

City of Charlotte

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



Zoning Agenda

Tuesday, May 6, 2025

Room 267

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Andrew Blumenthal, Chairperson

Shana Neeley, Vice Chairperson

Theresa McDonald

Clayton Sealey

Erin Shaw

Robin Stuart

Rick Winiker

Zoning Committee Work Session

Zoning Item

1. 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)

Public Hearing Held: April 21, 2025 - Item #18

Staff Resource: [Maxx Oliver](#)

[2023_074_PostHSA](#)

[2023_074_RevSitePlan_2025_04_24](#)

[2023_074_Consistency](#)

2. 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)

Public Hearing Held: March 17, 2025 - Item #19

Staff Resource: [Joe Mangum](#)

[2024_064_PostHSA2](#)

[2024_064_RevSitePlan_2025_04_24](#)

[2024_064_Consistency](#)

3. 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)

Public Hearing Held: April 21, 2025 - Item #19

Staff Resource: [Joe Mangum](#)

[2024_124_PostHSA](#)

[2024_124_RevSitePlan_2025_04_24](#)

[2024_124_consistency](#)

4. 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)

Public Hearing Held: April 21, 2025 - Item #20

Staff Resource: [Stuart Valzonis](#)

[2024_144_PostHSA](#)

[2024_144_RevSitePlan_2025_04_24](#)

[2024_144_Consistency](#)

5. 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)

Public Hearing Held: April 21, 2025 - Item #21

Staff Resource: [Michael Russell](#)

[2024_145_PostHSA](#)

[2024_145_RevSitePlan_2025_04_24](#)

[2024_145_Consistency](#)

6. 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)

Public Hearing Held: April 21, 2025 - Item #22

Staff Resource: [Emma Knauerhase](#)

[2025_002_PostHSA](#)

[2025_002_RevSitePlan_2025_04_24](#)

[2025_002_Consistency](#)

7. 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)

Public Hearing Held: April 21, 2025 - Item #23

Staff Resource: [Joe Mangum](#)

[2025_006_PostHSA](#)

[2025_006_RevSitePlan_2025_03_17](#)

[2025_006_Consistency](#)

8. 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)

Public Hearing Held: April 21, 2025 - Item #24

Staff Resource: [Stuart Valzonis](#)

[2025_022_PostHSA](#)

[2025_022_RevSitePlan_2025_04_24](#)

[2025_022_Consistency](#)