



City of Charlotte

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

Zoning Agenda City Council Zoning Meeting

Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tariq Scott Bokhari
Council Member Tiawana Brown
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member René Johnson
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Marjorie Molina
Council Member Victoria Watlington

Monday, March 17, 2025

5:00 PM

Council Chamber

**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.

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT**2. Consent agenda items 3 through 7 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:
- Had no public opposition at their public hearing
 - Received an approval recommendation from the Zoning Committee
 - Have no changes after Zoning Committee
 - Staff recommends approval

3. Rezoning Petition: 2024-126 by Greystar Development East, LLC

Location: Approximately 11.53 acres located on the north side of Queen City Drive, on the south side of Tuckaseegee Road, and to the east of Sheets Creek. (Council District 3 - Brown)

Current Zoning: MUDD-O ANDO (mixed-used development, optional, airport noise Disclosure Overlay), N2-B ANDO (neighborhood 2-B, airport noise disclosure overlay), and N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_126_ZCR](#)

[2024_126_FSA](#)

[2024_126_RevSitePlan_2025_02_20](#)

4. Rezoning Petition: 2024-133 by Kenjoh Outdoor Advertising

Location: Approximately 1.16 acres located east of Rozzelles Ferry Road, north of Honeywood Avenue, and west of Brookshire Boulevard. (Council District 2 - Graham)

Current Zoning: I-1(CD) (light industrial, conditional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_133_ZCR](#)

[2024_133_FSA](#)

[2024_133_RevSitePlan_2025_01_13](#)

5. Rezoning Petition: 2024-135 by Harold Carrillo

Location: Approximately 0.92 acres located on the east side of Grove Street, north of Trexler Avenue, and northwest of Nevin Road. (Council District 2 - Graham)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_135_ZCR](#)

[2024_135_FSA](#)

6. Rezoning Petition: 2024-140 by Urban Trends Real Estate

Location: Approximately 0.45 acres located northeast of West Trade Street, southeast of Frazier Avenue, and southwest of West 5th Street. (Council District 2 - Graham)

Current Zoning: NC (neighborhood center)

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_140_ZCR](#)

[2024_140_FSA](#)

7. Rezoning Petition: 2024-148 by CSE Communities, LLC

Location: Approximately 2.60 acres located along the east side of Couloak Drive, south of Mt Holly-Huntersville Road, and west of Brookshire Boulevard. (Council District 2 - Graham)

Current Zoning: CC (commercial center, conditional)

Proposed Zoning: CAC-1(CD) (community activity center-1, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_148_ZCR](#)

[2024_148_FSA](#)

[2024_148_RevSitePlan_2025_02_20](#)

DECISIONS**8. Rezoning Petition: 2024-118 by Weekley Homes, LLC**

Update: Petitioner is requesting withdrawal of this petition.

Location: Approximately 9.40 acres located south of Lakeview Road, east of Reames Road, and north of Hickory Lane. (Council District 2 - Graham)

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

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

9. Rezoning Petition: 2024-131 by Pulte Homes

Update: Petitioner is requesting deferral to April 21, 2025

Location: Approximately 35.26 located on the northwest and southeast side of Moores Chapel Road, south of Charlie Hipp Road, and north of I-85. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

Current Zoning: N1-A (neighborhood 1-A) and ML-2 (manufacturing and logistics-2)

Proposed Zoning: N1-E(CD) (neighborhood 1-E, conditional)

10. Rezoning Petition: 2024-134 by ST. CHARLES AVENUE LLC

Update: Petitioner is requesting deferral to April 21, 2025

Location: Approximately 0.47 acres located along the east side of Castleton Road, north of North Sharon Amity Road, and west of Craig Avenue. (Council District 5 - Molina)

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

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

11. Rezoning Petition: 2024-136 by Keen Building Company

Update: Petitioner is requesting deferral to April 21, 2025

Location: Approximately 0.51 acres located on the west side of Craig Avenue, east of Castleton Road, 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)

12. Rezoning Petition: 2024-047 by Heaven Properties

Location: Approximately 12.77 acres located on the north side of Harris Houston Road, east of Kempsford Road, and west of Astoria Drive. (Council District 4 - Johnson)

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

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

Zoning Committee Recommendation: The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2024 047 ZCR](#)

[2024 047 FSA](#)

[2024 047 RevSitePlan 2025 03 05](#)

13. Rezoning Petition: 2024-072 by The Drakeford Company

Location: Approximately 19.58 acres located at the dead end of Harvest Hill Drive, east of Lawrence Orr Road, and north of Barcliff Drive. (Council District 5 - Molina)

Current Zoning: MX-1 INNOV (mixed use, innovative), N1-A (neighborhood 1-A), and IC-1 (institutional campus-1)

