

City of Charlotte

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



Zoning Agenda

Monday, May 18, 2026

Council Chamber

City Council Zoning Meeting

Mayor Vi Lyles

Mayor Pro Tem James Mitchell Jr.

Council Member Dimple Ajmera

Council Member Danté Anderson

Council Member JD Mazuera Arias

Council Member Ed Driggs

Council Member Malcolm Graham

Council Member Reneé Johnson

Council Member LaWana Mayfield

Council Member Joi Mayo

Council Member Kimberly Owens

Council Member Victoria Watlington

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
REGULAR MEETING HOSTED FROM COUNCIL CHAMBERS**

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT**2. Consent agenda items 3 through 7 may be considered in one motion except for those items pulled by a Council member. Items are pulled by notifying the City Clerk.**

- A. Items included on the consent agenda are rezoning petitions that meet the following criteria:
- a. Had no public opposition at their public hearing
 - b. Received an approval recommendation from the Zoning Committee
 - c. Have no changes after Zoning Committee
 - d. Staff recommends approval

3. Rezoning Petition: 2025-128 by AREG US OPP IV SHOPTON RD HOLDCO LLC

Location: Approximately 15.16 acres located north of Shopton Road, east of Stonecliff Road, and west of I-485. (Council District 3 - Mayo).

Current Zoning: BP(CD) (business park, conditional)

Proposed Zoning: N2-B(CD) (neighborhood 2-B, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-128-ZCR](#)

[2025-128-FSA](#)

[2025-128-RevSitePlan-2026-05-07](#)

4. Rezoning Petition: 2025-136 by Larry Cooper

Location: Approximately 2.02 acres located east of West Sugar Creek Road, west of Burgandy Drive, and north of Kneighton Lane. (Council District 4 - Johnson).

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: N1-C (neighborhood 1-C)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-136-ZCR](#)

[2025-136-ZCR](#)

[2025-136-FSA](#)

5. Rezoning Petition: 2025-142 by Third & Urban LLC

Location: Approximately 1.90 acres located north of Tuckaseegee Road, east of Berryhill Road, and west of Gesco Street. (Council District 2 - Graham).

Current Zoning: MUDD-O (mixed use development-optional)

Proposed Zoning: IMU(CD) (innovation mixed-use, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025_142_ZCR](#)

[2025-142-FSA](#)

[2025-142-RevSitePlan-2026-03-25](#)

6. Rezoning Petition: 2026-002 by Zhi Zhang

Location: Approximately 0.16 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of Gilead Street. (Council District 3 - Mayo).

Current Zoning: ML-2 (manufacturing and logistics-2)

Proposed Zoning: TOD-NC (transit oriented development-neighborhood center)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2026-002-ZCR](#)

[2026-002-FSA](#)

7. Rezoning Petition: 2026-003 by SLRH Acquisitions, LLC

Location: Approximately 0.84 acres located east of Providence Road, north of Fenton Place, and south of Cherokee Road. (Council District 6 - Owens).

Current Zoning: OFC (office flex campus)

Proposed Zoning: NC(CD) (neighborhood center, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2026-003-ZCR](#)

[2026-003-FSA](#)

[2026-003-RevisedSitePlan-5-5-2026](#)

DECISIONS**8. Rezoning Petition: 2025-086 by Pence Road Development LLC**

Update: Petitioner is requesting deferral to June 15, 2026

Location: Approximately 31.17 acres located on the north side of Pence Road, west of Harrisburg Road, and east of Bandy Drive. (Council District 5 - Mazuera Arias).

Current Zoning: ML-1 (manufacturing and logistics 1), N1-A (neighborhood 1-A), I-1(CD) light industrial, conditional) and B-2(CD) (general business, conditional)

Proposed Zoning: ML-2(CD) (manufacturing and logistics 2, conditional)

9. Rezoning Petition: 2025-127 by 4749 West Blvd, LLC

Update: Petitioner has withdrawn this petition

Location: Approximately 5.35 acres located south of West Boulevard, east of Sirius Lane, and west of International Airport Drive. (Council District 3 - Mayo).

