



# 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*

---

Tuesday, January 21, 2020

5:30 PM

Council Chambers

---

### **DINNER MEETING DINNER MEETING**

1. Meeting Agenda  
There was no Dinner Briefing.
2. Dinner Meeting Agenda  
There was no Dinner Briefing.
3. Follow Up Report  
There was no Dinner Briefing.

### **ZONING MEETING**

The Zoning Meeting was called to order at 5:36 p.m.

### **INTRODUCTIONS**

Introductions were made around the dais.

### **INVOCATION**

Councilmember Ajmera gave the invocation.

### **PLEDGE OF ALELGIANCE**

Councilmember Ajmera led the Pledge of Allegiance.

## EXPLANATION OF A ZONING MEETING

Mayor Pro Tem Eiselt gave an explanation of a Zoning Meeting.

## INTRODUCTION OF THE ZONING COMMITTEE

Sam Spencer introduced members of the Zoning Committee.

## DEFERRALS AND WITHDRAWALS

Motion made by Councilmember Egleston, seconded by Councilmember Newton, and carried unanimously to Defer Item Nos.:

4. Rezoning Petition: 2019-006 by Amerco Real Estate Company;  
5. Rezoning Petition: 2019-009 by Joseph Rhodes;  
8. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC;  
9. Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC;  
26. Rezoning Petition: 2019-111 by Hive Fitness, LLC;  
28. Rezoning Petition: 2019-109 by Miriam E. Franco;  
and to Withdrawl Item No. 29. Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC.

4. Rezoning Petition: 2019-006 by Amerco Real Estate Company

Motion made by Councilmember Egleston, seconded by Councilmember Newton, and carried unanimously to Defer Item Nos.:

4. Rezoning Petition: 2019-006 by Amerco Real Estate Company;  
5. Rezoning Petition: 2019-009 by Joseph Rhodes;  
8. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC;  
9. Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC;  
26. Rezoning Petition: 2019-111 by Hive Fitness, LLC;  
28. Rezoning Petition: 2019-109 by Miriam E. Franco;  
and to Withdrawl Item No. 29. Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC.

5. Rezoning Petition: 2019-009 by Joseph Rhodes

Motion made by Councilmember Egleston, seconded by Councilmember Newton, and carried unanimously to Defer Item Nos.:

4. Rezoning Petition: 2019-006 by Amerco Real Estate Company;  
5. Rezoning Petition: 2019-009 by Joseph Rhodes;  
8. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC;  
9. Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC;  
26. Rezoning Petition: 2019-111 by Hive Fitness, LLC;  
28. Rezoning Petition: 2019-109 by Miriam E. Franco;  
and to Withdrawl Item No. 29. Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC.

8. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC

Motion made by Councilmember Egleston, seconded by Councilmember Newton, and carried unanimously to Defer Item Nos.:

4. Rezoning Petition: 2019-006 by Amerco Real Estate Company;  
5. Rezoning Petition: 2019-009 by Joseph Rhodes;  
8. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC;

9. Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC;  
26. Rezoning Petition: 2019-111 by Hive Fitness, LLC;  
28. Rezoning Petition: 2019-109 by Miriam E. Franco;  
and to Withdrawl Item No. 29. Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC.

**9.** Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC

Motion made by Councilmember Egleston, seconded by Councilmember Newton, and carried unanimously to Defer Item Nos.:

4. Rezoning Petition: 2019-006 by Amerco Real Estate Company;  
5. Rezoning Petition: 2019-009 by Joseph Rhodes;  
8. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC;  
9. Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC;  
26. Rezoning Petition: 2019-111 by Hive Fitness, LLC;  
28. Rezoning Petition: 2019-109 by Miriam E. Franco;  
and to Withdrawl Item No. 29. Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC.

**26.** Rezoning Petition: 2019-111 by Hive Fitness, LLC

Motion made by Councilmember Egleston, seconded by Councilmember Newton, and carried unanimously to Defer Item Nos.:

4. Rezoning Petition: 2019-006 by Amerco Real Estate Company;  
5. Rezoning Petition: 2019-009 by Joseph Rhodes;  
8. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC;  
9. Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC;  
26. Rezoning Petition: 2019-111 by Hive Fitness, LLC;  
28. Rezoning Petition: 2019-109 by Miriam E. Franco;  
and to Withdrawl Item No. 29. Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC.

**28.** Rezoning Petition: 2019-109 by Miriam E. Franco

Motion made by Councilmember Egleston, seconded by Councilmember Newton, and carried unanimously to Defer Item Nos.:

4. Rezoning Petition: 2019-006 by Amerco Real Estate Company;  
5. Rezoning Petition: 2019-009 by Joseph Rhodes;  
8. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC;  
9. Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC;  
26. Rezoning Petition: 2019-111 by Hive Fitness, LLC;  
28. Rezoning Petition: 2019-109 by Miriam E. Franco;  
and to Withdrawl Item No. 29. Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC.

