

City of Charlotte

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



Zoning Agenda

Monday, December 15, 2025

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

BUSINESS**2. Proposed 2026 City Council Meeting Schedule****Action:**

Approve the 2026 City Council Regular and Budget Meeting Schedule.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- NC General Statute Section 143-318.12 requires that the City Clerk maintain on file a schedule of the City Council's regular meetings and that the approved schedule be posted to the city's website. If a schedule is duly adopted and filed, no further notice of regular meetings is necessary.
- The 2026 Council Budget Meeting dates have been included on this proposed schedule of meetings along with other meetings of state and national organizations in which the city has memberships.
- For more information on City Council Meetings, visit the City Clerk's webpage at <https://charlottenc.gov/CityClerk/Pages/CityClerk.aspx>.

Background

- Consideration of the 2026 City Council Regular and Budget Meeting Schedule was deferred by Council from the December 8th Business Meeting to the next meeting.
- Council Discussions at the December 8th meeting included adding the date for the midyear performance check-ins for Council appointed positions (City Attorney, City Clerk, and City Manager); and to move the proposed dates for annual review of the appointed positions to closer to fiscal year end.
- Revisions included in the proposed calendar include:
 - January 20, 2026: Performance Check-ins with the City Attorney, City Clerk, and City Manager
 - June 22, 2026: Annual Performance Discussion with City Clerk
 - August 17, 2026: Annual Performance Discussion with City Manager
 - October 26, 2026: Annual Performance Discussion with City Attorney (*current City Attorney began serving in the position in November 2025*)

Attachment(s)

Revised Proposed 2026 City Council Regular and Budget Meeting Schedule

[Proposed 2026 Council Meeting Schedule - Revised](#)

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT**3. Consent agenda items 4 through 12 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

4. Rezoning Petition: 2025-023 by Anthony Kuhn

Location: Approximately 1.49 acres located on the west side of Greensboro Street, north of Raleigh Street, and east of East Sugar Creek Road. (Council District 1 - Anderson).

Current Zoning: TOD-M(O) (transit oriented development - mixed use, optional)

Proposed Zoning: TOD-CC (transit oriented development - community center)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2025_023_ZCR](#)

[2025-023-FSA](#)

5. Rezoning Petition: 2025-052 by The Charlotte-Mecklenburg Hospital Authority

Location: Approximately 0.81 acres located south of South Tryon Street, west of Steelescroft Parkway, and north of Steele Creek Road. (Council District 3 - Mayo).

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

Proposed Zoning: OG (general office)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2025-052-ZCR](#)

[2025-052-FSA](#)

6. Rezoning Petition: 2025-061 by Living Spaces

Location: Approximately 20.95 acres located north of Tyvola Road, east of I-77, and west of Seventy-Seven Center Drive. (Council District 3 - Mayo).

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

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2025-061-ZCR](#)

[2025-061-FSA](#)

[2025-061-SitePlanRev-2025-10-13](#)

7. Rezoning Petition: 2025-076 by Kevin Nguyen, LLC

Location: Approximately 2.58 acres located north of Shopton Road, east of Steve Chapman Drive, and south of Sullivans Trace Drive. (Council District 3 - Mayo).

Current Zoning: CG ANDO (general commercial, airport noise disclosure overlay)

Proposed Zoning: N2-A(CD) ANDO (neighborhood 2-A, conditional, airport noise disclosure overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2025-076-ZCR](#)

[2025-076-FSA](#)

[2025-076-SitePlanRev-2025-11-24](#)

8. Rezoning Petition: 2025-092 by Toll Brothers

Location: Approximately 27.82 acres located east of Old Statesville Road, south of West W.T. Harris Boulevard, and west of Old Potters Road. (Council District 2 - Graham).

Current Zoning: MX-3 (mixed-use, conditional)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2025-092-ZCR](#)

[2025-092-FSA](#)

[2025-092-SitePlanRev-25-11-20](#)

9. Rezoning Petition: 2025-093 by Flywheel Group

Location: Approximately 0.43 acres located south of North Tryon Street, east of Matheson Avenue, and north of Chick Godley Road. (Council District 1 - Anderson).

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2025-093-ZCR](#)

[2025-093-FSA](#)

10. Rezoning Petition: 2025-099 by Crescent River District LLC

Location: Approximately 62 acres located on the west side of Dixie River Road, north of Westbound Drive, and south of Sadler Road. (ETJ - BOCC: 2-Leake; Closest CC 3-Mayo).

