



City of Charlotte

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

Zoning Agenda City Council Zoning Meeting

Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tariq Scott Bokhari
Council Member Tiawana Brown
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member René Johnson
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Marjorie Molina
Council Member Victoria Watlington

Tuesday, January 21, 2025

5:00 PM

Council Chamber

**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:
- a. Had no public opposition at their public hearing
 - b. Received an approval recommendation from the Zoning Committee
 - c. Have no changes after Zoning Committee
 - d. Staff recommends approval

3. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_088_ZCR](#)

[2024_088_FSA](#)

[2024-088_SitePlanRev_24_12_19](#)

4. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024_096_ZCR](#)

[2024_096_FSA](#)

5. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024 098 ZCR](#)

[2024 098 FSA](#)

6. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024 107 ZCR](#)

[2024 107 FSA](#)

7. 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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024 114 ZCR](#)

[2024 114 FSA](#)

[2024 114 RevSitePlan 2025 01 10](#)

DECISIONS**8. Rezoning Petition: 2024-099 by Mecklenburg County**

Update: Petitioner is requesting deferral to February 17, 2025

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)

9. Rezoning Petition: 2024-083 by City of Charlotte

Location: Approximately 0.324 acres located along the north side of Parkwood Avenue and the east side of Pegram Street and approximately 0.197 acres located along the west side of Pegram Street, south of Parkwood Avenue. (Council District 1 - Anderson)

Current Zoning: UR-3(CD) (urban residential, conditional) and CG (general commercial)

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

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2024_083_ZCR](#)

[2024_083_FSA](#)

10. 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)

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2024_087_ZCR](#)

[2024_087_FSA](#)

[2024_087_RevSitePlan_2025_01_9](#)

11. 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)

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2024_108_ZCR](#)

[2024_108_FSA](#)

[2024-108_SitePlanRev_25_1_9](#)

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)

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2024_115_ZCR](#)

[2024_115_FSA](#)

[2024-115_SitePlanRev_25_1_13](#)

13. Rezoning Petition: 2024-121 by Charlotte Planning, Design & Development Department - Text Amendment

The purpose of this text amendment to the UDO is to make changes that will result in better functionality. These changes provide greater clarity, new and updated definitions, adjusts use permissions and prescribed conditions, revises use names, updates graphics, and makes changes and additions to standards. There are proposed changes in 23 of the 39 Articles.

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

[2024_121_ZCR](#)

[2024_121_FSA](#)

[#2024-121_FINAL_\(Clean Up 4 AMENDED 01.14.25 SB382\)](#)

HEARINGS**14. Rezoning Petition: 2024-126 by Greystar Development East, LLC**

Update: Petitioner is requesting deferral to February 17, 2025

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 (mixed use development-optional), N2-B (neighborhood 2-B) and N1-A (neighborhood 1-A)

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

15. Rezoning Petition: 2024-102 by Drakeford Communities

Location: Approximately 11.9 acres located on the north side of Sunset Road, east of Paula Court, and west of Linda Vista Lane. (Council District 2 - Graham)

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.

[2024_102_PHSА DONE](#)

[2024_102_SitePlanRev_2024_12_16](#)

16. Rezoning Petition: 2024-112 by Dreamkey Partners

Location: Approximately 4.4 acres located on the east side of Beatties Ford Road, south of Slater Road, and north of Cindy Lane. (Council District 2 - Graham)

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

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

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

[2024_112_PHSА DONE](#)

[2024_112_SitePlanRev_2024_11_11](#)

17. Rezoning Petition: 2024-116 by Feven Negash

Location: Approximately 0.35 acres located along the west side of White Plains Road, north of Hidden Valley Road, and east of West Sugar Creek Road. (Council District 1 - Anderson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

[2024 116 PHSA DONE](#)

18. Rezoning Petition: 2024-014 by KB Holdings LLC

Location: Approximately 0.98 acres located on the north side of West Boulevard, south side of Nobles Avenue, and west side of Holabird Lane. (Council District 3 - Brown)

Current Zoning: B-1(CD) (neighborhood business, conditional)

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

Staff Recommendation: Staff recommends approval of this petition.

