

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, April 20, 2026**

**Council Chamber**

### **City Council Zoning Meeting**

*Mayor Vi Lyles*

*Mayor Pro Tem James Mitchell Jr.*

*Council Member Dimple Ajmera*

*Council Member Danté Anderson*

*Council Member JD Mazuera Arias*

*Council Member Ed Driggs*

*Council Member Malcolm Graham*

*Council Member Reneé Johnson*

*Council Member LaWana Mayfield*

*Council Member Joi Mayo*

*Council Member Kimberly Owens*

*Council Member Victoria Watlington*

**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: 2025-072 by Lincoln Property Company**

**Location:** Approximately 44.02 acres located west of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson).

**Current Zoning:** OFC (office flex campus) and MUDD(CD) (mixed use development, conditional)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-072-ZCR](#)

[2025-072-FSA](#)

[2025-072-RevSitePlan-2026-04-10](#)

**4. Rezoning Petition: 2025-132 by Hopper Communities, Inc.**

**Location:** Approximately 0.44 acres located west of Providence Road, north of Edgemont Road, and south of Cavendish Court. (Council District 6 - Owens).

**Current Zoning:** R-8MF(CD) (multi-family residential, conditional)

**Proposed Zoning:** N1-A (neighborhood 1-A)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-132-ZCR](#)

[2025-132-FSA](#)

## 5. Rezoning Petition: 2025-138 by Coral Reef Investment Properties

**Location:** Approximately 8.62 acres located along the east side of West Tyvola Road, south of South Tryon Street, and west of Sleepy Hollow Road. (Council District 3 - Mayo).

**Current Zoning:** R-17MF(CD) (multi-family, conditional)

**Proposed Zoning:** R-17MF(CD) SPA (multi-family, conditional, site plan amendment)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-138-ZCR](#)

[2025-138-FSA](#)

[2025-138-SitePlanRev-26-2-9](#)

## 6. Rezoning Petition: 2025-139 by Averitt Express

**Location:** Approximately 53.24 acres located on the north side of Shopton Road, west of Beam Road. (Council District 3 - Mayo).

**Current Zoning:** I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay)

**Proposed Zoning:** ML-2(CD) ANDO (manufacturing and logistics-2, conditional, airport noise disclosure overlay)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-139-ZCR](#)

[2025-139-FSA](#)

[2025-139-SitePlanRev-2026-3-26](#)

## 7. Rezoning Petition: 2025-140 by Delores Howard Leith

**Location:** Approximately 0.43 acres located east of Sandy Porter Road, north of Camden Creek Lane, and south of Sandy River Lane. (Council District 3 - Mayo).

**Current Zoning:** N2-B (neighborhood 2-B)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-140-ZCR](#)

[2025-140-FSA](#)

[2025-140-SitePlanRev-26-2-3](#)

**DECISIONS****8. Rezoning Petition: 2025-094 by Atapco Properties, Inc.**

***Update: Petitioner requests withdrawal of this petition***

**Location:** Approximately 19.54 acres located east of Mallard Creek Road, on the north and south side of Alexander Road, and along the west side of College View Lane. (Council District 4 - Johnson).

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

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

**9. Rezoning Petition: 2025-135 by The Charlotte-Mecklenburg Hospital Authority**

***Update: Petitioner is requesting deferral to May 18, 2026***

**Location:** Approximately 41.26 acres located south of North Tryon Street, east of East W.T. Harris Boulevard, and north of Johnson Alumni Way. (Council District 4 - Johnson).

**Current Zoning:** IC-1 (institutional campus-1)

**Proposed Zoning:** IC-2(EX) (institutional campus-2, exception)

**10. Rezoning Petition: 2025-021 by Harold Jordan**

**Location:** Approximately 1.24 acres located east of E W.T. Harris Boulevard, and north of Idlewild Road, and south of Meadowdale Lane. (Council District 5 - Mazuera Arias).

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

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

**Zoning Committee Recommendation:** The Zoning Committee voted 5-1 to recommend DENIAL of this petition.

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

[2025-021-ZCR](#)

[2025-021-FSA](#)

[2025-021-SitePlanRev-25-10-15](#)

## 11. Rezoning Petition: 2025-030 by Tryon Advisors, LLC

**Location:** Approximately 8.65 acres located on the north side of Mt Holly-Huntersville Road, east of Rozzelles Ferry Road, and south of Dunn Commons Parkway. (Council District 2 - Graham).

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

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

**Zoning Committee Recommendation:** The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:** Staff recommends approval of this petition.