Current Zoning: ML-2 ANDO (manufacturing and logistics-2, airport noise district overlay)

Proposed Zoning: IMU(CD) ANDO (innovative mixed use, conditional, airport noise district overlay)

10. Rezoning Petition: 2025-135 by The Charlotte-Mecklenburg Hospital Authority

Location: Approximately 41.26 acres located south of North Tryon Street, east of East W.T. Harris Boulevard, and north of Johnson Alumni Way. (Council District 4 - Johnson).

Current Zoning: IC-1 (institutional campus-1)

Proposed Zoning: IC-2(EX) (institutional campus-2, exception)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-135-ZCR](#)

[2025-135-FSA](#)

[2025-135-Revised Development Stds-2026-05-11](#)

HEARINGS

11. Rezoning Petition: 2024-143 by Panorama Development, LLC

Update: Petitioner is requesting deferral to June 15, 2026

Location: Approximately 11.2 acres located east of Remount Road, north of Parker Drive, and west of Berryhill Road. (Council District 3 - Mayo).

Current Zoning: ML-1 (manufacturing and logistics-1) and ML-2 (manufacturing and logistics-2)

Proposed Zoning: CAC-1(CD) (community activity center-1, conditional)

12. Rezoning Petition: 2025-120 by American Tower Asset Sub LLC

Update: Petitioner is requesting deferral to June 15, 2026

Location: Approximately 58.0 acres located east of Hood Road, south of Plaza Road Extension, and north of Kentshire Lane. (Council District 5 - Mazuera Arias).

Current Zoning: O-9(CD) (office, conditional) and N1-A (neighborhood 1-A)

Proposed Zoning: CG(CD) (general commercial, conditional) and N1-A(CD) (neighborhood 1-A, conditional)

13. Rezoning Petition: 2026-008 by COLLABDEV6 LLC

Update: Petitioner is requesting deferral to June 15, 2026

Location: Approximately 1.50 acres located north of Sunset Road, west of Reames Road, and east of Northpark Boulevard. (Council District 2 - Graham).

Current Zoning: I-1(CD) (light industrial, conditional)

Proposed Zoning: ML-1 (manufacturing and logistics-1)

14. Rezoning Petition: 2026-027 by C4 Investments, LLC dba Crosland Southeast

Location: Approximately 39.41 acres located on the east and west side of Josh Birmingham Parkway, north of Wilkinson Boulevard, and south of Interstate 85. (Council District 3 - Mayo).

Current Zoning: RAC ANDO (regional activity center, airport noise disclosure overlay)

Proposed Zoning: CG(CD) ANDO (general commercial, conditional, airport noise disclosure overlay)

Staff Recommendation: Staff does not recommend approval of this petition in its current form.

[2026-027-PHSA](#)

[2026-027-CDnotes](#)

15. Rezoning Petition: 2025-027 by Mission City Church and Freedom Communities

Location: Approximately 5.38 acres located east of Valleydale Road, north of Summerville Road, and south of Goodman Road. (Council District 2 - Graham).

Current Zoning: N1-B (neighborhood 1-B) and CG (general commercial)

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

[2025-027-PHSA](#)

[2025-027-SitePlanRev-26-3-11](#)

16. Rezoning Petition: 2025-058 by StudioOne9 Architecture, PLLC

Location: Approximately 1.61 acres located west of West Sugar Creek Road, south of Honduras Drive, and north of Glory Street. (Council District 1 - Anderson).

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment, and site and building design as well as a requested technical revision.

[2025-058-PHSA](#)

[2025-058-SitePlanRev2-26-04-12](#)

17. Rezoning Petition: 2025-131 by Queen City Land, LLC

Location: Approximately 6.16 acres located north of Rocky River Road, east of Getalong Road, and west of Seven Oaks Drive. (Council District 4 - Johnson).

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site design and requested technical revisions.

