

City of Charlotte

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



Zoning Agenda

Tuesday, August 5, 2025

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Douglas Welton, Chairperson

Michael Caprioli

Melissa Gaston

Theresa McDonald

Carolyn Millen

Erin Shaw

Robin Stuart

Zoning Committee Work Session

Zoning Item

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

- Consider updates to September calendar.

2. Rezoning Petition: 2024-127 by Wood Partners

Update: Petitioner is requesting deferral to September 2, 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)

3. Rezoning Petition: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to September 2, 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)

4. Rezoning Petition: 2001-016C by John Carmichael/Robinson Bradshaw & Jonathan Coste/Kimley-Horn on behalf Blackburn Group (developer) - Innovative Request

Location: The site is located south of Highway 49, north of Tulloch Road and west of Grand Palisades Parkway. The site requested for Innovative provisions is parcel 21722245.

Staff Resource: [John Kinley](#)

Request: The following items are the requested Innovative provisions:

1. Reduction of rear yard from 40 ft to 20 ft (20 ft reduction) along western, northern and eastern property lines.
2. Reduction of the setback measured from ROW along Tulloch Road from 30 feet to 20 feet (10-foot reduction).
3. Reduction of the setback measured from the public access easement of required internal street from 30 ft to 17 ft (13-foot reduction).

Staff Recommendation:

Staff recommends approval of the innovative request.

Attachments:

Innovative Request

Administrative Approval

Conceptual Site Plan

Site Plan

[2001-016C Palisades MF 21722245 Innovative](#)

[2001-016CAASept2024-complete](#)

[2001-016\(c\) approved development guidelines](#)

[Palisades Multifamily - Conceptual Site Plan](#)

5. Rezoning Petition: 2024-112 by DreamKey Partners

Location: Approximately 4.4 acres located on the east side of Beatties Ford Road, south of Slater Road, and north of Cindy Lane. (Council District 2 - Graham).

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

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

Public Hearing Held: June 16, 2025 - Item #16

Staff Resource: [Joe Mangum](#)

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

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2024_112_PostHSA](#)

[2024_112_SitePlanRev_2025_7_14](#)

[2024_112_Consistency](#)

6. Rezoning Petition: 2025-013 by True Homes

Location: Approximately 8.43 acres located along the north and south side of Mintworth Avenue, west of Margaret Wallace Road, and east of Wyalong Drive. (Council District 5 - Molina).

Current Zoning: NS (neighborhood services) and N2-B (neighborhood 2-B)

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

Public Hearing Held: June 16, 2025 - Item #17

Staff Resource: [Michael Russell](#)

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

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025_013_PostHSA](#)

[2025_013_RevSitePlan_2025_06_19](#)

[2025_013_Consistency](#)

7. Rezoning Petition: 2025-020 by Sage Investment Group

Location: Approximately 2.56 acres located south of Tuckaseegee Road, east of Queen City Drive, and west of I-85. (Council District 3 - Brown).

Current Zoning: CG (general commercial) and ML-1 (manufacturing and logistics-1)

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

Public Hearing Held: June 16, 2025 - Item #18

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition upon resolution of requested technical revisions.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025 020 PostHSA](#)

[2025 020 SitePlanRev 2025 6 18](#)

[2025 020 Consistency](#)

8. Rezoning Petition: 2025-028 by Canvas Residential Partners, LLC

Location: Approximately 8.91 acres located south of Mt Holly-Huntersville Road, east of Oakdale Road, and west of Firestreak Drive. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson).

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

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

Public Hearing Held: June 16, 2025 - Item #19

Staff Resource: [Michael Russell](#)

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

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025 028 PostHSA](#)

[2025 028 RevSitePlan 2025 06 18](#)

[2025 028 Consistency](#)

9. Rezoning Petition: 2025-029 by Summit Avenue Wesley Heights, LLC

Location: Approximately 1.49 acres located north of Freedom Drive, east of Thrift Road, and west of Wesley Village Road. (Council District 2 - Graham).

Current Zoning: MUDD-O SPA (mixed use development-optional, site plan amendment)

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

Public Hearing Held: June 16, 2025 - Item #20

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Post-Hearing Staff Analysis

Conditional Notes

Statement of Consistency

[2025 029 PostHSA](#)

[2025 029 Rev 2 Conditional Notes 25 6 18](#)

[2025 029 Consistency](#)

10. Rezoning Petition: 2025-037 by Eastgroup Properties, L.P.

Location: Approximately 1.23 acres located north of Shopton Road, east of Pinecrest Drive, and west of Beam Road. (Council District 3 - Brown).

Current Zoning: I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay) and N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

Proposed Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay) and ML-1(CD) ANDO (manufacturing and logistics-1, conditional, airport noise disclosure overlay)

Public Hearing Held: June 16, 2025 - Item #22

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025 037 PostHSA](#)

[2025 037 SitePlan](#)

[2025 037 Consistency](#)

11. Rezoning Petition: 2025-038 by Longvalley II, LLC

Location: Approximately 7.76 acres located north of Forest Point Circle, east of Forest Point Boulevard, and south of West Arrowood Road. (Council District 3 - Brown).

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

Proposed Zoning: OFC (office flex campus)

Public Hearing Held: June 16, 2025 - Item #23

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Post-Hearing Staff Analysis

Statement of Consistency

[2025 038 PostHSA](#)

[2025 038 Consistency](#)