

City of Charlotte

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



Meeting Agenda

Monday, November 17, 2025

Council Chamber

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
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 Edwin Peacock
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.

2. Partial Appointments to Metropolitan Public Transportation Authority Board

Action:

Adopt a resolution appointing members to the Metropolitan Public Transportation Authority Board based upon the recommendation of the Charlotte Regional Business Alliance, the recommendation of the Foundation for the Carolinas, and confirming appointments by the Mayor.

Council Resource

James Mitchell, Committee Chair, MPTA Appointments Work Group

Staff Resource(s):

Liz Babson, City Manager's Office

Andrea Leslie-Fite, City Attorney

Explanation

- Under the PAVE Act, the City must make 12 appointments to the Metropolitan Public Transportation Authority (MPTA).
- On November 4, Mecklenburg County's ballot referendum for a one-cent sales tax under the PAVE Act was approved by voters, authorizing the City to proceed with its 12 appointments to the MPTA board.
- At least three of these appointments must be made upon the recommendation of an entity that represents business interests in the county.
- The City Council agreed to divide appointment powers for its appointments to the MPTA as follows:
 - Council shall appoint two members based upon the recommendation of the Charlotte Regional Business Alliance (Business Alliance);
 - Council shall appoint one member based upon the recommendation of the Foundation for the Carolinas;
 - Council shall appoint seven additional members:
 - one shall have experience owning or operating a small business as defined in the PAVE Act, and
 - one shall be an individual who is otherwise qualified to serve on the MPTA board and who is also an active user of the current Charlotte Area Transit System with demonstrated public transportation system experience; and
 - Council shall appoint two members based upon the recommendation of the Mayor.
- On October 14, Council received a list of all interested applicants for the City's appointments to the MPTA board.
- On October 20, Council requested recommendations from two other entities as required by the PAVE Act and outlined its proposed process, including questions and interviews of eligible candidates.
- Council has received the recommendations of the Business Alliance and the Foundation for the Carolinas for appointments.
 - Wyatt Dixon and Lucia Zapata-Griffin were recommended by the Business Alliance; and
 - Peter Pappas was recommended by the Foundation for the Carolinas.
- Council has received the Mayor's recommendations for appointments.
 - Charles Bowman and Christy Long were recommended
- On November 24, Council will appoint the remaining appointments to the board of trustees of the MPTA.

Background

- On July 1, 2025 the Projects for Advancing Vehicle-Infrastructure Enhancements (PAVE) Act was enacted by the North Carolina General Assembly.
- The PAVE Act authorizes Mecklenburg County to obtain an additional source of revenue to expand and improve roadway systems and public transportation for the Mecklenburg County region by assessing a one-cent sales and use tax subject to approval of ballot referendum and establishing a

Metropolitan Public Transportation Authority (MPTA).

- The PAVE Act requires a governing body for the MPTA consisting of a 27-member board of trustees to be appointed before January 1, 2026. As the largest municipality in Mecklenburg County, the City of Charlotte has 12 appointments.
- A Memorandum of Understanding ("MOU") was entered between Mecklenburg County, the City of Charlotte, the Towns of Cornelius, Davidson, Huntersville, Matthews, Mint Hill, and Pineville outlining a process for appointment of members to the MPTA board.
- Based on the framework set forth in the MOU, on September 26, the Mayor appointed an *Ad Hoc* Work Group to define a process and create an outline for City Council's review and approval of nominations and recommendations for appointment to the MPTA board, pending voter approval of a ballot referendum.

Attachment(s)

Resolution

[Revised Draft Nov 17 Resolution Appointments to MPTA \(final\)](#)

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT

3. Consent agenda items 4 through 8 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: 2025-045 by J&J Custom Homes

Location: Approximately 9.09 acres located south of McKee Road, east of Fred Gutt Drive, and west of Glenmore Garden Drive. (Council District 7 - Driggs).

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

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

[2025-045-ZCR](#)

[2025-045-FSA](#)

[2025-045-RevSitePlan-2025-09-15](#)

5. Rezoning Petition: 2025-075 by Northlake Pavilion Condominium Association, Inc.

Location: Approximately 6.37 acres located southeast corner of Metromont Parkway and Statesville Road, and west of Metromont Industrial Boulevard. (Council District 4 - Johnson).

