

City of Charlotte

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



Zoning Agenda

Tuesday, January 6, 2026

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

***Douglas Welton, Chairperson
Melissa Gaston, Vice Chairperson
Michael Caprioli
Theresa McDonald
Carolyn Millen
Erin Shaw
Robin Stuart***

Zoning Committee Work Session

Zoning Item

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

Update: Petitioner is requesting deferral to February 3, 2026

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)

2. Rezoning Petition: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to February 3, 2026

Location: Approximately 1.55 acres located south of Bryant Street, west of South Summit Avenue, and east of Freedom Drive. (Council District 2 - Graham).

Current Zoning: NC (neighborhood center)

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

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

Update: Petitioner is requesting deferral to February 3, 2026

Location: Approximately 0.46 acres located east of Castleton Road, west of Craig Avenue, and north of North Sharon Amity Road. (Council District 5 - Mazuera Arias).

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

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

4. Rezoning Petition: 2014-081 by Jean Paul Cosentino (property owner) - Innovative Request

Location: The property is located at 6136 Treehouse Drive within the Vineyards development west of I-485, south of Wilkinson Bv., parcel 11308334.

Staff Resource: [John Kinley](#)

Request: Jean Paul Cosentino (property owner) is requesting approval of Innovative side yard for the single-family home within the MX-2 zoned portion of the approved zoning plan associated with petition 2014-081 also known as the Vineyards. The requested innovative side yard only applies to the single-family home located on parcel 11308334.

The following items are the requested innovative provisions:

1. Reduction of the north (right), side yard for the existing home from 5 ft to 1.5 ft. The innovative request only applies to existing home footprint, any future additions or redevelopment of the parcel shall be compliant with the MX-2 zoning's 5 ft side yard.

Current Zoning: MX-2 (mixed-use district)

Staff Recommendation:

Staff recommends approval of the innovative request.

[2014-081 Vineyards 11308334 Innovative](#)

[6136TREEHOUSEDRIE REV](#)

[Easement Agreement lot 38-39 8-18-25](#)

[Innovative Setback Request](#)

5. 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)

Public Hearing Held: December 15, 2025 - Item #36

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024-090-PostHSA](#)

[2024-090-RevSitePlan-2025-12-18](#)

[2024-090-Consistency](#)

6. 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)

Public Hearing Held: December 15, 2025 - Item #30

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment and a requested technical revision.

[2025-070-PostHSA](#)

[2025-070-SitePlanRev-25-12-18](#)

[2025-070-Consistency](#)

7. 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)

Public Hearing Held: December 15, 2025 - Item #37

Staff Resource: [Sheighla Tippet](#)

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

[2025-100-PostHSA](#)

[2025-100-SitePlanRev-12-18-25](#)

[2025-100-Consistency](#)

8. 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)

Public Hearing Held: December 15, 2025 - Item #38

Staff Resource: [Joe Mangum](#)

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

[2025-104-PostHSA](#)

[2025-104-SitePlanRev-2025-12-18](#)

[2025-104-Consistency](#)

9. 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)

Public Hearing Held: December 15, 2025 - Item #39

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-107-PostHSA](#)

[2025-107-RevSitePlan-2025-12-18](#)

[2025-107-Consistency](#)

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

Location: Approximately 1.14 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)

Public Hearing Held: December 15, 2025 - Item #40

Staff Resource: [Maxx Oliver](#)

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

[2025-108-PostHSA](#)

[2025-108-SitePlanRev-25-12-18](#)

[2025-108-Consistency](#)

11. 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)

Public Hearing Held: December 15, 2025 - Item #33

Staff Resource: [Sheighla Tippet](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-109-PostHSA](#)

[2025-109-Site-Plan-11-10-2025](#)

[2025-109-Consistency](#)

12. 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)

Public Hearing Held: December 15, 2025 - Item #41

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-110-PostHSA](#)

[2025-110-Consistency](#)