[2025-030-ZCR](#)

[2025-030-FSA](#)

[2025-030-SitePlanRev-26-3-23](#)

## 12. Rezoning Petition: 2025-086 by Pence Road Development LLC

**Location:** Approximately 31.17 acres located on the north side of Pence Road, west of Harrisburg Road, and east of Bandy Drive. (Council District 5 - Mazuera Arias).

**Current Zoning:** ML-1 (manufacturing and logistics 1), N1-A (neighborhood 1-A), I-1(CD) light industrial, conditional) and B-2(CD) (general business, conditional)

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

**Zoning Committee Recommendation:** The Zoning Committee voted 4-2 to recommend DENIAL of this petition.

**Staff Recommendation:** Staff does not recommend approval of this petition.

[2025-086-ZCR](#)

[2025-086-FSA](#)

[2025-086-SitePlanRev-2026-2-19](#)

## 13. Rezoning Petition: 2025-129 by True Homes

**Location:** Approximately 5.05 acres located south of West W.T. Harris Boulevard, east of West Sugar Creek Road, and north of Brookstone Drive. (Council District 2 - Graham).

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

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

**Zoning Committee Recommendation:** The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:** Staff recommends APPROVAL of this petition.

[2025-129-ZCR](#)

[2025-129-FSA](#)

[2025-129-SitePlanRev-26-4-15](#)

**HEARINGS****14. Rezoning Petition: 2025-027 by Mission City Church and Freedom Communities**

***Update: Petitioner is requesting deferral to May 18, 2026***

**Location:** Approximately 4.77 acres located east of Valleydale Road, north of Summerville Road, and south of Goodman Road. (Council District 2 - Graham).

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

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

**15. Rezoning Petition: 2025-120 by American Tower Asset Sub LLC**

***Update: Petitioner is requesting deferral to May 18, 2026***

**Location:** Approximately 58.0 acres located east of Hood Road, south of Plaza Road Extension, and north of Kentshire Lane. (Council District 5 - Mazuera Arias).

**Current Zoning:** O-9(CD) (office, conditional) and N1-A (neighborhood 1-A)

**Proposed Zoning:** CG(CD) (general commercial, conditional) and N1-A(CD) (neighborhood 1-A, conditional)

**16. Rezoning Petition: 2024-143 by Panorama Development, LLC**

**Location:** Approximately 11.2 acres located east of Remount Road, north of Parker Drive, and west of Berryhill Road. (Council District 3 - Mayo).

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

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

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

[2024-143-PHSA](#)

[2024-143-SitePlanRev-2026-2-9](#)

## 17. 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)

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

[2025-077-PHSA](#)

[2025-077-SitePlanRev-26-2-5](#)

## 18. Rezoning Petition: 2026-003 by SLRH Acquisitions, LLC

**Location:** Approximately 0.84 acres located east of Providence Road, north of Fenton Place, and south of Cherokee Road. (Council District 6 - Owens).

**Current Zoning:** OFC (office flex campus)

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

**Staff Recommendation:** Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and a requested technical revision.

[2026-003-PHSA](#)

[2026-003-RevisedSitePlan-3-19-2026](#)

## 19. Rezoning Petition: 2025-128 by AREG US OPP IV SHOPTON RD HOLDCO LLC

**Location:** Approximately 15.16 acres located north of Shopton Road, east of Stonecliff Road, and west of I-485. (Council District 3 - Mayo).

**Current Zoning:** BP(CD) (business park, conditional)

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

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

[2025-128-PHSA](#)

[2025-128-RevSitePlan-2026-03-16](#)

## 20. Rezoning Petition: 2025-136 by Larry Cooper

**Location:** Approximately 2.02 acres located east of West Sugar Creek Road, west of Burgandy Drive, and north of Kneighton Lane. (Council District 4 - Johnson).

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

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

**Staff Recommendation:** Staff recommends approval of this petition.

[2025-136-PHSA](#)

## 21. Rezoning Petition: 2025-142 by Third & Urban LLC

**Location:** Approximately 1.90 acres located north of Tuckaseegee Road, east of Berryhill Road, and west of Gesco Street. (Council District 2 - Graham).

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

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

**Staff Recommendation:** Staff recommends approval of this petition.

[2025-142-PHSA](#)

[2025-142-RevSitePlan-2026-03-25](#)

## 22. Rezoning Petition: 2026-002 by Zhi Zhang

**Location:** Approximately 0.16 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of Gilead Street. (Council District 3 - Mayo).

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

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

**Staff Recommendation:** Staff recommends approval of this petition.

[2026-002-PHSA](#)