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

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

UDO Article 15 Use Matrix - IMU Zoning District

[2025-075-ZCR](#)

[2025-075-FSA](#)

[2025-075-RevSitePlan-2025-10-22](#)

[Article 15 Use Matrix IMU](#)

6. Rezoning Petition: 2025-080 by SW Development Partners, LLC

Location: Approximately 5.00 acres located north of East W. T. Harris Boulevard, south of Briardale Drive, and east of East Independence Boulevard. (Council District 5 - Molina).

Current Zoning: R-9MF(CD) (multi-family residential, 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

[2025-080-ZCR](#)

[2025-080-FSA](#)

[2025-080-RevSite-Plan-2025-11-10](#)

7. Rezoning Petition: 2025-087 by Naman Yorkmont, LLC

Location: Approximately 3.39 acres located south of Oak Lake Boulevard, west of Water Ridge Parkway, and north of Yorkmont Road. (Council District 3 - Brown).

Current Zoning: ML-1 ANDO (manufacturing and logistics-1, airport noise disclosure overlay)

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

[2025-087-ZCR](#)

[2025_087_FSA](#)

[2025-087-SitePlanRev-25-09-15](#)

8. Rezoning Petition: 2025-090 by STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION, A NEW YORK NOT-FOR-PROFIT CORPORATION

Location: Approximately 3.39 acres located south of West Arrowood Road, northwest of Forest Point Boulevard, and east of Forest Pine Drive. (Council District 3 - Brown).

Current Zoning: B-D(CD) (distributive business, conditional)

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

[2025-090-ZCR](#)

[2025-090-FSA](#)

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

DECISIONS**9. Rezoning Petition: 2024-127 by Wood Partners**

Update: Petitioner is requesting deferral to December 15, 2025

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)

10. Rezoning Petition: 2025-021 by Harold Jordan

Update: Petitioner is requesting deferral to December 15, 2025

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 - Molina).

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

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

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

Update: Petitioner is requesting deferral to December 15, 2025

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)

12. Rezoning Petition: 2025-042 by Bryan Elsey

Update: Petitioner is requesting deferral to December 15, 2025

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)

13. Rezoning Petition: 2025-039 by Christopher Martin

Update: Petitioner is requesting deferral to December 15, 2025

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)

14. Rezoning Petition: 2025-057 by Tribek Properties

Update: Petitioner is requesting deferral to December 15, 2025

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)

HEARINGS**15. Rezoning Petition: 2025-063 by Northwood Ravin**

Update: Petitioner is requesting deferral to December 15, 2025

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

Current Zoning: OFC (office flex campus)

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

16. Rezoning Petition: 2025-096 by Justin Berry

Update: Petitioner is requesting deferral to December 15, 2025

Location: Approximately 0.21 acres located south of State Street, north of Katonah Avenue, and east of Mahopac Street. (Council District 2 - Graham).

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

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

17. 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 - Brown).

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)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2024-129-PHSA](#)

[2024-129-OverlaystandardsRev-2025-10-13](#)

18. 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)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-031-PHSA](#)

[2025-031-RevSitePlan-2025-10-13](#)

19. 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](#)

20. 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)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-097-PHSA](#)

[2025-097-SitePlanRev-25-10-13](#)

21. 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 does not recommend approval of this petition in its current form.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-100-PHSA](#)

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

22. 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 3 - Brown).

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

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2025-023-PHSA](#)

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

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

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

Proposed Zoning: OG (general office)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2025_052_PHSA](#)

24. 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 - Brown).

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

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

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

[2025-061-PHSA](#)

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

25. 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-25-9-15](#)

26. 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 - Brown).

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

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

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

[2025-076-PHSA](#)

[2025-076-SitePlanRev-2025-10-13](#)

27. Rezoning Petition: 2025-078 by Image Custom Homes LLC

Location: Approximately 0.46 acres located east of Castleton Road, west of Craig Avenue, 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)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2025-078-PHSA](#)

28. 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)

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

[2025-092-PHSA](#)

[2025-092-SitePlanRev-25-10-13](#)

29. 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)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2025-093-PHSA](#)

30. 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](#)

31. 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)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2025-095-PHSA](#)

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

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)

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

[2025-098-PHSA](#)

[2025-098-SitePlanRev-2025-10-13](#)

33. 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-Brown).

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)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-099-PHSA](#)

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

34. 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)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2025-101-PHSA](#)

35. 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)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-103-PHSA](#)

[2025-103-SitePlanRev-25-10-13](#)

36. 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)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Pre-Hearing Staff Analysis

[2025-105-PHSA](#)