

City of Charlotte

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



Zoning Agenda

Tuesday, March 4, 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: 2024-125 by Tay Holdings, LLC

Update: Petitioner is requesting deferral to April 1, 2025

Location: Approximately 8.47 acres located on the west side of Sonoma Valley Drive, east of Stoneyridge Drive, and north of Mt Holly Road. (Council District 2 - Graham)

Current Zoning: MX-2(INNOV) (mixed-use, innovative), and NS (neighborhood services)

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

2. 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)

Public Hearing Held: December 16, 2024 - Item #19

Staff Resource: [Claire Lyte-Graham](#)

[2024 047 PostHSA](#)

[2024 047 RevSitePlan 2025 02 20](#)

[2024 047 Consistency](#)

3. 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)

Public Hearing Held: November 18, 2024 - Item #24

Staff Resource: [Joe Mangum](#)

[2024 072 PostHSA](#)

[2024 072 SitePlanRev 2025 2 20](#)

[2024 072 Consistency](#)

4. 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)

Public Hearing Held: February 17, 2025 - Item #22

Staff Resource: [Stuart Valzonis](#)

[2024 126 PostHSA](#)

[2024 126 RevSitePlan 2025 02 20](#)

[2024 126 Consistency](#)

5. Rezoning Petition: 2024-131 by Pulte Homes

Location: Approximately 35.26 located on the northwest and southeast side of Moores Chapel Road, south of Charlie Hipp Roas, 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)

Public Hearing Held: February 17, 2025 - Item #23

Staff Resource: [Joe Mangum](#)

[2024 131 PostHSA](#)

[2024 131 SitePlanRev 2025 2 20](#)

[2024 131 Consistency](#)

6. 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)

Public Hearing Held: February 17, 2025 - Item #24

Staff Resource: [Stuart Valzonis](#)

[2024 133 PostHSA](#)

[2024-133 Site Plan 1-24-25](#)

[2024 133 Consistency](#)

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

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)

Public Hearing Held: February 17, 2025 - Item #25

Staff Resource: [Emma Knauerhase](#)

[2024_134_PostHSA](#)

[2024_134_Consistency](#)

8. 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)

Public Hearing Held: February 17, 2025 - Item #26

Staff Resource: [Maxx Oliver](#)

[2024_135_PostHSA](#)

[2024_135_Consistency](#)

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

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)

Public Hearing Held: February 17, 2025 - Item #27

Staff Resource: [Emma Knauerhase](#)

[2024_136_PostHSA](#)

[2024_136_Consistency](#)

10. 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)

Public Hearing Held: February 17, 2025 - Item #28

Staff Resource: [Stuart Valzonis](#)

[2024_140_PostHSA](#)

[2024_140_Consistency](#)

11. 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)

Public Hearing Held: February 17, 2025 - Item #29

Staff Resource: [Maxx Oliver](#)

[2024_148_PostHSA](#)

[2024_148_RevSitePlan_2025_02_20](#)

[2024_148_Consistency](#)