Current Zoning: N1-A (neighborhood 1-A) and MX-2 (INNOV) (mixed-use, innovative)

Proposed Zoning: MX-2 (INNOV) SPA (mixed-use, innovative, site plan amendment)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-099-ZCR](#)

[2025-099-FSA](#)

[2025-099-SitePlanRev-2025-10-13](#)

11. Rezoning Petition: 2025-103 by Pappas Properties

Location: Approximately 11.78 acres located east of Smith Farm Road, south of Sugar Magnolia Drive, and north of Brookshire Boulevard. (Council District 2 - Graham).

Current Zoning: CC (commercial center)

Proposed Zoning: CC SPA (commercial center, site plan amendment)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2025-103-ZCR](#)

[2025-103-FSA](#)

[2025-103-SitePlanRev-25-11-20](#)

12. Rezoning Petition: 2025-105 by Zealous Empowering Nurturer

Location: Approximately 1.18 acres located east of Prosperity Church Road, north of White Cascade Drive, and south of Katelyn Drive. (Council District 4 - Johnson).

Current Zoning: R-8MF(CD) (multi-family residential, conditional)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2025-105-ZCR](#)

[2025-105-FSA](#)

DECISIONS**13. Rezoning Petition: 2025-021 by Harold Jordan**

Update: Petitioner is requesting deferral to January 20, 2026

Location: Approximately 1.24 acres located east of E W.T. Harris Boulevard, and north of Idlewild Road, and south of Meadowdale Lane. (Council District 5 - Mazuera Arias).

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

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

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

Update: Petitioner is requesting deferral to January 20, 2026

Location: Approximately 4.77 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)

15. Rezoning Petition: 2025-039 by Christopher Martin

Update: Petitioner is requesting deferral to January 20, 2026

Location: Approximately 0.37 acres located southwest of Scaleybark Road, east of Lochridge Road, and north of Murrayhill Road. (Council District 1 - Anderson).

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

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

16. Rezoning Petition: 2025-098 by High Street District Development, Inc.

Update: Petitioner is requesting deferral to January 20, 2026

Location: Approximately 7.09 acres located on the south side of Pineville-Matthews Road, east of Carmel Commons Boulevard, and west of Bannington Road. (Council District 7 - Driggs).

Current Zoning: OFC (office flex campus)

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

17. Rezoning Petition: 2024-127 by Wood Partners

Location: Approximately 19.49 acres located on the west side of Prosperity Church Road, along either side of Nada Park Circle and Butner Trail Lane, southeast of Benfield Road. (Council District 4 - Johnson).

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

Proposed Zoning: N2-C(CD) (neighborhood 2-C, conditional) and NC(CD) (neighborhood center, conditional)

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2024-127-ZCR](#)

[2024_127_FSA](#)

[2024-127-RevSitePlan-2025-10-23](#)

18. Rezoning Petition: 2024-129 by Brookhill Investments, LLC

Location: Approximately 42.47 acres located on the west side of South Tryon Street, north side of Remount Road, east of Toomey Avenue, and south of Tremont Avenue. (Council District 3 - Mayo).

Current Zoning: N2-B (neighborhood 2-B)

Proposed Zoning: N2-B (BVO) (neighborhood 2-B, brookhill village overlay) and CAC-1 (BVO) (community activity center-1, brookhill village overlay)

Zoning Committee Recommendation: The Zoning Committee voted 4-2 to recommend APPROVAL of this petition.

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

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2024-129-ZCR](#)

[2024-129-FSA](#)

[2024-129-OverlaystandardsRev-2025-11-20](#)

19. Rezoning Petition: 2025-025 by Angelo Tillman

Location: Approximately 4.75 acres located west of Moss Road, north of Scottsman Trace Drive, and south of Queenwater Lane. (Council District 3 - Mayo).

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

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

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2025-025-ZCR](#)

[2025-025-FSA](#)

[2025-025-SitePlanRev-2025-11-20](#)

20. Rezoning Petition: 2025-031 by James Scruggs

Location: Approximately 23.37 acres located north of Neal Road, east of Catalyst Boulevard, and south of IBM Drive. (Council District 4 - Johnson).

Current Zoning: R-8 MF(CD) (multi-family residential, conditional)

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

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2025-031-ZCR](#)

[2025-031-FSA](#)

[2025-031-RevSitePlan 2025-12-05](#)

21. Rezoning Petition: 2025-042 by Bryan Elsey

Location: Approximately 6.42 acres located on the north side of Tom Hunter Road, east of Ventura Way Drive, and west of Hidden Stream Court. (Council District 1 - Anderson).

