

City of Charlotte

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



Zoning Agenda

Tuesday, August 4, 2026

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Douglas Welton, Chairperson

Andrew Blumenthal

Melissa Gaston

Carolyn Millen

Shana Neeley

Wil Russell

Robin Stuart

Zoning Committee Work Session

Zoning Item

1. **Rezoning Petition: 2016-056 by Edwin Suddreth with Ardurra on behalf Crescent River District LLC (property owner) - Innovative Request**

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

Staff Resource: [John Kinley](#)

Innovative Request for Zoning Petition No. 2016-056: Edwin Suddreth with Ardurra on behalf Crescent River District LLC (property owner) is requesting approval of Innovative provisions for minimum parking requirements for a proposed neighborhood amenity center within the MX-2 zoned portion of the River District development associated with petition RZP-2016-056. The overall development is approved for a mix of residential and commercial uses. The development is located in west Charlotte, west of I-485 and the airport. The specific parcel requested for Innovative provisions is 11328151, located along Sadler Road just west of the intersection with Hollow Branch Rd.

- Reduction of the minimum on-site parking required for the amenity center from 74 on-site spaces to 40 on-site spaces, a reduction of 37 spaces on-site. The applicant's plans shows off-site parking within surrounding subdivisions that they seek to count towards the amenity site's parking requirement.
- Swap the required 2 long term bicycle parking spaces for 2 additional short term spaces for a total of 6 short term bicycle parking spaces and no long term spaces.

Staff Recommendation:

Staff recommends approval of the innovative request.

[2016-056 Innov The Canopy Amenity site](#)

[TRD The Canopy Parking Exhibit](#)

[The Canopy Parking Innovative Standards Letter](#)

2. **Rezoning Petition: 2025-036 by Rangeworks**

Update: Petitioner is requesting deferral to September 1, 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: 2026-025 by Olympia & Wright Homes

Update: Petitioner is requesting deferral to September 1, 2026

Location: Approximately 3.80 acres located south of DeArmon Road, west of Hampton Place, and east of Mineral Ridge Way. (Council District 4 - Johnson).

Current Zoning: INST (CD) (institutional, conditional)

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

4. Rezoning Petition: 2025-077 by Short Development Group, LLC

Location: Approximately 2.52 acres located south of North Wendover Road, north of Churchill Road, and east of Wendover Hill Court. (Council District 6 - Owens).

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

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

Public Hearing Held: April 20, 2026 - Item #17

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-077-PostHSA-26-8-4](#)

[2025-077-RevSitePlan-2026-07-24](#)

[2025-077-Consistency-26-8-4](#)

5. Rezoning Petition: 2025-130 by Maruti Hotels, Inc.

Location: Approximately 3.97 acres located on the west side of Business Center Drive, south of Tuckaseegee Road, and east of Calton Lane. (Council District 3 - Mayo).

Current Zoning: ML-1 ANDO (manufacturing and logistics 1, airport noise disclosure overlay)

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

Public Hearing Held: June 15, 2026 - Item #23

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-130-PostHSA](#)

[2025-130-SitePlanRev-2026-7-27](#)

[2025-130-Consistency](#)

6. Rezoning Petition: 2026-001 by MPV Properties & Mission Properties

Location: Approximately 12.67 acres located south of Mount Holly Road, north of Verde Creek Road, and west of Rhyne Road. (ETJ - BOCC: 2-Leake; Closest CC 2-Graham).

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

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

Public Hearing Held: June 15, 2026 - Item #19

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff does not recommend approval of this petition in its current form.

[2026-001-PostHSA](#)

[2026-001-SitePlanRev-26-6-18](#)

[2026-001-Consistency](#)

7. Rezoning Petition: 2026-009 by David Simonini Signature Homes, LLC

Location: Approximately 3.0 acres located south of Old Providence Road, east of Jones Ridge Drive, and west of Mary Butler Way. (Council District 7 - Driggs).

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

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

Public Hearing Held: June 15, 2026 - Item #20

Staff Resource: [Sheighla Tippet](#)

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

[2026-009-PostHSA](#)

[RZP-2026-009-Conditions-7-6-26](#)

[2026-009-Consistency](#)

8. Rezoning Petition: 2026-015 by KT Trading LLC

Location: Approximately 5.71 acres located south of Reagan Drive, west of Wilson Lane, and east of Transportation Boulevard. (Council District 1 - Anderson).

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

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

Public Hearing Held: June 15, 2026 - Item #24

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-015-PostHSA](#)

[2026-015-Rev-Site-Plan](#)

[2026_015_Consistency](#)

9. Rezoning Petition: 2026-017 by Kevin Curran

Location: Approximately 1.22 acres located north of Ravendale Drive, west of Shalimar Drive, and east of Ventura Avenue. (ETJ - BOCC: 2-Leake; Closest CC 2-Graham).

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

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

Public Hearing Held: June 15, 2026 - Item #21

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-017-PostHSA](#)

[2026-017-SitePlanRev-26-6-26](#)

[2026-017-Consistency](#)

10. Rezoning Petition: 2026-018 by S.R. Mozeley Properties, LLC

Location: Approximately 3.80 acres located north of Fred D Alexander Boulevard, east of Oak Street, and south of Tench Street. (Council District 2 - Graham).

Current Zoning: I-2(CD) (general industrial, conditional)

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

Public Hearing Held: June 15, 2026 - Item #25

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-018-PostHSA](#)

[2026-018-SitePlanRev-6-5-11](#)

[2026-018-Consistency](#)

11. Rezoning Petition: 2026-019 by ACRO Development Services

Location: Approximately 22.89 acres located north of Morehead Road, west of Stowe Lane, and east of Old Holland Road. (ETJ - BOCC: 3-Dunlap; Closest CC 4-Johnson).

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

Proposed Zoning: ML-2(CD) (manufacturing and logistics-2, conditional)

Public Hearing Held: June 15, 2026 - Item #26

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-019-PostHSA](#)

[2026-019-RevSitePlan-2026-06-18](#)

[2026-019-Consistency](#)

12. Rezoning Petition: 2026-020 by Terwilliger Pappas

Location: Approximately 10.9 acres located on the east side of Carmel Commons Boulevard, south of Pineville-Matthews Road, and north of Bannington Road. (Council District 7 - Driggs).

Current Zoning: MUDD-O (mixed-use development district-optional)

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

Public Hearing Held: June 15, 2026 - Item #27

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-020-PostHSA](#)

[2026-020-SitePlanRev-2026-6-18](#)

[2026-020-Consistency](#)

13. Rezoning Petition: 2026-021 by Hines

Location: Approximately 1.63 acres located south of East Westinghouse Drive, east of Blu Central Road, and west of Crump Road. (Council District 3 - Mayo).

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

Proposed Zoning: UR-C(CD) SPA (urban residential-commercial, conditional, site plan amendment)

Public Hearing Held: June 15, 2026 - Item #28

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-021-PostHSA](#)

[2026-021-RevSitePlan-2026-06-18](#)

[2026-021-Consistency](#)