

City of Charlotte

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



Zoning Agenda

Tuesday, October 7, 2025

Room 267

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 - Room 267

Zoning Item

1. Calendar Update for Zoning Committee Work Session: (ITEM FOR VOTE)

- Update to November calendar.

2. Rezoning Petition: 2016-056 by Cassie Schilling/ Land Design on behalf of DRB Group (developer) - Innovative Request

Location: The site is located on Dixie River Road, west of I-485, north of Shopton Road and south of West Bv.

Staff Resource: [John Kinley](#)

Request: Cassie Schilling/ Land Design on behalf of DRB Group (developer) is requesting approval of Innovative provisions for single family attached portions of the subject MX-2 zoned site associated with petition 2016-056 also known as the River District. The site requested for Innovative provisions is comprised of parcels 14128101, 11329108, and 11332101 and applies only to single family attached dwellings.

The following items are the requested innovative provisions:

1. Reduction of the corner side setback from 27' measured from the public right-of-way to 10' measured from the public right-of-way.
2. Reduction of the front along internal streets from 27 ft to 20 ft.
3. Reduction of the building separation from 16' to 10'.

Current Zoning: MX-2(AND0) (mixed-use district, airport noise disclosure overlay)

Staff Recommendation:

Staff recommends approval of the innovative request.

2016-056_River South 14128101 Innovative

2025-10-02_River South - Innovative Submittal_revised

Pages from 2016-056 Approved Site Plan

3. Rezoning Petition: 2024-127 by Wood Partners

Update: Petitioner is requesting deferral to November 4, 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)

4. Rezoning Petition: 2025-021 by Harold Jordan

Update: Petitioner is requesting deferral to November 4, 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)

5. Rezoning Petition: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to November 4, 2025

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)

6. Rezoning Petition: 2024-113 by 410SG Partners, LLC

Location: Approximately 1.0 acre located at the southwest intersection of South Gardner Ave and Chamberlain Ave, and North of State Street. (Council District 2 - Graham).

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

Proposed Zoning: IMU (innovation mixed-use)

Public Hearing Held: September 15, 2025 - Item #23

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2024-113-PostHSA](#)

[2024-113-Consistency](#)

7. Rezoning Petition: 2025-032 by Queen City Land

Location: Approximately 15.80 acres located on the southwest corner of Plaza Road Ext and Hood Road, and east of Windrift Road. (Council District 5 - Molina).

Current Zoning: B-1(CD) (neighborhood business, conditional)

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

Public Hearing Held: August 18, 2025 - Item #13

Staff Resource: [Michael Russell](#)

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

[2025_032_PostHSA](#)

[2025-032-RevSitePlan-2025-09-18](#)

[2025-032-Consistency](#)

8. Rezoning Petition: 2025-033 by BRI 1882 INNOVATION PARK DEVELOPMENT LLC

Location: Approximately 40.13 acres located on the northeast side of IMB Drive, south of W W.T. Harris Boulevard, and west of Vinoy Boulevard. (Council District 4 - Johnson).

Current Zoning: RE-3 (research) and RC (research campus)

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

Public Hearing Held: September 15, 2025 - Item #24

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-033-PostHSA](#)

[2025-033-RevSitePlan-2025-09-19](#)

[2025-033-Consistency](#)

9. Rezoning Petition: 2025-041 by Concord Charlotte Uptown, LLC

Location: Approximately 0.42 acres located on the east corner of East 8th Street and North College Street, and west of East 9th Street. (Council District 1 - Anderson).

Current Zoning: UMUD(O) (uptown mixed-use district, optional)

Proposed Zoning: UMUD(O) SPA (uptown mixed-use district, optional, site plan amendment)

Public Hearing Held: September 15, 2025 - Item #25

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-041-PostHSA](#)

[2025-041-SitePlanRev-25-9-17](#)

[2025-041-Consistency](#)

10. Rezoning Petition: 2025-051 by Bow & Arrow Properties LLC

Location: Approximately 0.33 acres located on the east side of Parson Street, north of Parkwood Avenue, and south of Grace Street. (Council District 1 - Anderson).