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

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

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2025-042-ZCR](#)

[2025-042-FSA](#)

[2025-042-SitePlanRev-2025-9-2](#)

22. Rezoning Petition: 2025-057 by Tribek Properties

Location: Approximately 2.17 acres located on the southeast corner of Lancaster Highway and Ballantyne Commons Parkway, and west of Adair Manor Court. (Council District 7 - Driggs).

Current Zoning: B-1(CD) (neighborhood business, conditional)

Proposed Zoning: B-1(CD) SPA (neighborhood business, conditional, site plan amendment)

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2025-057-ZCR](#)

[2025-057-FSA](#)

[2025-057-SitePlanRev-2025-10-22](#)

23. Rezoning Petition: 2025-095 by Gus Levi

Location: Approximately 0.26 acres located west of Statesville Road, south of Hutchison McDonald Road, and north of Riley Avenue. (Council District 2 - Graham).

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

Proposed Zoning: CG (general commercial)

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2025-095-ZCR](#)

[2025-095-FSA](#)

24. Rezoning Petition: 2025-097 by JBJH Investments, LLC

Location: Approximately 1.22 acres located west of North Tryon Street, south of Orchard Trace Lane, and north of Graham Meadow Drive. (Council District 1 - Anderson).

Current Zoning: TOD-TR (transit oriented development - transition)

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

Zoning Committee Recommendation: The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.

Staff Recommendation: Staff does not recommend approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2025-097-ZCR](#)

[2025-097-FSA](#)

[2025-97-SitePlanRev-25-11-20](#)

25. Rezoning Petition: 2025-101 by Jordans Pond Holding Company, LLC

Location: Approximately 0.73 acres located on the north corner of Valleydale Road and Fred D. Alexander Boulevard, and south of Ben Livingston Road. (Council District 2 - Graham).

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

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

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2025-101-ZCR](#)

[2025-101-FSA](#)

HEARINGS**26. Rezoning Petition: 2025-063 by Northwood Ravin**

Update: Petitioner is requesting deferral to January 20, 2026

Location: Approximately 5.50 acres located west of Carnegie Boulevard, north of Fairview Road, and east of Park Road. (Council District 6 - Owens).

Current Zoning: OFC (office flex campus)

Proposed Zoning: RAC(CD) (regional activity center, conditional)

27. Rezoning Petition: 2025-091 by Embark Development Company LLC

Update: Petitioner is requesting deferral to January 20, 2026

Location: Approximately 6.97 acres located east of Steele Creek Road, north of Brightside Drive, and south of Whispering Pines Lane. (Council District 3 - Mayo).

Current Zoning: O-2(CD) (office, conditional) and O-2(CD) ANDO (office, conditional, airport noise disclosure overlay)

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional) and N2-A(CD) ANDO (neighborhood 2-A, conditional, airport noise disclosure overlay)

28. Rezoning Petition: 2025-102 by Olympia & Wright Homes

Update: Petitioner is requesting deferral to January 20, 2026

Location: Approximately 0.78 acres located on the northwest corner of Moores Chapel Road and Old Moores Chapel Road, and east of Gore Street. (Council District 3 - Mayo).

Current Zoning: CG (general commercial)

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

29. Rezoning Petition: 2025-030 by Tryon Advisors, LLC

Location: Approximately 8.65 acres located on the north side of Mt Holly-Huntersville Road, east of Rozzelles Ferry Road, and south of Dunn Commons Parkway. (Council District 2 - Graham).

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

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

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-030-PHSA](#)

[2025-030-SitePlanRev-25-11-10](#)

30. Rezoning Petition: 2025-070 by Prosperity Alliance

Location: Approximately 30.37 acres located west of Beatties Ford Road, east of Patric Alan Court, and north of McIntyre Avenue. (Council District 2 - Graham).

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

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

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-070-PHSA](#)

[2025-070-SitePlanRev-25-11-17](#)

31. Rezoning Petition: 2025-088 by Northway Homes LLC

Location: Approximately 3.51 acres located south of Kentberry Drive, west of Bellhaven Boulevard, and north of Gum Branch Road. (Council District 2 - Graham).

