

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, April 21, 2025**

### **Council Chamber**

### **City Council Zoning Meeting**

***Mayor Vi Lyles***  
***Mayor Pro Tem Danté Anderson***  
***Council Member Dimple Ajmera***  
***Council Member Tariq Scott Bokhari***  
***Council Member Tiawana Brown***  
***Council Member Ed Driggs***  
***Council Member Malcolm Graham***  
***Council Member Reneé Johnson***  
***Council Member LaWana Mayfield***  
***Council Member James Mitchell***  
***Council Member Marjorie Molina***  
***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 14 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: 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_064\\_ZCR](#)

[2024\\_064\\_FSA](#)

[2024\\_064\\_RevSitePlan\\_2025\\_03\\_20](#)

**4. 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 overlay District)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_073\\_ZCR](#)

[2024\\_073\\_FSA](#)

[2024\\_073\\_RevSitePlan\\_2025\\_03\\_20](#)

## 5. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_106\\_ZCR](#)

[2024\\_106\\_FSA](#)

[2024\\_106\\_RevSitePlan\\_2025\\_03\\_20](#)

## 6. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_110\\_ZCR](#)

[2024\\_110\\_FSA](#)

[2024\\_110\\_RevSitePlan\\_2025\\_03\\_20](#)

## 7. Rezoning Petition: 2024-131 by Pulte Homes

**Location:** Approximately 35.26 located on the northwest and southeast side of Moores Chapel Road, south of Charlie Hipp Road, and north of I-85. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

**Current Zoning:** N1-A (neighborhood 1-A) and ML-2 (manufacturing and logistics-2)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_131\\_ZCR](#)

[2024\\_131\\_FSA](#)

[2024\\_131\\_RevSitePlan\\_2025\\_04\\_17](#)

## 8. Rezoning Petition: 2024-134 by ST. CHARLES AVENUE LLC

**Location:** Approximately 0.47 acres located along the east side of Castleton Road, north of North Sharon Amity Road, and west of Craig Avenue. (Council District 5 - Molina)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_134\\_ZCR](#)

[2024\\_134\\_FSA](#)

## 9. Rezoning Petition: 2024-136 by Keen Building Company

**Location:** Approximately 0.51 acres located on the west side of Craig Avenue, east of Castleton Road, and north of North Sharon Amity Road. (Council District 5 - Molina)

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_136\\_ZCR](#)

[2024\\_136\\_FSA](#)

## 10. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_138\\_ZCR](#)

[2024\\_138\\_FSA](#)

[2024\\_138\\_RevSitePlan\\_2025\\_03\\_20](#)

## 11. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_139\\_ZCR](#)

[2024\\_139\\_FSA](#)

[2024\\_139\\_RevSitePlan\\_2025\\_03\\_20](#)

## 12. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_142\\_ZCR](#)

[2024\\_142\\_FSA](#)

## 13. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_146\\_ZCR](#)

[2024\\_146\\_FSA](#)

[2024\\_146\\_RevSitePlan\\_2025\\_04\\_03](#)

## 14. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_147\\_ZCR](#)

[2024\\_147\\_FSA](#)

[2024\\_147\\_DevelopmentStandards](#)

**DECISIONS****15. Rezoning Petition: 2024-116 by Feven Negash**

**Location:** Approximately 0.35 acres located along the west side of White Plains Road, north of Hidden Valley Road, and east of West Sugar Creek Road. (Council District 1 - Anderson)

**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.

[2024\\_116\\_ZCR](#)

[2024\\_116\\_FSA](#)

**16. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_125\\_ZCR](#)

[2024\\_125\\_FSA](#)

[2024\\_125\\_RevSitePlan\\_2025\\_03\\_20](#)

**17. Rezoning Petition: 2024-137 by Wilkes Asset Management**

***Update: Petitioner is requesting deferral to May 19, 2025***

**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)

**HEARINGS****18. Rezoning Petition: 2023-074 by C Investments 2, LLC**

**Location:** Approximately 26 acres located on the east side of Providence Road, north side of Country Lane, and south side of Kuykendall Road. (Council District 7 - Driggs)

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

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

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

[2023 074 PHSA](#)

[2023-074 SitePlanRev 25 3 17](#)

**19. Rezoning Petition: 2024-124 by Aviation Metals of North Carolina, Inc.**

**Location:** Approximately 7.32 acres located along Business Center Drive, west of Little Rock Road, east of Moores Park Drive, and north of Interstate 85. (Council District 3 - Brown)

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

**Proposed Zoning:** ML-1(CD) ANDO (manufacturing and logistics-1, conditional, airport noise disclosure overlay)

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

[2024 124 PHSA](#)

[2024 124 SitePlanRev 2024 12 16](#)

**20. Rezoning Petition: 2024-144 by Digital Moores Chapel LLC**

**Location:** Approximately 156.23 acres located south of I-85, east of Moores Chapel Road, and west of Sam Wilson Road. (Council District 3 - Brown)

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

**Proposed Zoning:** I-2(CD) SPA (general industrial, conditional, site plan amendment)

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

[2024 144 PHSA](#)

[2024 144 SitePlan 2024 12 10](#)

## 21. Rezoning Petition: 2024-145 by DavidLand, LLC

**Location:** Approximately 8.85 acres located along the west side of I-85, south of Quay Road, and north of Ridge Road. (Council District 4 - Johnson)

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

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

**Staff Recommendation:** Staff recommends approval of this petition.

[2024\\_145\\_PHSAsiteplan](#)

[2024\\_145\\_DevelopmentStandards\\_2025\\_04\\_11](#)

## 22. Rezoning Petition: 2025-002 by Kelsey Miles

**Location:** Approximately 0.28 acres located on the northeast side of East 36th Street, west of The Plaza, and south of North Davidson Street (Council District 1 - Anderson)

**Current Zoning:** N1-C (neighborhood 1-C)

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

**Staff Recommendation:** Staff recommends approval of this petition.

[2025\\_002\\_PHSAsiteplan](#)

[2025\\_002\\_RevSitePlan\\_2025\\_03\\_17](#)

## 23. Rezoning Petition: 2025-006 by Beacon RCP LLC

**Location:** Approximately 94.46 acres located on the east side of Rhyne Road, south of Mount Holly Road, and north of Belmeade Drive. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

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

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

**Staff Recommendation:** Staff recommends approval of this petition upon resolution of outstanding issues related to the environment.

[2025\\_006\\_PHSAsiteplan](#)

[2025\\_006\\_RevSitePlan\\_2025\\_03\\_17](#)

## 24. Rezoning Petition: 2025-022 by Bill Scantland

**Location:** Approximately 5.80 acres located east of E.W.T. Harris Boulevard, north of Harris Park Boulevard, and south of Delta Landing Road. (Council District 5 - Molina)

**Current Zoning:** R-20MF(CD) (multi-family residential, conditional)

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

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

[2025\\_022\\_PHSA](#)

[2025\\_022\\_SitePlan\\_2025\\_03\\_02](#)