

City of Charlotte

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



Zoning Agenda

Tuesday, April 1, 2025

Room 267

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Andrew Blumenthal, Chairperson

Shana Neeley, Vice Chairperson

Theresa McDonald

Clayton Sealey

Erin Shaw

Robin Stuart

Rick Winiker

Zoning Committee Work Session - Room 267

Zoning Item

1. Rezoning Petition: 2024-064 by JF Lawrence Properties, LLC

Location: Approximately 7.59 acres located along the north side of Shopton Road, east of Steele Creek Road. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise district overlay)

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

Public Hearing Held: March 17, 2025 - Item #19

Staff Resource: [Joe Mangum](#)

[2024_064_PostHSA](#)

[2024_064_SitePlanRev_2025_3_20](#)

[2024_064_Consistency](#)

2. Rezoning Petition: 2024-073 by CLT Operations Holdings, LLC

Location: Approximately 1.519 acres located along the north side of Alleghany Street and the west side of Ashley Road, south of Lindbergh Street. (Council District 3 - Brown)

Current Zoning: B-1(CD) ANDO (neighborhood business, conditional, airport noise disclosure overlay)

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

Public Hearing Held: March 17, 2025 - Item #20

Staff Resource: [Maxx Oliver](#)

[2024_073_PostHSA](#)

[2024-073_SitePlanRev_25_3_20](#)

[2024_073_Consistency](#)

3. Rezoning Petition: 2024-106 by Drakeford Communities

Location: Approximately 5.83 acres located along the north side of Rocky River Road, west of Pickering Drive, south of Back Creek Drive. (Council District 4 - Johnson)

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

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

Public Hearing Held: March 17, 2025 - Item #21

Staff Resource: [Michael Russell](#)

[2024_106_PostHSA](#)

[2024_106_RevSitePlan_2025_03_19](#)

[2024_106_Consistency](#)

4. Rezoning Petition: 2024-110 by Flournoy Development Group

Location: Approximately 51.78 acres located east of Claude Freeman Drive, north of Davide Taylor Drive, and west of Senator Royall Drive. (Council District 4 - Johnson)

Current Zoning: O-1(CD) (office, conditional) and RE-3(O) (research, optional)

Proposed Zoning: CAC-1(EX) (community activity center-1, exception)

Public Hearing Held: March 17, 2025 - Item #22

Staff Resource: [Michael Russell](#)

[2024_110_PostHSA](#)

[2024_110_RevStePlan_2025_03_20](#)

[2024_110_Consistency](#)

5. Rezoning Petition: 2024-125 by Tay Holdings, LLC

Location: Approximately 8.47 acres located on the west side of Sonoma Valley Drive, east of Stoneyridge Drive, and north of Mt Holly Road. (Council District 2 - Graham)

Current Zoning: MX-2(INNOV) (mixed-use, innovative), and NS (neighborhood services)

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

Public Hearing Held: February 17, 2025 - Item #21

Staff Resource: [Maxx Oliver](#)

[2024_125_PostHSA](#)

[2024_125_RevSitePlan_2025_03_20](#)

[2024_125_Consistency](#)

6. Rezoning Petition: 2024-137 by Wilkes Asset Management

Location: Approximately 13.29 acres located along the west side of Johnston Oehler Road, north of Mallard Creek Road, and east of Prosperity Church Road. (Council District 4 - Johnson)

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

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

Public Hearing Held: March 17, 2025 - Item #17

Staff Resource: [Michael Russell](#)

[2024_137_PostHSA](#)

[2024_137_RevSitePlan_2025_03_20](#)

[2024_137_Consistency](#)

7. Rezoning Petition: 2024-138 by Peak Development

Location: Approximately 8.54 acres located on the north side of Shopton Road West, east of Kirkwynd Commons Drive and west of Cory-Bret Lane. (Council District 3 - Brown)

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

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

Public Hearing Held: March 17, 2025 - Item #15

Staff Resource: [Joe Mangum](#)

[2024_138_PostHSA](#)

[2024_138_SitePlanRev_2025_3_20](#)

[2024_138_Consistency](#)

8. Rezoning Petition: 2024-139 by True Foundation | True Homes

Location: Approximately 4.91 acres located on the east side of Beatties Ford Road, north of Cindy Lane, and west of Cindy Woods Lane. (Council District 2 - Graham)

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

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

Public Hearing Held: March 17, 2025 - Item #23

Staff Resource: [Maxx Oliver](#)

[2024_139_PostHSA](#)

[2024-139_SitePlanRev_25_3_20](#)

[2024_139_Consistency](#)

9. Rezoning Petition: 2024-142 by Sait's LLC

Location: Approximately 1.50 acres located east of North Tryon Street, along the south side of East Arrowhead Drive, and north of North Hills Circle. (Council District 4 - Johnson)

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

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

Public Hearing Held: March 17, 2025 - Item #24

Staff Resource: [Emma Knauerhase](#)

[2024_142_Post_HSA](#)

[2024_142_Consistency](#)

10. Rezoning Petition: 2024-146 by Panthers Stadium, LLC

Location: Approximately 25.30 acres located east of West Morehead Street, north of South Mint Street, and west of South Graham Street. (Council District 2 - Graham)

Current Zoning: UC (uptown core)

Proposed Zoning: UC(EX) (uptown core - exception)

Public Hearing Held: March 17, 2025 - Item #18

Staff Resource: [Holly Cramer](#)

[2024_146_PostHSA](#)

[2024_146_RevSitePlan_2025_03_20](#)

[2024_146_Consistency](#)

11. Rezoning Petition: 2024-147 by Cristina Septimio

Location: Approximately 2.11 acres located along the east side of North Graham Street, north of Kennedy Street, and south of Johnson Road. (Council District 1 - Anderson)

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

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

Public Hearing Held: March 17, 2025 - Item #25

Staff Resource: [Holly Cramer](#)

[2024_147_PostHSA](#)

[2024_147_DevelopmentStandards](#)

[2024_147_Consistency](#)