

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 PHSA](#)

[2024 145 DevelopmenStandards 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 PHSA](#)

[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 PHSA](#)

[2025 006 RevSitePlan 2025 03 17](#)

24. Rezoning Petition: 2025-022 by Bill Scantland

Location: Approximately 5.80 acres located east of EW.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](#)