

# **City of Charlotte**

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



## **Zoning Agenda**

**Wednesday, September 3, 2025**

**Innovation Station, Room 886**

**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 - Innovation Station, Room 886**

**Zoning Item**

**1. Rezoning Petition: 2024-127 by Wood Partners**

***Update: Petitioner is requesting deferral to October 7, 2025***

**Location:** Approximately 19.49 acres located on the west side of Prosperity Church Road, along either side of Nada Park Circle and Butner Trail Lane, southeast of Benfield Road. (Council District 4 - Johnson).

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

**Proposed Zoning:** N2-C (CD) (neighborhood 2-C, conditional) and NC(CD) (neighborhood center, conditional)

**2. Rezoning Petition: 2025-032 by Queen City Land**

***Update: Petitioner is requesting deferral to October 7, 2025***

**Location:** Approximately 15.80 acres located on the southwest corner of Plaza Road Ext and Hood Road, and east of Windrift Road. (Council District 5 - Molina).

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

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

**3. Rezoning Petition: 2025-036 by Rangeworks**

***Update: Petitioner is requesting deferral to October 7, 2025***

**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)

#### 4. Rezoning Petition: 2025-060 by Mecklenburg County

**Location:** Approximately 27.47 acres located on the east side of East W.T. Harris Boulevard, north of Albemarle Road, and south of Hickory Grove Road. (Council District 5 - Molina).

**Current Zoning:** R-20 MF(CD) (multi-family residential, conditional)

**Proposed Zoning:** N2-C(EX) (neighborhood 2-C, exception)

**Public Hearing Held:** August 18, 2025 - Item #15

**Staff Resource:** [Maxx Oliver](#)

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

[2025-060-PostHSA](#)

[2025-060-RevSitePlan-2025-08-22](#)

[2025-060-Consistency](#)

#### 5. Rezoning Petition: 2024-141 by NVR, Inc.

**Location:** Approximately 107.31 acres located northwest of North Tryon Street, southeast of I-85, and south of West Mallard Creek Church Road. (Council District 4 - Johnson).

**Current Zoning:** CG (general commercial), IC-1 (institutional campus 1), and N1-A (neighborhood 1-A)

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

**Public Hearing Held:** August 18, 2025 - Item #18

**Staff Resource:** [Michael Russell](#)

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

[2024-141-PostHSA](#)

[2024-141-RevSitePlan-2025-08-21](#)

[2024-141-Consistency](#)

## 6. Rezoning Petition: 2025-009 by Davis Moore

**Location:** Approximately 40.43 acres located on the east side of Johnston Road and the south side of Providence Road West, north of Donnington Drive. (Council District 7 - Driggs).

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

**Proposed Zoning:** INST(CD) SPA (institutional, conditional, site plan amendment)

**Public Hearing Held:** August 18, 2025 - Item #19

**Staff Resource:** [Joe Mangum](#)

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

[2025-009-PostHSA](#)

[2025-009-SitePlanRev-2025-8-21](#)

[2025-009-consistency](#)

## 7. Rezoning Petition: 2025-027 by Mission City Church and Freedom Communities

**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)

**Public Hearing Held:** August 18, 2025 - Item #12

**Staff Resource:** [Maxx Oliver](#)

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

[2025-027-PostHSA](#)

[2025-027-SitePlanRev-25-8-21](#)

[2025 027 Consistency](#)

## 8. Rezoning Petition: 2025-034 by Veer Homes, LLC

**Location:** Approximately 6.20 acres located south of Allison Lane, east of Allison Woods Drive, and west of Providence Road. (Council District 7 - Driggs).

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

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

**Public Hearing Held:** August 18, 2025 - Item #20

**Staff Resource:** [Joe Mangum](#)

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

[2025-034-PostHSA](#)

[2025-034-SitePlanRev-2025-8-21](#)

[2025-034-Consistency](#)

## 9. Rezoning Petition: 2025-040 by TDC Greenville, LLC

**Location:** Approximately 2.21 acres located west of Statesville Avenue, north of Callahan Street, and south of Romeo Alexander Road. (Council District 1 - Anderson).

**Current Zoning:** MUDD(CD) (mixed use development, conditional)

**Proposed Zoning:** MUDD(CD)SPA (mixed use development, conditional, site plan amendment)

**Public Hearing Held:** August 18, 2025 - Item #21

**Staff Resource:** [Maxx Oliver](#)

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

[2025-040-PostHSA](#)

[SPA Site Plan - 2025-040 \(8.21.25\)](#)

[2025-040-Consistency](#)

## 10. Rezoning Petition: 2025-042 by Bryan Elsey

**Location:** Approximately 6.42 acres located on the north side of Tom Hunter Road, east of Ventura Way Drive, and west of Hidden Stream Court. (Council District 1 - Anderson).

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

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

**Public Hearing Held:** August 18, 2025 - Item #14

**Staff Resource:** [Joe Mangum](#)

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

[2025-042-PostHSA](#)

[2025-042-SitePlanRev-2025-8-21](#)

[2025-042-Consistency](#)

## 11. Rezoning Petition: 2025-043 by City of Charlotte

**Location:** Approximately 2.37 acres located on the south side of Chipley Avenue, west of Paul Buck Boulevard, and east of Monroe Road. (Council District 1 - Anderson).