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

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

Public Hearing Held: September 15, 2025 - Item #26

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-051-PostHSA](#)

[2025-051-Consistency](#)

11. Rezoning Petition: 2025-064 by The Rapalo Group LLC

Location: Approximately 0.17 acres located on the west side of Highland Street, north of Wilkinson Boulevard, and south of Greenland Avenue. (Council District 2 - Graham).

Current Zoning: CG (general commercial)

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

Public Hearing Held: September 15, 2025 - Item #28

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-064-PostHSA](#)

[2025-064-Consistency](#)

12. Rezoning Petition: 2025-066 by DreamKey Partners

Location: Approximately 2.27 acres located on the northeast corner of Samuel Street and Newland Road, and west of Statesville Avenue. (Council District 1 - Anderson).

Current Zoning: UR-2(CD) (urban residential-2, conditional)

Proposed Zoning: N2-B (neighborhood 2-B)

Public Hearing Held: September 15, 2025 - Item #29

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-066-PostHSA](#)

[2025-066-Consistency](#)

13. Rezoning Petition: 2025-068 by PK819 LLC

Location: Approximately 1.70 acres located on the southeast corner of North McDowell Street and East 17th Street, west of Seigle Avenue, and south of East 18th Street. (Council District 1 - Anderson).

Current Zoning: UR-2(CD) (urban residential, conditional)

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

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

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025_068_PostHSA](#)

[2025_068_Consistency](#)

14. Rezoning Petition: 2025-069 by Northwood Ravin

Location: Approximately 3.4 acres located north of Scaleybark Road, east of South Boulevard, and along either side of Sloan Street, Weona Avenue, and Hollis Road. (Council District 1 - Anderson).

Current Zoning: TOD-MO (transit oriented development-mixed-use, optional) and TOD-RO (transit oriented development-residential, optional)

Proposed Zoning: TOD-MO SPA (transit oriented development-mixed-use, optional, site plan amendment) and TOD-RO SPA (transit oriented development-residential, optional, site plan amendment)

Public Hearing Held: September 15, 2025 - Item #31

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-069-PostHSA](#)

[2025-069-SitePlanRev-25-8-11](#)

[2025-069-Consistency](#)

15. Rezoning Petition: 2025-071 by Harris Investment Company #1, LLC

Location: Approximately 1.53 acres located north of Carnegie Boulevard, east of Coca-Cola Plaza, and south of Rexford Road. (Council District 6 - Peacock).

Current Zoning: O-15(CD) (office, conditional)

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

Public Hearing Held: September 15, 2025 - Item #32

Staff Resource: [Emma Knauerhase](#)

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

[2025-071-PostHSA](#)

[2025-071-RevSitePlan-2025-09-18](#)

[2025-071-Consistency](#)

16. Rezoning Petition: 2025-073 by White Lodging

Location: Approximately 0.68 acres located at the northern corner of the intersection of South Tryon Street and Bland Street. (Council District 3 - Brown).

Current Zoning: TOD-UC (transit oriented development - urban center)

Proposed Zoning: TOD-UC(EX) (transit oriented development - urban center, exception)

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

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.

[2025-073-PostHSA](#)

[2025_073_SitePlan](#)

[2025-073-consistency](#)

17. Rezoning Petition: 2025-074 by Jinwei Pan

Location: Approximately 2.58 acres located along the west side of Zoar Road, east of Shanagarry Drive, and south of Hunting Birds Lane. (ETJ - BOCC: 6-Rodriguez-McDowell; Closest CC 3-Brown).

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

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

Public Hearing Held: September 15, 2025 - Item #34

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-074-PostHSA](#)

[2025-074-Consistency](#)