[2024 014 PHSA DONE](#)

19. Rezoning Petition: 2024-103 by Rocky River Road Partners, LLC

Location: Approximately 24.46 acres located at the northwestern corner of the intersection of Rocky River Road and John Russell Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A) and R-8MF(CD) (multifamily residential, conditional)

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 and land use.

[2024 103 PHSA DONE](#)

[2024 103 SitePlanRev 2024 11 11](#)

20. Rezoning Petition: 2024-111 by The Presbyterian Home at Charlotte, Inc.

Location: Approximately 27.27 acres located along the west side of Sharon Road, south of Hazelton Drive, and east of Sunnybrook Drive. (Council District 6 - Bokhari)

Current Zoning: R-3(CD) (single-family, conditional), MUDD-O (mixed-use development district, optional), and INST(CD) SPA (institutional, conditional, site plan amendment)

Proposed Zoning: R-3(CD) SPA (single-family, conditional, site plan amendment), MUDD-O SPA (mixed-use development district, optional, site plan amendment), and INST(CD) SPA (institutional, conditional, site plan amendment)

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

[2024 111 PHSA DONE](#)

[2024 111 SitePlanRev 24 11 11](#)

21. Rezoning Petition: 2024-117 by Steelfab, Inc.

Location: Approximately 29.80 acres located along the north and south side of Denver Avenue, east of Mulberry Church Road, and north of Wilkinson Boulevard. (Council District 3 - Brown)

Current Zoning: ML-1(ANDO) (manufacturing and logistics-1, airport noise disclosure overlay) and N2-B (ANDO) (neighborhood 2-B, airport noise disclosure overlay)

Proposed Zoning: OG (general office)

Staff Recommendation: Staff recommends approval of this petition.

[2024 117 PHSA DONE](#)

22. Rezoning Petition: 2024-118 by Weekley Homes, LLC

Location: Approximately 9.40 acres located south of Lakeview Road, east of Reames Road, and north of Hickory Lane. (Council District 2 - Graham)

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.

[2024 118 PHSA DONE](#)

[2024-118 SitePlanRev 24 12 16](#)

23. Rezoning Petition: 2024-122 by Mintworth Commons Holdings, LLC c/o APG Advisors

Location: Approximately .330 acres located along the north side of Margaret Wallace Road, south of Idlewild Road, and northeast of Mintworth Avenue. (Council District 5 - Molina)

Current Zoning: NS (neighborhood services)

Proposed Zoning: CG(CD) (general commercial, conditional)

Staff Recommendation: Staff recommends approval of this petition.

[2024_122_PHSА_DONE](#)

[RZP-2024-122_10_21_2024](#)

24. Rezoning Petition: 2024-123 by QCRE Investments, LLC

Location: Approximately 0.30 acres located along the east side of Tappan Place, north of Herrin Avenue, and south of Anderson Street. (Council District 1 - Anderson)

Current Zoning: OFC (office flex campus)

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

Staff Recommendation: Staff recommends approval of this petition.

[2024_123_PHSА_DONE](#)

25. Rezoning Petition: 2024-124 by Aviation Metals of North Carolina, Inc.

Update: Petitioner is requesting deferral to February 17, 2025

Location: Approximately 7.32 acres located along Business Center Drive, west of Little Rock Road, east of Moores Park Drive, and north of Interstate 85. (Council District 3 - Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

Proposed Zoning: ML-1(CD) ANDO (manufacturing and logistics-1, conditional, airport noise disclosure overlay)

26. Rezoning Petition: 2024-125 by Tay Holdings, LLC

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)

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

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

[2024_125_PHSА_DONE](#)

[2024-125_SitePlanRev_24_12_16](#)

27. Rezoning Petition: 2024-128 by Penmith Holdings, LLC

Location: Approximately 5.24 acres on the northwest corner of Mallard Creek Road and Hubbard Road, and to the east of Garrison Drive. (Council District 2 - Graham)

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

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.

[2024 128 PHSA DONE](#)

[2024-128 SitePlanRev 24 12 16](#)

28. Rezoning Petition: 2024-130 by Abacus Acquisitions LLC

Location: Approximately 1.44 acres located on the west side of West Tremont Avenue, east of I-77, and south of West Boulevard. (Council District 3 - Brown)

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

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, site design and requested transportation technical revisions.

[2024 130 PHSA DONE](#)

[2024 130 RevSitePlan 2024 12 16](#)