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

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

**Public Hearing Held:** August 18, 2025 - Item #16

**Staff Resource:** [Michael Russell](#)

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

[2025-043-PostHSA](#)

[2025-043-Consistency](#)

## 12. Rezoning Petition: 2025-046 by Northway Homes LLC

**Location:** Approximately 0.17 acres located west of Tappan Place, north of Herrin Avenue, and east of The Plaza. (Council District 1 - Anderson).

**Current Zoning:** CG (general commercial)

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

**Public Hearing Held:** August 18, 2025 - Item #22

**Staff Resource:** [Emma Knauerhase](#)

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

[2025-046-PostHSA](#)

[2025 046 Consistency](#)

### 13. Rezoning Petition: 2025-048 by Castlebridge Residential Development

**Location:** Approximately 7.96 acres located south of Sunset Road, west of Gutter Branch Drive, and east of Oakdale Road. (Council District 2 - Graham).

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

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

**Public Hearing Held:** August 18, 2025 - Item #23

**Staff Resource:** [Emma Knauerhase](#)

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

[2025-048-PostHSA](#)

[2025-048 Revised Site Plan 2](#)

[2025 048 Consistency](#)

### 14. Rezoning Petition: 2025-049 by High Street District Development, Inc.

**Location:** Approximately 32.35 acres located east of Trevi Village Boulevard, south of North Tryon Street, and west of Hudspeth Road. (ETJ - BOCC: 3-Dunlap; Closest CC 4-Johnson).

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

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

**Public Hearing Held:** August 18, 2025 - Item #24

**Staff Resource:** [Michael Russell](#)

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

[2025-049-PostHSA](#)

[2025-049-RevSitePlan-2025-08-21](#)

[2025-049-Consistency](#)

## 15. Rezoning Petition: 2025-050 by Charter Properties, Inc.

**Location:** Approximately 11.45 acres located at the northeastern corner of the intersection of Steele Creek Road and Brown-Grier Road. (Council District 3 - Brown).

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

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

**Public Hearing Held:** August 18, 2025 - Item #25

**Staff Resource:** [Joe Mangum](#)

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

[2025-050-PostHSA](#)

[2025-050-Consistency](#)

## 16. Rezoning Petition: 2025-053 by David Powlen

**Location:** Approximately 34.03 acres located north of Albemarle Road, west of Novant Health Parkway, and east of I-485. (ETJ - BOCC: 4-Jerrell; Closest CC 5-Molina).

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

**Proposed Zoning:** B-1(CD) SPA (neighborhood business, conditional, site plan amendment)

**Public Hearing Held:** August 18, 2025 - Item #26

**Staff Resource:** [Emma Knauerhase](#)

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

[2025-053-PostHSA](#)

[2025-053 Revised Site Plan \(revised 08.21\)](#)

[2025 053 Consistency](#)

## 17. Rezoning Petition: 2025-054 by Bisbikis Property Group

**Location:** Approximately 1.08 acres located east of Little Rock Road, south of Queen City Drive, and north of I-85. (Council District 3 - Brown).

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

**Proposed Zoning:** CG(ANDO) (general commercial, airport noise disclosure overlay)

**Public Hearing Held:** August 18, 2025 - Item #27

**Staff Resource:** [Emma Knauerhase](#)

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

[2025-054-PostHSA](#)

[2025 054 Consistency](#)



## 18. Rezoning Petition: 2025-055 by Porcha Thomas

**Location:** Approximately 0.52 acres located north of Parkwood Avenue, east of Allen Street, and west of Pegram Street. (Council District 1 - Anderson).

**Current Zoning:** NS (neighborhood services)

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

**Public Hearing Held:** August 18, 2025 - Item #28

**Staff Resource:** [Maxx Oliver](#)

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

[2025-055-PostHSA](#)

[2025-055-SitePlanRev-25-8-21](#)

[2025-055-Consistency](#)

## 19. Rezoning Petition: 2025-056 by Delray at Providence Road West, LLC

**Location:** Approximately 10 acres located on the south side of Providence Road West, west of Brynfield Drive, and east of Sandstone Crest Lane. (Council District 7 - Driggs).

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

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

**Public Hearing Held:** August 18, 2025 - Item #29

**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\\_056\\_PostHSA](#)

[2025-056-SitePlanRev-2025-8-21](#)

[2025-056-Consistency](#)

## 20. Rezoning Petition: 2025-081 by City of Charlotte on Behalf of Samaritan's Purse

**Location:** Approximately 2.9 acres located on the west side of Nations Ford Road, south of Red Roof Drive, and north of Forest Point Boulevard. (Council District 3 - Brown).

**Current Zoning:** IMU (innovation mixed use)

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

**Public Hearing Held:** August 18, 2025 - Item #17

**Staff Resource:** [Joe Mangum](#)

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

[2025-081-PostHSA](#)

[2025-081-Consistency](#)