



# City of Charlotte

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

## Zoning Minutes

### 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 Malcolm Graham*  
*Council Member Renee Johnson*  
*Council Member James Mitchell*  
*Council Member Matt Newton*  
*Council Member Victoria Watlington*  
*Council Member Braxton Winston II*

---

Monday, December 16, 2019

5:00 PM

Council Chambers

---

### **DINNER MEETING**

1. Meeting Agenda  
For Information Only
2. Dinner Meeting Agenda  
For Information Only
3. Follow Up Report  
For Information Only

### **RECESS**

The Dinner Briefing was recessed at 5:08 p.m.

### **ZONING MEETING**

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

Introductions were made by everyone at the dais.

#### **INVOCATION**

Mayor Lyles gave the invocation.

#### **PLEDGE OF ALLEGIANCE**

Mayor Lyles led the Pledge of Allegiance.

## **EXPLANATION OF A ZONING MEETING**

## **INTRODUCTION OF A ZONING COMMITTEE**

Sam Spencer introduced the members of the Zoning Committee.

## **DEFERRALS AND WITHDRAWALS**

Motion was made by Councilmember Egleston, seconded by Councilmember Graham, and carried unanimously to defer Item Numbers 16, 21, 29, 30, 36, to January 21, 2020 and Item 28 to June 2020.

- 16. Rezoning Petition: 2019-094 by Andrew Parker
- 21. Rezoning Petition: 2019-106 by Darren Vincent
- 28. Rezoning Petition: 2015-027 by Charlotte Housing Authority
- 29. Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC
- 30. Rezoning Petition: 2019-123 by Magnus Capital Partners
- 36. Rezoning Petition: 2019-111 by Hive Fitness, LLC

## **DECISIONS**

- 4. Rezoning Petition: 2018-092 by Contravest Development Partners, LLC  
  
Motion was made by Councilmember Winston, seconded by Councilmember Mitchell, and carried unanimously to adopt the statement of consistency.  
  
Motion was made by Councilmember Winston, seconded by Councilmember Mitchell, and carried unanimously to approve the statement of consistency.
- 5. Rezoning Petition: 2018-150 by TDC Greenville, LLC  
  
Motion was made by Councilmember Graham, seconded by Councilmember Winston, and carried unanimously to adopt the statement of consistency.  
  
Motion was made by Councilmember Graham, seconded by Councilmember Winston, and carried unanimously to approve the statement of consistency.
- 6. Rezoning Petition: 2019-009 by Joseph Rhodes
- 7. Rezoning Petition: 2019-028 by HHHunt
- 8. Rezoning Petition: 2019-030 by Continental 475 Fund, LLC
- 9. Rezoning Petition: 2019-036 by BSL Galbreath, Inc.

Motion was made by Councilmember Watlington, seconded by Councilmember Driggs, and carried unanimously to adopt the statement of consistency.

Motion was made by Councilmember Watlington, seconded by Councilmember Driggs, and carried unanimously to approve Item No. 9.

10. Rezoning Petition: 2019-047 by NR Pinehurst Property Owner, LLC

Motion was made by Councilmember Bokhari, seconded by Councilmember Egleston, and carried unanimously to adopt the statement of consistency.

Motion was made by Councilmember Bokhari, seconded by Councilmember Egleston, and carried unanimously to approve Item 10.

11. Rezoning Petition: 2019-071 by FH 1524 Sunset Road, LLC

Motion was made by Councilmember Bokhari, seconded by Councilmember Mitchell, and carried unanimously to adopt the statement of consistency.

Motion was made by Councilmember Bokhari, seconded by Councilmember Mitchell, and carried unanimously to approve Item 11.

12. Rezoning Petition: 2019-072 by Ardent Acquisitions, LLC

Motion was made by Councilmember Johnson, seconded by Councilmember Mitchell, and carried unanimously to adopt the statement of consistency.

Motion was made by Councilmember Johnson, seconded by Councilmember Mitchell, and carried unanimously to approve Item No. 12.

13. Rezoning Petition: 2019-088 by JDSI, LLC

14. Rezoning Petition: 2019-090 by Culp Road Materials, LLC

Motion was made by Councilmember Egleston, seconded by Councilmember Winston, and carried unanimously to adopt the statement of consistency.

Motion was made by Councilmember Egleston, seconded by Councilmember Winston, and carried unanimously to approve Item No. 14.

15. Rezoning Petition: 2019-093 by 406 W. 32nd, LLC

Motion was made by Councilmember Egleston, seconded by Councilmember Mitchell, and carried unanimously to adopt the statement of consistency.

Motion was made by Councilmember Egleston, seconded by Councilmember Mitchell, and carried unanimously to approve Item No. 15.

17. Rezoning Petition: 2019-097 by Ardent Acquisitions, LLC

18. Rezoning Petition: 2019-098 by Flagship Healthcare

Motion was made by Councilmember Egleston, seconded by Councilmember Winston, and carried unanimously to approve Item No. 18.

Motion was made by Councilmember Egleston, seconded by Councilmember Winston, and carried unanimously to adopt the statement of consistency.

