

City of Charlotte

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



Zoning Agenda

Tuesday, January 7, 2025

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: 2024-047 by Heaven Properties

Update: Petitioner is requesting deferral to February 4, 2025

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)

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

Update: Petitioner is requesting deferral to February 4, 2025

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)

3. Rezoning Petition: 2024-105 by Angelo Tillman

Update: Petitioner is requesting deferral to February 4, 2025

Location: Approximately 1.99 acres located along the north side of Tom Hunter Road, west of Hidden Forest Drive, and south of I-85. (Council District 1 - Anderson)

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

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

4. Rezoning Petition: 2024-087 by Penmith Holdings, LLC

Location: Approximately 6.8 acres located along the north side of Grier Road, the south side of Rocky River Road, east of Lassen Bay Place. (Council District 4 - Johnson)

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

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

Public Hearing Held: December 16, 2024 - Item #20

Staff Resource: [Michael Russell](#)

[2024_087_PostHSA](#)

[2024_087_RevSitePlan_2024_12_20](#)

[2024_087_Consistency](#)

5. Rezoning Petition: 2024-088 by Childress Klein

Location: Approximately 15.98 acres located along the north side of Rexford Road, south of Wickersham Road, and west of Colony Road. (Council District 6 - Bokhari)

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

Proposed Zoning: RAC(EX) (regional activity center, exception)

Public Hearing Held: December 16, 2024 - Item #21

Staff Resource: [Maxx Oliver](#)

[2024_088_PostHSA](#)

[2024-088_SitePlanRev_24_12_19](#)

[2024_088_Consistency](#)

6. Rezoning Petition: 2024-096 by 200E27, LLC

Location: Approximately 1.06 acres located along the southwest side of E 27th Street, southeast of N Tryon Street, north of N Brevard Street. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed-use)

Public Hearing Held: December 16, 2024 - Item #22

Staff Resource: [Emma Knauerhase](#)

[2024_096_Post_HSA](#)

[2024_096_Consistency](#)

7. Rezoning Petition: 2024-098 by Helix Holdings, LLC

Location: Approximately 0.375 acres located along the north side of The Plaza, west of E Sugar Creek Road, and east of Sweetbriar Street. (Council District 1 - Anderson)

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

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

Public Hearing Held: December 16, 2024 - Item #23

Staff Resource: [Holly Cramer](#)

[2024_098_PostHSA](#)

[2024_098_consistency](#)

8. Rezoning Petition: 2024-099 by Mecklenburg County

Location: Approximately 24.75 acres located at the eastern end of Cagle Avenue, east of Sharon Amity Road and west of WT Harris Boulevard. (Council District 5 - Molina)

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

Proposed Zoning: IC-2(CD) (institutional campus-2, conditional)

Public Hearing Held: December 16, 2024 - Item #24

Staff Resource: [Joe Mangum](#)

[2024_099_PostHSA](#)

[2024_099_DevelopmentstandardsRev_2024_12_19](#)

[2024_099_Consistency](#)

9. Rezoning Petition: 2024-107 by Neelkanth Hospitality, LLC

Location: Approximately 3.19 acres located at the southwest intersection of West Arrowood Road and Microsoft Way, and east of Hanson Road. (Council District 3 - Brown)

Current Zoning: B-D(CD) (distributive business, conditional), and ML-1 (manufacturing and logistics-1)

Proposed Zoning: OG (office general)

Public Hearing Held: December 16, 2024 - Item #27

Staff Resource: [Emma Knauerhase](#)

[2024_107_PostHSA](#)

[2024_107_Consistency](#)

10. Rezoning Petition: 2024-108 by Olympia & Wright Homes

Location: Approximately 3.0 acres located along the south side of Mt Holly-Huntersville Road, on the west and east side of Pawley Drive, and North of Mt Holly Road. (Council District 2 - Graham)

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

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

Public Hearing Held: December 16, 2024 - Item #28

Staff Resource: [Maxx Oliver](#)

[2024_108_PostHSA](#)

[2024-108_SitePlanRev_24_12_17](#)

[2024_108_Consistency](#)

11. Rezoning Petition: 2024-114 by DreamKey Partners

Location: Approximately 3.80 acres located west of Statesville Road, north of Oakwood Drive, and south of Cochrane Drive. (Council District 2 - Graham)

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

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

Public Hearing Held: December 16, 2024 - Item #30

Staff Resource: [Holly Cramer](#)

[2024_114_PostHSA](#)

[2024_114_RevSitePlan_2024_12_19](#)

[2024_114_consistency](#)

12. Rezoning Petition: 2024-115 by The Vue at Honeywood AM, LLC

Location: Approximately 6.95 acres located southeast of Montana Drive, northeast of Tennessee Avenue, and west of Southwest Boulevard. (Council District 2 - Graham)

Current Zoning: R-22MF(CD) (multi-family, conditional)

Proposed Zoning: R-22MF(CD) SPA (multi-family, conditional, site plan amendment)

Public Hearing Held: December 16, 2024 - Item #31

Staff Resource: [Maxx Oliver](#)

[2024_115_PostHSA](#)

[2024-115_SitePlanRev_24_12_19](#)

[2024_115_Consistency](#)