

City of Charlotte

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



Meeting Minutes

Monday, October 21, 2019

4:30 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 AGENDA**1. Meeting Agenda****CLOSED SESSION**

A motion was made by Councilmember Mitchell and seconded by Councilmember Egleston to Go into Closed Session. The motion carried unanimously.

A motion was made by Councilmember Mitchell and seconded by Councilmember Driggs to return to open session. The motion carried unanimously.

2. [15-11884](#) **Dinner Meeting Agenda**

3. [15-11885](#) **Follow Up Report**

RECESS**ZONING MEETING**

15-12092 CALL TO ORDER

The meeting was called to order at 4:32p.

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

INTRODUCTIONS

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

INVOCATION**Pledge of Allegiance****EXPLANATION OF A ZONING MEETING**

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

INTRODUCTION OF THE ZONING COMMITTEE

[15-12091](#)

DEFERRALS

A motion was made by Council Member Egleston, seconded by Council Member Driggs, and carried unanimously to defer the following items:

4. [15-11836](#) **Rezoning Petition: 2018-092 by Contravest Development Partners, LLC**
6. [15-11887](#) **Rezoning Petition: 2019-006 by Amerco Real Estate Company**
7. [15-11903](#) **Rezoning Petition: 2019-030 by Continental 475 Fund, LLC**
8. [15-11839](#) Rezoning Petition 2019-047 by NR Pinehurst Property Owner, LLC
11. [15-11904](#) **Rezoning Petition: 2019-009 by Joseph Rhodes**
13. [15-11905](#) **Rezoning Petition: 2019-028 by HHHunt**
29. [15-12049](#) **Rezoning Petition: 2019-072 by Ardent Acquisitions, LLC**
30. [15-12016](#) **Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC**
31. [15-12022](#) **Rezoning Petition: 2019-092 by Carolina Development Group NC, LLC**
32. [15-12046](#) **Rezoning Petition: 2019-098 by Flagship Healthcare**

Update: Petitioner is requesting a deferral to November 18, 2019.
44. [15-12018](#) **Rezoning Petition: 2019-088 by JDSI, LLC**

DECISIONS

9. [15-12019](#) **Rezoning Petition: 2018-073 by Moores Chapel Retail, LLC**

A motion was made by Council Member Mayfield, seconded by Council Member Mitchell, and carried unanimously to Adopt the Statement of Consistency.

A motion was made by Council Member Mayfield and seconded by Council Member Mitchell to Approve this Zoning Decision. The motion carried unanimously.

10. [15-12023](#) **Rezoning Petition: 2018-160 by K Sade Ventures**

A motion was made by Council Member Egleston and seconded by Council Member Driggs to Not to Refer back to the Zoning Committee this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Phipps and seconded by Council Member Driggs to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Phipps and seconded by Council Member Driggs to Approve this Zoning Decision. The motion carried unanimously.

12. [15-12030](#) **Rezoning Petition: 2019-027 by Liberty Property Trust**

A motion was made by Council Member Mitchell and seconded by Mayor Pro Tem Eiselt to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Mitchell and seconded by Mayor Pro Tem Eiselt to Approve this Zoning Decision. The motion carried unanimously.

14. [15-11906](#) **Rezoning Petition: 2019-029 by Crescent Communities**

A motion was made by Mayor Pro Tem Eiselt and seconded by Council Member Harlow to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Mayor Pro Tem Eiselt and seconded by Council Member Harlow to Approve this Zoning Decision. The motion carried unanimously.

15. [15-11908](#) **Rezoning Petition: 2019-038 by Dave Hegnauer**

A motion was made by Council Member Egleston and seconded by Council Member Harlow to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Egleston and seconded by Council Member Harlow to Approve this Zoning Decision. The motion carried unanimously.

16. [15-12032](#) **Rezoning Petition: 2019-056 by White Point Partners, LLC**

A motion was made by Council Member Mayfield and seconded by Council Member Egleston to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Mayfield and seconded by Council Member Egleston to Approve this Zoning Decision. The motion carried unanimously.

17. [15-12035](#) **Rezoning Petition: 2019-061 by Davis Development**

A motion was made by Council Member Harlow and seconded by Council Member Driggs to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Harlow and seconded by Council Member Driggs to Approve this Zoning Decision. The motion carried unanimously.

18. [15-12037](#) **Rezoning Petition: 2019-062 by Suncrest Real Estate & Land**

A motion was made by Council Member Phipps and seconded by Council Member Mayfield to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Phipps and seconded by Council Member Mayfield to Approve this Zoning Decision. The motion carried unanimously.

19. [15-12039](#) **Rezoning Petition: 2019-070 by RENC CH, LLC**

A motion was made by Council Member Newton and seconded by Council Member Harlow to Not to Refer back to the Zoning Committee this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Newton and seconded by Council Member Driggs to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Newton and seconded by Council Member Driggs to Approve this Zoning Decision. The motion carried unanimously.

20. [15-12054](#) **Rezoning Petition: 2019-074 by Josh Jolley**

A motion was made by Council Member Newton and seconded by Council Member Driggs to Not to Refer back to the Zoning Committee this Zoning Decision. The motion carried unanimously.

A motion was made to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Newton and seconded by Council Member Driggs to Approve this Zoning Decision. The motion carried unanimously.