19. Rezoning Petition: 2019-099 by Townes Mozer
20. Rezoning Petition: 2019-100 by Matt Connolly-Pike Properties, LLC
- Motion was made by Councilmember Egleston, seconded by Councilmember Winston, and carried unanimously to adopt the statement of consistency.
- Motion was made by Councilmember Egleston, seconded by Councilmember Winston, and carried unanimously to approve Item No. 20.
22. Rezoning Petition: 2019-107 by Albemarle Road Partners
- Motion was made by Councilmember Newton, seconded by Councilmember Ajmera, and carried unanimously to adopt the statement of consistency.
- Motion was made by Councilmember Newton, seconded by Councilmember Ajmera, and carried unanimously to approve Item No. 22.
23. Rezoning Petition: 2019-108 by J.S. & Associates
- Motion was made by Councilmember Johnson, seconded by Councilmember Ajmera, and carried unanimously to adopt the statement of consistency.
- Motion was made by Councilmember Johnson, seconded by Councilmember Ajmera, and carried unanimously to approve Item No. 23.
24. Rezoning Petition: 2019-112 by Mark Heisig
- Motion was made by Councilmember Egleston, seconded by Councilmember Driggs, and carried unanimously to adopt the statement of consistency.
- Motion was made by Councilmember Egleston, seconded by Councilmember Driggs, and carried unanimously to approve Item No. 24.
25. Rezoning Petition: 2019-116 by Billy Graham Evangelistic Association
- Motion was made by Councilmember Watlington, seconded by Councilmember Driggs, and carried unanimously to adopt the statement of consistency.
- Motion was made by Councilmember Watlington, seconded by Councilmember Driggs, and carried unanimously to approve Item No. 25.
26. Rezoning Petition: 2019-120 by Titan Partners, LLC
- Motion was made by Councilmember Watlington, seconded by Councilmember Driggs, and carried unanimously to adopt the statement of consistency.
- Motion was made by Councilmember Watlington, seconded by Councilmember Driggs, and carried unanimously to approve Item No. 26.
27. Rezoning Petition: 2019-121 by Jamario Rickenbacker
- 27a. Interlocal Agreement for Excelsior Club Facade Restoration
- Motion was made by Councilmember Mitchell, seconded by Councilmember Watlington, and carried unanimously to approve Item No. 27a.

## HEARINGS

## HEARINGS

31. Rezoning Petition: 2019-035 by Novant Health, Inc.
- Motion was made by Councilmember Egleston, seconded by Councilmember Graham, and carried unanimously to Recuse Mayor Lyles from Item 31.
- Motion was made by Councilmember Winston, seconded by Councilmember Driggs, and carried unanimously to Close the Public Hearing.
32. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC
- Motion was made by Councilmember Egleston, seconded by Councilmember Newton, and carried unanimously to Close the Public Hearing.
33. Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC
- Motion was made by Councilmember Newton, seconded by Councilmember Winston, and carried unanimously to Close the Public Hearing.
34. Rezoning Petition: 2019-092 by Carolina Development Group NC, LLC
- Motion was made by Councilmember Driggs, seconded by Councilmember Winston, and carried unanimously to Close the Public Hearing.
35. Rezoning Petition: 2019-110 by Jay Patel
37. Rezoning Petition: 2019-124 by Gvest Capital, LLC
- Motion was made by Councilmember Winston, seconded by Councilmember Newton, and carried unanimously to Close the Public Hearing.
38. Rezoning Petition: 2019-125 by SCOC-Mallard Crossing, LLC
- There being noone to speak either for or again, a motion was made by Councilmember Winston, seconded by Councilmember Driggs, and carried unanimously to Close the Public Hearing.
39. Rezoning Petition: 2019-127 by Regal Estates, LLC
- There being noone to speak either for or again, a motion was made by Councilmember Driggs, seconded by Councilmember Watlington, and carried unanimously to Close the Public Hearing.
40. Rezoning Petition: 2019-129 by Lee Mynhardt, Mynhardt Investments, LLC
- Motion was made by Councilmember Egleston, seconded by Councilmember Driggs, and carried unanimously to Close the Public Hearing.
41. Rezoning Petition: 2019-130 by Greenway Holdings, LLC
- There being no speakers either for or against, a motion was made by Councilmember Egleston, seconded by Councilmember Ajmera, and carried

unanimously to Close the Public Hearing.

42. Rezoning Petition: 2019-131 by Red Cedar Capital Partners

Motion was made by Councilmember Ajmera, seconded by Councilmember Winston, and carried unanimously to Close the Public Hearing.

43. Rezoning Petition: 2019-132 by Lennar Multifamily Communities, LLC

Motion was made by Councilmember Egleston, seconded by Councilmember Graham, and carried unanimously to Close the Public Hearing.

44. Rezoning Petition: 2019-133 by Greg Zanitsch, TBGC, LLC

Motion was made by Councilmember Graham, seconded by Councilmember Egleston, and carried unanimously to Close the Public Hearing.

45. Rezoning Petition: 2019-134 by DJ Family Farms, LLC

Motion was made by Councilmember Ajmera, seconded by Councilmember Driggs, and carried unanimously to Close the Public Hearing.

46. Rezoning Petition: 2019-136 by Venkata Ammi Reddy

Motion was made by Councilmember Winston, seconded by Councilmember Driggs, and carried unanimously to Close the Public Hearing.

47. Rezoning Petition: 2019-137 by Kinger Homes

Motion was made by Councilmember Winston, seconded by Councilmember Driggs, and carried unanimously to Close the Public Hearing.

48. Rezoning Petition: 2019-147 by Guy Properties

Motion was made by Councilmember Driggs, seconded by Councilmember Bokhari, and carried unanimously to Close the Public Hearing.

49. Rezoning Petition: 2019-149 by Wood Partners

Motion was made by Councilmember Egleston, seconded by Councilmember Winston, and carried unanimously to close the public hearing.

## **ADJOURNMENT**

The meeting was adjourned at 10:08 p.m.