

City of Charlotte

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



Zoning Agenda

Monday, June 16, 2025

Council Chamber

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tiawana Brown
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Reneé Johnson
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Marjorie Molina
Council Member Edwin Peacock
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:
- 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: 2025-010 by David Phillips

Location: Approximately 1.04 acres located on the east side of Rockford Court, north of East Woodlawn Road, and south of Stacy Boulevard. (Council District 1 - Anderson)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025_010_ZCR](#)

[2025_010_FSA](#)

4. Rezoning Petition: 2025-012 by Northpointe LLC

Location: Approximately 6.11 acres located on the east side of Statesville Road, on the north and south side of Twin Lakes Parkway, and north of Metromont Parkway. (ETJ: BOCC - Powell; Closest CC 4 - Johnson)

Current Zoning: OFC (office flex campus)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025_012_ZCR](#)

[2025_012_FSA](#)

5. Rezoning Petition: 2025-014 by Pulte Homes

Location: Approximately 6.50 acres located on the west side of West Sugar Creek Road, on the north side of Glory Street, and south of Honduras Drive. (Council District 1 - Anderson)

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

Proposed Zoning: N2-A (CD) (neighborhood 2-A, 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_014_ZCR](#)

[2025_014_FSA](#)

[2025-014_SitePlanRev_25_5_22](#)

6. Rezoning Petition: 2025-017 by The Drox Group, LLC

Location: Approximately 3 acres located on the west side of Nations Ford Road, south of Echodale Drive, and north of Wanda Lane. (Council District 3 - Brown)

Current Zoning: OFC (office flex campus)

Proposed Zoning: N2-A (CD) (neighborhood 2-A, 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_017_ZCR](#)

[2025_017_FSA](#)

[2025_017_SitePlanRev_2025_6_3](#)

7. Rezoning Petition: 2025-018 by Oyster Development Inc.

Location: Approximately 2.98 acres located in the northeastern quadrant of the intersection of Sam Wilson Road and West Pointe Drive. (Council District 3 - Brown)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025_018_ZCR](#)

[2025_018_FSA](#)

DECISIONS**8. Rezoning Petition: 2025-015 by Wilkes Asset Management**

Update: Petitioner is requesting deferral to August 18, 2025

Location: Approximately 8.74 acres located on the south side of Mount Holly Road, west of Rhyne Road, and east of Creston Circle. (Council District 2 - Graham)

Current Zoning: N1-A (neighborhood 1-A) and ML-1 (manufacturing and logistics-1)

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

9. Rezoning Petition: 2025-047 by Charlotte Planning, Design & Development Department - Text Amendment

The Charlotte Unified Development Ordinance (UDO) requires periodic updates to maintain its status as a "living document." The purpose of this text amendment is to update the UDO to implement and support the goals and policies of the *Charlotte Future 2040 Comprehensive Plan*. This includes updates to reflect best practices, address new and emerging trends, address implementation challenges identified by external and internal stakeholders, and correct scrivener's errors. Updates are proposed to 27 of the 39 Articles.

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025_047_ZCR](#)

[2025_047_FINAL_SA](#)

[2025-047 Text Amendment UPDATED 05.27.25](#)

10. Rezoning Petition: 2023-074 by C Investments 2, LLC

Location: Approximately 26 acres located on the east side of Providence Road, north side of Country Lane, and south side of Kuykendall Road. (Council District 7 - Driggs)

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

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional) and N1-A (CD) (neighborhood 1-A, conditional)

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

Staff Recommendation: Staff recommends approval of this petition.

[2023_074_ZCR](#)

[2023_074_FSA](#)

[2023_074_RevSitePlan_2025_06_06](#)

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

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)

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

Staff Recommendation: Staff recommends approval of this petition.

