petition: 2019-044 by Panthers Stadium**

The following speakers addressed City Council regarding this rezoning petition:

Jeff Brown  
Mark Hart  
Mark Manning

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

34. [15-10185](#) **Rezoning Petition: 2016-112 by Argos Real Estate Advisors, Inc.**

The following speakers addressed City Council regarding this rezoning petition:

Collin Brown  
Shannon Hughes  
J'Tanya Adams

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

35. [15-11173](#) **Rezoning Petition: 2018-128 by James Pouitier**

The following speaker addressed City Council regarding this rezoning petition:

Collin Brown

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

36. [15-10237](#) **Rezoning Petition: 2018-151 by EBA Crystal Real Estate, LLC**

The following speaker addressed City Council regarding this rezoning petition:

Collin Brown

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

37. [15-11180](#) **Rezoning Petition: 2018-162 by NRP Properties, LLC**

The following speakers addressed City Council regarding this rezoning petition:

John Carmichael  
Tom Wilson

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

38. [15-11177](#) **Rezoning Petition: 2019-009 by Joseph Rhodes**

The following speakers addressed City Council regarding this rezoning petition:

Sara Shirley  
Clarence Wilson  
Bobby Drakeford

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

39. [15-11181](#) **Rezoning Petition: 2019-018 by Canopy CLT**

The following speaker addressed City Council regarding this rezoning petition:

Emily Blackwell

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

40. [15-11182](#) **Rezoning Petition: 2019-019 by Stanchion Asset Partners**

The following speaker addressed City Council regarding this rezoning petition:

Keith MacVean

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

41. [15-11174](#)      **Rezoning Petition: 2019-021 by McKinney Holdings NC II, LLC**

The following speaker addressed City Council regarding this rezoning petition:

Joel Madden

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

43. [15-11187](#)      **Rezoning Petition: 2019-033 by HK Cedarvale, LLC**

The following speaker addressed City Council regarding this rezoning petition:

Walter Fields

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

44. [15-11188](#)      **Rezoning Petition: 2019-034 by United Community School**

The following speaker addressed City Council regarding this rezoning petition:

Ty Shaffer

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

45. [15-11193](#)      **Rezoning Petition: 2019-045 by Moores Chapel Holdings, LLC**

The following speaker addressed City Council regarding this rezoning petition:

Walter Fields

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

46. [15-11194](#)      **Rezoning Petition: 2019-046 by Spectrum Development Company**

The following speaker addressed City Council regarding this rezoning petition:

Keith MacVean

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

47. [15-11195](#) **Rezoning Petition: 2019-052 by Beaver Creek CRE LLC**

The following speaker addressed City Council regarding this rezoning petition:

Jeff Brown

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

48. [15-11196](#) **Rezoning Petition: 2019-059 by Win Development, LLC**

The following speaker addressed City Council regarding this rezoning petition:

Keith MacVean

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

**ADJOURNMENT**

The meeting was adjourned at 10:42 p.m.