Current Zoning: R-8MF(CD) (multi-family, conditional)

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional) and N1-A (neighborhood 1-A)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-088-PHSA](#)

[2025-088-SitePlanRev-25-10-13](#)

32. Rezoning Petition: 2025-094 by Atapco Properties, Inc.

Location: Approximately 19.54 acres located east of Mallard Creek Road, on the north and south side of Alexander Road, and along the west side of College View Lane. (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 environment and requested technical revisions.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-094-PHSA](#)

[2025-094-RevSitePlan-2025-10-13](#)

33. Rezoning Petition: 2025-109 by Ravin Partners

Location: Approximately 1.46 acres located east of East Independence Boulevard, north of Hayden Way, and west of Lakeview Circle. (Council District 5 - Mazuera Arias).

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

Proposed Zoning: N2-B(CD) SPA (neighborhood 2-A, conditional, site plan amendment)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-109-PHSA-Draft.2](#)

[2025-109-RevSitePlan-2025-11-10](#)

34. Rezoning Petition: 2025-085 by HK Cedarvale, LLC

Location: Approximately 9.89 acres located north of Performance Road, west of Cedarvale Drive, and south of Devonwood Lane. (ETJ - BOCC: 2-Leake; Closest CC 3-Mayo).

Current Zoning: I-2(CD) (general industrial, conditional)

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

Staff Recommendation: Staff does not recommend approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-085-PHSA](#)

[2025-085-SitePlanRev-2025-9-15](#)

35. Rezoning Petition: 2025-004 by The Charlotte-Mecklenburg Hospital Authority

Location: Approximately 3.14 acres located west of East Morehead Street, north of Myrtle Avenue, and south of South Tryon Street. (Council District 1 - Anderson).

Current Zoning: NC (neighborhood center)

Proposed Zoning: CAC-2(CD) (community activity center-2, conditional)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-004-PHSA](#)

[2025-004-SitePlanRev-25-11-10](#)

36. Rezoning Petition: 2024-090 by Charter Properties, Inc.

Location: Approximately 65.27 acres located along the north side of West Mallard Creek Church Road and the south side of Galloway Road, west of I-85. (Council District 4 - Johnson).

Current Zoning: MUDD-O (mixed use development district, optional) and R-12MF(CD) (multi-family, conditional)

Proposed Zoning: CG(CD) (general commercial, conditional) and N2-B (CD) (neighborhood 2-B conditional)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2024-090-PHSA](#)

[2024-090-RevSitePlan-2025-10-13](#)

37. Rezoning Petition: 2025-100 by Roland Development Group, LLC

Location: Approximately 3.16 acres located west of Marsh Road, south of Auburn Avenue, and east of Hartford Avenue. (Council District 1 - Anderson).

Current Zoning: R-12MF(CD) (multi-family residential, conditional)

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 as well as requested technical revisions.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-100-PHSA](#)

[2025-100-SitePlanRev-25-10-13](#)

38. Rezoning Petition: 2025-104 by DR Horton

Location: Approximately 14.9 acres located west of Nations Ford Road, northeast of West Hebron Street, and south of West Arrowood Road. (Council District 3 - Mayo).

Current Zoning: B-D(CD) (distributive business, conditional), IC-1 (institutional campus), OFC (office flex campus)

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.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-104-PHSA](#)

[2025-104-SitePlanRev-2025-11-10](#)

39. Rezoning Petition: 2025-107 by Morris Holdings, LLC

Location: Approximately 9.72 acres located along the southeast side of Mallard Creek Road, north of Morris Estate Drive, and west of Faron Way. (Council District 4 - Johnson).

Current Zoning: N1-A (neighborhood 1-A) and RE-3 (research-3)

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

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-107-PHSA](#)

[2025-107-RevSitePlan-2025-11-10](#)

40. Rezoning Petition: 2025-108 by CRD Development, LLC

Location: Approximately 1.49 acres located north of Cleveland Avenue, west of East Worthington Avenue, and east of South Boulevard. (Council District 1 - Anderson).

Current Zoning: TOD-NC(CD) (transit oriented development - neighborhood center, conditional) and TOD-UC(CD) (transit oriented development - urban center, conditional)

Proposed Zoning: RAC(EX) (regional activity center, exception) and TOD-UC(CD) (transit oriented development - urban center, conditional)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-108-PHSA](#)

[2025-108-SitePlanRev-25-11-10](#)

41. Rezoning Petition: 2025-110 by Graham-Overlook LLC

Location: Approximately 0.58 acres located east of North Graham Street, south of Plymouth Avenue, and north of Armour Drive. (Council District 1 - Anderson).

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

Proposed Zoning: NC (neighborhood center)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2025-110-PHSA](#)