[2024 124 ZCR](#)

[2024 124 FSA](#)

[2024 124 SitePlanRev 2025 4 23](#)

12. Rezoning Petition: 2025-005 by EB Property Group, LLC

Location: Approximately 1.96 acres located east of Cleve Brown Road, south of Hamilton Russell Lane, and north of Hackberry Creek Trail. (Council District 2 - Graham)

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

Proposed Zoning: N1-D CCO (neighborhood 1-D, cottage court 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 005 ZCR](#)

[2025 005 FSA](#)

13. Rezoning Petition: 2025-016 by Kingdom Development Partners, LLC

Location: Approximately 11.16 acres located south of Paw Creek Road, west of Toddville Road, east of Breslin Street. (Council District 2 - Graham)

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

Proposed Zoning: N2-A (CD) (neighborhood 2-A, 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 016 ZCR](#)

[2025 016 FSA](#)

[2025-016 SitePlanRev 25 6 6](#)

HEARINGS**14. Rezoning Petition: 2025-021 by Harold Jordan**

Update: Petitioner is requesting deferral to August 18, 2025

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 - Molina).

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

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

15. Rezoning Petition: 2024-127 by Wood Partners

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)

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

[2024 127 PHSA](#)

[2024 127 RevSitePlan 2025 05 12](#)

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 PHSA](#)

[2024 112 SitePlanRev 2024 11 11](#)

17. Rezoning Petition: 2025-013 by True Homes

Location: Approximately 8.43 acres located along the north and south side of Mintworth Avenue, west of Margaret Wallace Road, and east of Wyalong Drive. (Council District 5 - Molina).

Current Zoning: NS (neighborhood services) and N2-B (neighborhood 2-B)

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

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

[2025_013_PHSa](#)

[2025_013_RevSitePlan_2025_05_15](#)

18. Rezoning Petition: 2025-020 by Sage Investment Group

Location: Approximately 2.56 acres located south of Tuckaseegee Road, east of Queen City Drive, and west of I-85. (Council District 3 - Brown).

Current Zoning: CG (general commercial) and ML-1 (manufacturing and logistics-1)

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of requested technical revisions.

[2025_020_PHSa](#)

[2025_020_SitePlanRev_2025_5_19](#)

19. Rezoning Petition: 2025-028 by Canvas Residential Partners, LLC

Location: Approximately 8.91 acres located south of Mt Holly-Huntersville Road, east of Oakdale Road, and west of Firebreak Drive. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson).

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 and site design.

[2025_028_PHSa](#)

[2025_028_RevSitePlan_2025_05_12](#)

20. Rezoning Petition: 2025-029 by Summit Avenue Wesley Heights, LLC

Location: Approximately 1.49 acres located north of Freedom Drive, east of Thrift Road, and west of Wesley Village Road. (Council District 2 - Graham).

Current Zoning: MUDD-O SPA (mixed use development-optional, site plan amendment)

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of requested technical revisions.

[2025 029 PHSA](#)

[2025 029 Rev Conditional Notes](#)

21. Rezoning Petition: 2025-036 by Rangeworks

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)

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

[2025 036 PHSA](#)

[2025-036 SitePlanRev 25 5 12](#)

22. Rezoning Petition: 2025-037 by Eastgroup Properties, L.P.

Location: Approximately 1.23 acres located north of Shopton Road, east of Pinecrest Drive, and west of Beam Road. (Council District 3 - Brown).

Current Zoning: I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay) and N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

Proposed Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay) and ML-1(CD) ANDO (manufacturing and logistics-1, conditional, airport noise disclosure overlay)

Staff Recommendation: Staff recommends approval of this petition.

[2025 037 PHSA](#)

[2025 037 RevSitePlan 2025 05 15](#)

23. Rezoning Petition: 2025-038 by Longvalley II, LLC

Location: Approximately 7.76 acres located north of Forest Point Circle, east of Forest Point Boulevard, and south of West Arrowood Road. (Council District 3 - Brown).

Current Zoning: B-D(CD) (distributive business, conditional)

Proposed Zoning: OFC (office flex campus)

Staff Recommendation: Staff recommends approval of this petition.

[2025 038 PHSA](#)