Proposed Zoning: MX-1 INNOV SPA (mixed use, innovative, site plan amendment) and N1-D(CD) (neighborhood 1-D, conditional)

Zoning Committee Recommendation: The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2024 072 ZCR](#)

[2024 072 FSA](#)

[2024 072 SitePlanRev 2025 2 20](#)

14. Rezoning Petition: 2024-116 by Feven Negash

Location: Approximately 0.35 acres located along the west side of White Plains Road, north of Hidden Valley Road, and east of West Sugar Creek Road. (Council District 1 - Anderson)

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

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

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2024 116 ZCR](#)

[2024 116 FSA](#)

HEARINGS**15. Rezoning Petition: 2024-138 by Peak Development**

Location: Approximately 8.54 acres located on the north side of Shopton Road West, east of Kirkwynd Commons Drive and west of Cory-Bret Lane. (Council District 3 - Brown)

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

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

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

[2024 138 PHSA DONE](#)

[2024 138 RevSitePlan 2025 01 13](#)

16. 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)

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

[2024 124 PHSA](#)

[2024 124 RevSitePlan 2024 12 16](#)

17. Rezoning Petition: 2024-137 by Wilkes Asset Management

Location: Approximately 13.29 acres located along the west side of Johnston Oehler Road, north of Mallard Creek Road, and east of Prosperity Church Road. (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.

[2024 137 PHSA](#)

[2024 137 RevSitePlan 2025 01 13](#)

18. Rezoning Petition: 2024-146 by Panthers Stadium, LLC

Location: Approximately 25.30 acres located east of West Morehead Street, north of South Mint Street, and west of South Graham Street. (Council District 2 - Graham)

Current Zoning: UC (uptown core)

Proposed Zoning: UC(EX) (uptown core - exception)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, site and building design, and environment as well as requested technical revisions.

[2024 146 PHSA](#)

[2024 146 RevSitePlan 2025 02 10](#)

19. 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) and N1-A(CD) ANDO (neighborhood 1-A, conditional, airport noise district overlay)

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

[2024 064 PHSA](#)

[2024 064 SitePlanRev 2025 2 10](#)

20. Rezoning Petition: 2024-073 by CLT Operations Holdings, LLC

Location: Approximately 1.519 acres located along the north side of Alleghany Street and the west side of Ashley Road, south of Lindbergh Street. (Council District 3 - Brown)

Current Zoning: B-1(CD) ANDO (neighborhood business, conditional, airport noise disclosure overlay)

Proposed Zoning: CG(CD) ANDO (general commercial, conditional, airport noise disclosure overlay)

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

[2024 073 PHSA](#)

[2024 073 RevSitePlan 2025 01 29](#)

21. Rezoning Petition: 2024-106 by Drakeford Communities

Location: Approximately 5.83 acres located along the north side of Rocky River Road, west of Pickering Drive, south of Back Creek Drive. (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 environment.

[2024 106 PHSA](#)

[2024 106 RevSitePlan 2025 02 13](#)

22. Rezoning Petition: 2024-110 by Flournoy Development Group

Location: Approximately 51.78 acres located east of Claude Freeman Drive, north of Davide Taylor Drive, and west of Senator Royall Drive. (Council District 4 - Johnson)

Current Zoning: O-1(CD) (office, conditional) and RE-3(O) (research, optional)

Proposed Zoning: CAC-1(EX) (community activity center-1, exception)

Staff Recommendation: Staff recommends approval of this petition upon resolution of an outstanding issue related to a site and building standard and requested technical revisions.

[2024 110 PHSA](#)

[2024 110 RevSitePlan 2025 02 10](#)

23. Rezoning Petition: 2024-139 by True Foundation | True Homes

Location: Approximately 4.91 acres located on the east side of Beatties Ford Road, north of Cindy Lane, and west of Cindy Woods Lane. (Council District 2 - Graham)

Current Zoning: CG (general commercial) and N1-B (neighborhood 1-B)

Proposed Zoning: N1-E(CD) (neighborhood 1-E, conditional)

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

[2024 139 PHSA DONE](#)

[2024 139 RevSitePlan 2025 02 10](#)

24. Rezoning Petition: 2024-142 by Sait's LLC

Location: Approximately 1.50 acres located east of North Tryon Street, along the south side of East Arrowhead Drive, and north of North Hills Circle. (Council District 4 - Johnson)

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

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

Staff Recommendation: Staff recommends approval of this petition.

[2024_142_PHSa](#)

25. Rezoning Petition: 2024-147 by Cristina Septimio

Location: Approximately 2.11 acres located along the east side of North Graham Street, north of Kennedy Street, and south of Johnson Road. (Council District 1 - Anderson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

[2024_147_PHSa](#)

[2024_147_DevelopmentStandards](#)