[2025-131-PHSA](#)

[2025-131-RevSitePlan-2026-04-13](#)

18. Rezoning Petition: 2025-133 by Carolinas Properties III, LLC

Location: Approximately 11.29 acres located south of Valeview Lane, north of Trailer Drive, and west of Dalecrest Drive. (Council District 1 - Anderson).

Current Zoning: N1-B (neighborhood 1-B) and N2-B (neighborhood 2-B)

Proposed Zoning: N1-E(CD) (neighborhood 1-E, conditional)

Staff Recommendation: Staff does not recommend approval of this petition in its current form.

[2025-133-PHSA](#)

[2025-133-SitePlanRev-26-3-20](#)

19. Rezoning Petition: 2025-141 by Darway Dalmeida

Location: Approximately 0.97 acres located west of Statesville Road, north of Cochrane Drive, and south of Misty Creek Drive. (Council District 2 - Graham).

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: N1-C (neighborhood 1-C)

Staff Recommendation: Staff recommends approval of this petition.

[2025-141-PHSA](#)

20. Rezoning Petition: 2026-004 by Chuda Dhimal

Location: Approximately 1.94 acres located south of Oak Street, east of Oakdale Road, and north of Shady Circle. (Council District 2 - Graham).

Current Zoning: OFC (office flex campus)

Proposed Zoning: CG(CD) (general commercial, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

[2026-004-PHSA](#)

[2026-004-SitePlanRev-26-4-9](#)

21. Rezoning Petition: 2026-005 by Thurman Brooks

Location: Approximately 1.53 acres located west of Statesville Road, north of W W.T. Harris Boulevard, and south of Smith Corners Boulevard. (Council District 4 - Johnson).

Current Zoning: ML-1 (manufacturing and logistics-1)

Proposed Zoning: CG(CD) (general commercial)

Staff Recommendation: Staff recommends approval of this petition.

[2026-005-PHSA](#)

22. Rezoning Petition: 2026-006 by Goode Properties

Location: Approximately 5.01 acres located south of Robert Helms Road, east of Benfield Road, and north of Prosperity Crossing Drive. (Council District 4 - Johnson).

Current Zoning: CC (commercial center)

Proposed Zoning: CAC-1 (community activity center-1)

Staff Recommendation: Staff recommends approval of this petition.

[2026-006-PHSA](#)

23. Rezoning Petition: 2026-010 by HAD Holdings LLC

Location: Approximately 4.0 acres located west of Twin Lakes Parkway, east of Statesville Road, and south of I-485. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson).

Current Zoning: OFC (office flex campus)

Proposed Zoning: ML-1 (manufacturing and logistics-1)

Staff Recommendation: Staff recommends approval of this petition.

[2026-010-PHSA](#)

24. Rezoning Petition: 2026-013 by Avatar Holdings LLC

Location: Approximately 3.9 acres located north of Style Lane, east of Dixie River Road, south of Shopton Road, and west of Outlets Boulevard. (Council District 3 - Mayo).

Current Zoning: MUDD-O (mixed use development district-optional)

Proposed Zoning: MUDD-O SPA (mixed use development district-optional, site plan amendment)

Staff Recommendation: Staff recommends approval of this petition upon resolution of an outstanding issue related to site and building design.

[2026-013-PHSA](#)

[2026-013-SitePlanRev-2026-4-13](#)

25. Rezoning Petition: 2026-022 by Orange Barrel Media for the Charlotte Hornets

Location: Approximately 7.96 acres located east of East Trade Street, north of North Caldwell Street, and west of East 5th Street. (Council District 1 - Anderson).

Current Zoning: UMUD-O SPA (uptown mixed-use district, optional, site plan amendment)

Proposed Zoning: UMUD-O SPA (uptown mixed-use district, optional, site plan amendment)

Staff Recommendation: Staff recommends approval of this petition upon resolution of a requested technical revision.

[2026-022-PHSA](#)

[2026-022-SitePlan](#)

