

# **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 Tippett

**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 Wispering 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 Tippett](#)

**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 Tippett](#)

**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](#)