**29.** Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC

Motion made by Councilmember Egleston, seconded by Councilmember Newton, and carried unanimously to Defer Item Nos.:

4. Rezoning Petition: 2019-006 by Amerco Real Estate Company;  
5. Rezoning Petition: 2019-009 by Joseph Rhodes;  
8. Rezoning Petition: 2019-069 by Harrison Tucker - CoHab, LLC;  
9. Rezoning Petition: 2019-080 by Seahawk Partner Holdings, LLC;  
26. Rezoning Petition: 2019-111 by Hive Fitness, LLC;  
28. Rezoning Petition: 2019-109 by Miriam E. Franco;

and to Withdrawl Item No. 29. Rezoning Petition: 2019-117 by Montana Drive OZ Fund, LLC.

## **DECISIONS**

6. Rezoning Petition: 2019-030 by Continental 475 Fund, LLC
- A motion was made by Councilmember Egleston and seconded by Councilmember Newton to Not to Refer back to the Zoning Committee this Zoning Decision. The motion carried unanimously.
- A motion was made by Councilmember Watlington and seconded by Councilmember Newton to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.
7. Rezoning Petition: 2019-035 by Novant Health, Inc.
- Motion was made by Councilmember Driggs and seconded by Councilmember Newton to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.
10. Rezoning Petition: 2019-092 by Carolina Development Group NC, LLC
- A motion was made by Egleston and seconded by Newton to Not to Refer back to the Zoning Committee this Zoning Decision. The motion carried unanimously.
- Motion was made by Councilmember Graham and seconded by Councilmember Newton to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.
11. Rezoning Petition: 2019-094 by Andrew Parker
- A motion was made by Egleston and seconded by Driggs to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.
12. Rezoning Petition: 2019-110 by Jay Patel
- A motion was made by Egleston and seconded by Winston II to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.
13. Rezoning Petition: 2019-124 by Gvest Capital, LLC
- A motion was made by Newton and seconded by Ajmera to approve the petition and adopt the Statement of Consistency. The motion carried unanimously. The motion carried by the following vote:
14. Rezoning Petition: 2019-125 by SCOC-Mallard Crossing, LLC
- A motion was made by Johnson and seconded by Ajmera to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.
15. Rezoning Petition: 2019-127 by Regal Estates, LLC
- A motion was made by Watlington and seconded by Winston II to approve the petition and adopt the Statement of Consistency. The motion carried

unanimously.

16. Rezoning Petition: 2019-129 by Lee Mynhardt, Mynhardt Investments, LLC

A motion was made by Egleston and seconded by Ajmera to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.

17. Rezoning Petition: 2019-130 by Greenway Holdings, LLC

A motion was made by Egleston and seconded by Graham to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.

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

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

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

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

Motion was made by Councilmember Egleston and seconded by Councilmember Graham to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.

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

A motion was made by Winston II and seconded by Egleston to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.

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

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

Motion was made by Councilmember Watlington and seconded by Councilmember Driggs to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.

23. Rezoning Petition: 2019-137 by Kingler Homes

24. Rezoning Petition: 2019-147 by Guy Properties

A motion was made by Egleston and seconded by Graham to Place an Item on the Agenda this Zoning Decision. The motion carried unanimously.

25. Rezoning Petition: 2019-149 by Wood Partners

Motion made by Councilmember Egleston and seconded by Councilmember Driggs to approve the petition and adopt the Statement of Consistency. The motion carried unanimously.

## HEARINGS

27. Rezoning Petition: 2019-105 by The Greenstone Group, LLC
- A motion was made by Winston II and seconded by Watlington to Close the Public Hearing this Zoning Hearing. The motion carried unanimously.**
30. Rezoning Petition: 2019-140 by C Investments 5, LLC
- A motion was made by Egleston and seconded by Driggs to Close the Public Hearing. The motion carried unanimously.**
31. Rezoning Petition: 2019-121 by Jamario Rickenbacker
32. Rezoning Petition: 2019-123 by Magnus Capital Partners
33. Rezoning Petition: 2019-126 by Harrison Tucker
- A motion was made by Egleston and seconded by Winston II to Place an Item on the Agenda this Zoning Hearing. The motion carried unanimously. by the following vote:**
34. Rezoning Petition: 2019-138 by Roma Homes
35. Rezoning Petition: 2019-139 by JDSI, LLC
- A motion was made by Councilmember Egleston and seconded by Councilmember Johnson to Close the Public Hearing this Zoning Hearing. The motion carried unanimously.**
36. Rezoning Petition: 2019-141 by Mark Bolous
37. Rezoning Petition: 2019-143 by Tara Ellerbe-Elite
- A motion was made by Egleston and seconded by Newton to Close the Public Hearing. The motion carried unanimously.**
38. Rezoning Petition: 2019-144 by York Acquisitions, LLC
- A motion was made by Egleston and seconded by Winston II to Close the Public Hearing this Zoning Hearing. The motion carried unanimously.**
39. Rezoning Petition: 2019-148 by Branful, LLC
- A motion was made by Councilmember Egleston and seconded by Councilmember Newton to Close the Public Hearing this Zoning Hearing. The motion carried unanimously.**
40. Rezoning Petition: 2019-151 by Longbranch Development
- A motion was made by Councilmember Driggs and seconded by Councilmember Ajmera to Close the Public Hearing. The motion carried unanimously.**
41. Rezoning Petition: 2019-153 by 650 South Tryon Development

ADJOURNMENT

The meeting was adjourned at 8:36 p.m.