21. [15-12041](#) **Rezoning Petition: 2019-076 by Hopper Communities**

A motion was made by Council Member Harlow and seconded by Council Member Mayfield to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Harlow and seconded by Council Member Mayfield to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

22. [15-12042](#)

Rezoning Petition: 2019-079 by Sankofa Development, LLC

A motion was made by Council Member Harlow and seconded by Council Member Driggs to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Harlow and seconded by Council Member Driggs to Approve this Zoning Decision. The motion carried unanimously.

23. [15-12043](#)

Rezoning Petition: 2019-081 by Tyvola Station Partners, LLC

A motion was made by Council Member Mayfield and seconded by Council Member Winston II to Withdraw Section B from this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Mayfield and seconded by Council Member Mitchell to Adopt the Statement of Consistency for Development Area A in this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Mayfield and seconded by Council Member Mitchell to Approve Development Area A of this Zoning Decision. The motion carried unanimously.

24. [15-12044](#)

Rezoning Petition: 2019-082 by Pacific National Group, LLC

A motion was made by Council Member Egleston and seconded by Council Member Driggs to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Egleston and seconded by Council Member Driggs to Approve this Zoning Decision. The motion carried unanimously.

25. [15-12045](#)

Rezoning Petition: 2019-083 by James M. Howell

A motion was made by Council Member Mayfield and seconded by Council Member Phipps to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Mayfield and seconded by Council Member Phipps to Approve this Zoning Decision. The motion carried unanimously.

26. [15-12053](#)

Rezoning Petition: 2019-118 by Beacon Development Company

A motion was made by Council Member Mayfield and seconded by Council Member Mitchell to Adopt the Statement of Consistency this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Mayfield and seconded by Council Member Mitchell to Approve this Zoning Decision. The motion carried unanimously.

27. [15-11867](#) **Rezoning Petition: 2019-103 by Charlotte Planning, Design & Development Department**

A motion was made by Council Member Egleston and seconded by Council Member Driggs to Adopt the Statement of Consistency from the Planning Committee for this Zoning Decision. The motion carried unanimously.

A motion was made by Council Member Egleston and seconded by Council Member Driggs to Approve this Zoning Decision. The motion carried unanimously. unanimously.

28. [15-12051](#) **Rezoning Petition: 2019-104 by Charlotte Planning, Design & Development Department**

A motion was made by Council Member Ajmera and seconded by Council Member Newton to Defer this Zoning Decision. The motion carried by the following vote:

Yea: 3 - Council Member Ajmera, Council Member Mayfield, and Council Member Newton

Nay: 8 - Council Member Scott Bokhari, Council Member Driggs, Council Member Egleston, Mayor Pro Tem Eiselt, Council Member Harlow, Council Member Mitchell, Council Member Phipps, and Council Member Winston II

A motion was made by Council Member Scott Bokhari and seconded by Council Member Egleston to Approve this Zoning Decision. 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 Phipps, and Council Member Winston II

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

HEARINGS

All zoning public hearings were properly held and closed.

Please see meeting agenda for the list of rezoning petitions for which hearings were conducted.

33. [15-12040](#) **Rezoning Petition: 2019-102 by City of Charlotte**

34. [15-12006](#) **Rezoning Petition: 2018-117 by Hopper Communities, Inc.**

35. [15-12011](#) **Rezoning Petition: 2019-032 by US Developments, Inc.**

- 36. [15-11752](#) **Rezoning Petition: 2019-036 by BSL Galbreath, Inc.**
- 37. [15-12012](#) **Rezoning Petition: 2019-049 by Apollo Holding
Company, LLC**
- 38. [15-12013](#) **Rezoning Petition: 2019-051 by Joyce M. Green**
- 39. [15-12014](#) **Rezoning Petition: 2019-068 by Chelsea Building
Group, LLC**
- 40. [15-12015](#) **Rezoning Petition: 2019-071 by FH 1524 Sunset
Road, LLC**
- 41. [15-11909](#) **Rezoning Petition: 2019-078 by Charter Properties**
- 42. [15-11910](#) **Rezoning Petition: 2019-084 by Lake Mather, LLC**
- 43. [15-12017](#) **Rezoning Petition: 2019-087 by JDSI, LLC**
- 45. [15-12020](#) **Rezoning Petition: 2019-090 by Culp Road Materials,
LLC**
- 46. [15-12021](#) **Rezoning Petition: 2019-091 by Ramon Adams**
- 47. [15-12025](#) **Rezoning Petition: 2019-093 by 406 W. 32nd, LLC**
- 48. [15-12029](#) **Rezoning Petition: 2019-094 by Andrew Parker**
- 49. [15-12031](#) **Rezoning Petition: 2019-097 by Ardent Acquisitions,
LLC**
- 50. [15-12033](#) **Rezoning Petition: 2019-099 by Townes Mozer**
- 51. [15-12034](#) **Rezoning Petition: 2019-100 by Matt Connolly-Pike
Properties, LLC**
- 52. [15-12036](#) **Rezoning Petition: 2019-119 by RMK Builders**
- 53. [15-12038](#) **Rezoning Petition: 2019-122 by Beacon Partners**

ADJOURNMENT

The meeting adjourned at 10:21 p.m.