

City of Charlotte

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



Zoning Agenda

Tuesday, February 3, 2026

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

*Douglas Welton, Chairperson
Melissa Gaston, Vice Chairperson
Michael Caprioli
Theresa McDonald
Carolyn Millen
Erin Shaw
Robin Stuart*

Zoning Committee Work Session

Zoning Item

1. Rezoning Petition: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to March 3, 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)

2. 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)

Public Hearing Held: December 15, 2025 - Item #29

Staff Resource: [Maxx Oliver](#)

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

[2025-030-PostHSA](#)

[2025-030-SitePlanRev-26-1-22](#)

[2025-030-Consistency](#)

3. Rezoning Petition: 2025-078 by Image Custom Homes LLC

Location: Approximately 0.46 acres located east of Castleton Road, west of Craig Avenue, and north of North Sharon Amity Road. (Council District 5 - Mazuera Arias).

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

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

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

Staff Resource: [Sheighla Tippet](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-078-PostHSA](#)

[2025-078-Consistency](#)

4. Rezoning Petition: 2025-004 by The Charlotte-Mecklenburg Hospital Authority

Location: Approximately 3.14 acres located west of East Morehead Street, north of Myrtle Avenue, and south of South Tryon Street. (Council District 1 - Anderson).

Current Zoning: NC (neighborhood center)

Proposed Zoning: CAC-2(CD) (community activity center-2, conditional)

Public Hearing Held: January 20, 2026 - Item #22

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-004-PostHSA](#)

[2025-004-SitePlanRev-26-1-22](#)

[2025-004-Consistency](#)

5. Rezoning Petition: 2025-085 by HK Cedarvale, LLC

Location: Approximately 9.89 acres located north of Performance Road, west of Cedarvale Drive, and south of Devonwood Lane. (ETJ - BOCC: 2-Leake; Closest CC 3-Mayo).

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

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

Public Hearing Held: January 20, 2026 - Item #21

Staff Resource: [Joe Mangum](#)

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

[2025-085-PostHSA](#)

[2025-085-SitePlanRev-2026-1-22](#)

[2025-085-consistency](#)

6. Rezoning Petition: 2025-088 by Northway Homes LLC

Location: Approximately 3.51 acres located south of Kentberry Drive, west of Bellhaven Boulevard, and north of Gum Branch Road. (Council District 2 - Graham).

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

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

Public Hearing Held: January 20, 2026 - Item #24

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-088-PostHSA](#)

[2025-088-RevSitePlan-2025-12-15](#)

[2025-088-Consistency](#)

7. Rezoning Petition: 2025-091 by Embark Development Company LLC

Location: Approximately 6.97 acres located east of Steele Creek Road, north of Brightside Drive, and south of Whispering Pines Lane. (Council District 3 - Mayo).

Current Zoning: O-2(CD) (office, conditional) and O-2(CD) ANDO (office, conditional, airport noise disclosure overlay)

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

Public Hearing Held: January 20, 2026 - Item #25

Staff Resource: [Joe Mangum](#)

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

[2025-091-PostHSA](#)

[2025-091-RevSitePlan-2026-01-22](#)

[2025-091-consistency](#)

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

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)

Public Hearing Held: January 20, 2026 - Item #20

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition upon resolution of an outstanding issue related to environment.

[2025-094-PostHSA](#)

[2025-094-RevSitePlan-2026-01-22](#)

[2025-094 Consistency](#)

9. Rezoning Petition: 2025-096 by Justin Berry

Location: Approximately 0.21 acres located south of State Street, north of Katonah Avenue, and east of Mahopac Street. (Council District 2 - Graham).

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

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

Public Hearing Held: January 20, 2026 - Item #26

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-096-PostHSA](#)

[2025-096-Consistency](#)

10. Rezoning Petition: 2025-102 by Olympia & Wright Homes

Location: Approximately 0.78 acres located on the northwest corner of Moores Chapel Road and Old Moores Chapel Road, and east of Gore Street. (Council District 3 - Mayo).

Current Zoning: CG (general commercial)

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

Public Hearing Held: January 20, 2026 - Item #27

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-102-PostHSA](#)

[2025-102-T1notes-2025-12-15](#)

[2025-102-consistency](#)

11. Rezoning Petition: 2025-111 by Quiktrip Corporation

Location: Approximately 1.49 acres located south of Lakeview Road, west of Wake Drive, and east of Harris Technology Boulevard. (Council District 2 - Graham).

Current Zoning: MHP (manufactured home park)

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

Public Hearing Held: January 20, 2026 - Item #28

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-111-PostHSA](#)

[2025-111-Consistency](#)

12. Rezoning Petition: 2025-112 by Alexander-Myers Family, LLC

Location: Approximately 0.82 acres located north of Gibbon Road, south of Henderson Circle, and west of Old Statesville Road. (Council District 2 - Graham).

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

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

Public Hearing Held: January 20, 2026 - Item #29

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-112-PostHSA](#)

[2025-112-Consistency](#)

13. Rezoning Petition: 2025-113 by Sea Lion LLC

Location: Approximately 0.03 acres located south of West Boulevard, east of Reid Avenue, and Ross Avenue. (Council District 3 - Mayo).

Current Zoning: CG (general commercial)

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

Public Hearing Held: January 20, 2026 - Item #30

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-113-PostHSA](#)

[2025-113-consistency](#)

14. Rezoning Petition: 2025-115 by Abacus Capital

Location: Approximately 0.71 acres located north of Greensboro Street, west of East Sugar Creek Road, and south of North Tryon Street. (Council District 1 - Anderson).

Current Zoning: TOD-TR (transit oriented development - transition)

Proposed Zoning: TOD-CC (transit oriented development - community center)

Public Hearing Held: January 20, 2026 - Item #31

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-115-PostHSA](#)

[2025-115-Consistency](#)

15. Rezoning Petition: 2025-116 by Piedmont Land Development, Inc.

Location: Approximately 5.80 acres located south of Wilkinson Boulevard, north of Dewey Drive, and west of Sam Wilson Road. (BOCC - Leake, District 2; closest Council District 3 - Mayo).

Current Zoning: CG (general commercial)

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

Public Hearing Held: January 20, 2026 - Item #32

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-116-PostHSA](#)

[2025-116-consistency](#)

16. Rezoning Petition: 2025-119 by Hines

Location: Approximately 3.87 acres located north of Carnegie Boulevard, west of Sharon Road, and east of Roxborough Road. (Council District 6 - Owens).

Current Zoning: B-1SCD (business shopping center) and MUDD-O (mixed use development, optional)

Proposed Zoning: RAC(CD) (regional activity center, conditional)

Public Hearing Held: January 20, 2026 - Item #33

Staff Resource: [Sheighla Tippet](#)

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

[2025-119-PostHSA](#)

[2025-119-SitePlanRev-1-27-2026](#)

[2026-119-Consistency](#)

17. Rezoning Petition: 2025-126 by Crosland Southeast

Location: Approximately 6.60 acres located north of Wilora Lake Road, east of North Sharon Amity Road, and west of Mayberry Lane. (Council District 5 - Mazuera Arias).

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

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

Public Hearing Held: January 20, 2026 - Item #19

Staff Resource: [Sheighla Tippet](#)

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

[2025-126-PostHSA](#)

[2025-126-SitePlanRevised-01-22-2026](#)

[2025-126-Consistency](#)