

# City of Charlotte

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



## Zoning Agenda

**Monday, March 23, 2026**

**Council Chamber**

### **City Council Zoning Meeting**

*Mayor Vi Lyles*

*Mayor Pro Tem James Mitchell Jr.*

*Council Member Dimple Ajmera*

*Council Member Danté Anderson*

*Council Member JD Mazuera Arias*

*Council Member Ed Driggs*

*Council Member Malcolm Graham*

*Council Member Reneé Johnson*

*Council Member LaWana Mayfield*

*Council Member Joi Mayo*

*Council Member Kimberly Owens*

*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**

**CAP Hearing**

## 2. Public Hearing on the Charlotte Future 2040 Community Area Plans and Revised Policy Map

### **Action:**

**Conduct a public hearing on the Charlotte Future 2040 Community Area Plans and Revised Policy Map**

### **Staff Resource(s):**

Monica Holmes, Planning, Design, and Development

Kathy Cornett, Planning, Design, and Development

Catherine Mahoney, Planning, Design, and Development

### **Explanation**

- On November 24, 2025, City Council voted to adopt the proposed Community Area Plan (Volume I - Program Guide, Volume II - CAP Policy) and Revised Policy Map for: East Inner, Northeast Inner, South Inner, South Middle, South Outer, Southwest Middle, and Southwest Outer geographies.
- The proposed Community Area Plan (Volume I - Program Guide, Volume II - CAP Policy) and Revised Policy Map for the East Middle & Outer, North Inner, North Middle & Outer, Northeast Middle & Outer, West Inner, West Middle, West Outer were deferred until no later than March 23, 2026.
- Staff hosted additional engagement opportunities from January through February 2026, including an online survey and four workshops (February 12, 17, 19, and 24).
- On March 9, 2026, staff presented to Council the final proposed changes (see attachment) for the seven deferred and seven adopted plans, based on community feedback received through the 2026 engagement opportunities.

### **Background**

- The CAPs are the second major implementation item of the Charlotte Future 2040 Comprehensive Plan (adopted by City Council in June 2021), following the Charlotte Future 2040 Policy Map (adopted by City Council in March 2022).
- The CAPs are an important level of policy guidance that build upon the vision and goals of the Comprehensive Plan. These plans detail how each area can contribute to Charlotte's future vision, offering specific guidance on land use, urban design, transportation, open space, and infrastructure.
- The CAPs contain four components: Volume I - Program Guide; Volume II - CAP Policy; Volume III - Implementation; and the Revised Charlotte Future 2040 Policy Map.
  - The Program Guide provides an overview of the plans' purpose, including how they affect different users, and addresses additional policies related to the built environment that apply to all plan geographies. It also includes policy guidance for modifying the citywide Policy Map.
  - The CAP Policy is considered the main body of the 14 CAPs and addresses each geography's profile, needs, goals, recommended development pattern, and supporting projects and programs.
  - The Implementation chapter includes an Implementation Guide, which assigns staff leads and potential time frames for advancing each policy recommendation. The Charlotte City Council will not be asked to adopt Volume III - Implementation.
  - The Revised Charlotte Future 2040 Policy Map was updated through the CAP planning process.
- In winter 2023, the first phase of the Community Area Planning process began with an analysis of each plan area's profile, greatest needs, and prioritized goals from the Comprehensive Plan. The findings of this phase were published in 14 Community Reports, available on the project website.
- The second phase of the Community Area Planning process (spring-fall 2023) focused on refining

the Charlotte Future 2040 Policy Map to ensure its recommendations for future development addressed each plan area's greatest needs and goals. The outcome of this phase, a Revised Policy Map, was first published on the project website and open for public comment from March to June 2024. A second revised draft was published and open for public comment from September to November 2024.

- The third phase (spring-fall 2024) identified planned infrastructure projects and existing programs that will support future growth. The community was also asked for input on additional projects and programs needed in the future.
- In the fourth phase (fall 2024), the various components of the planning process were compiled into 14 draft documents.
- On April 3, 2025, the City of Charlotte released 14 draft Charlotte Future 2040 Community Area Plans (CAPs) and a Revised Future 2040 Policy Map for public review and comment.
- On April 7, 2025, Planning, Design, and Development Department staff presented the plans to the Transportation, Planning, and Development Council Committee.
- On April 14, 2025, staff presented the plans to the Planning Commission.
- On April 15, 2025, staff presented the plans to the Planning Committee of the Planning Commission.
- On April 28, 2025, staff presented the plans to City Council during their regular business meeting.
- On May 12, 2025, City Council held a public hearing on the plans and Revised Policy Map.
- On June 9, 2025, staff provided an update to City Council during their regular business meeting on public engagement efforts, which reached 491,000 people and received 2,520 comments throughout the planning process.
- On June 17, 2025, the Planning Committee of the Planning Commission unanimously recommended (7-0) adoption, with proposed changes, of the Charlotte Future 2040 Community Area Plans and the Revised Policy Map.
- On July 14 and 15, 2025, staff hosted two public webinars, at City Council's request, to provide additional opportunities for community engagement.
- On August 4, 2025, staff presented the final proposed changes based on community feedback, to the Transportation, Planning, and Development Council Committee.
- On September 22, 2025, City Council recommended (10 - 1) deferral of the Charlotte Future 2040 Community Area Plans and the Revised Policy Map.
- On November 6, 2025, staff hosted the "Your Neighborhood, Your Plan: Charlotte Future 2040 Community Area Plans Explained" Webinar, at Council's request, as an additional public engagement opportunity.
- On November 24, Council adopted seven of the area plans.
- Council deferred seven of the area plans and directed staff to engage in additional community engagement opportunities.
- After conducting additional engagement, staff is recommending three types of proposed changes:
  - **New policies** that provide additional guidance in three key areas:
    - **Managing neighborhood change** - Policies that balance preserving valued neighborhood characteristics with accommodating growth. These policies support context-sensitive infill development.
    - **Reducing environmental impacts** - Policies that promote environmentally responsible growth and improve transitions between land uses, particularly where neighborhoods and manufacturing areas meet. These policies also encourage future projects and public investments to help reduce existing environmental impacts.
    - **Ensuring infrastructure can support growth** - Policies that align future growth with infrastructure capacity and commit the City to regularly reviewing how development affects transportation services.
  - **Minor additions and revisions** that clarify language, strengthen policy intent, and ensure the plans more accurately reflect community priorities.
  - **Policy Map changes** that incorporate community feedback while remaining consistent with the citywide mapping approach.
- The Revised Policy Map and additional information can be found on the Charlotte Future 2040

Comprehensive Plan website: <https://www.cltfuture2040.com>

[Community Area Plan - Program Guide](#)

[Community Area Plan - East Middle and Outer](#)

[Community Area Plan - North Inner](#)

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[Community Area Plan - South Inner](#)

[Community Area Plan - South Middle](#)

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[Community Area Plan - Southwest Middle](#)

[Community Area Plan - Southwest Outer](#)

[Community Area Plans - Appendix](#)

[Ordinance - East Middle and Outer Plan](#)

[Ordinance - North Inner Plan](#)

[Ordinance - North Middle and Outer Plan](#)

[Ordinance - Northeast Middle Outer Plan](#)

[Ordinance - West Inner Plan](#)

[Ordinance - West Middle Plan](#)

[Ordinance - West Outer Plan](#)

[Ordinance East Inner Area Plan](#)

[Ordinance Northeast Inner Area Plan](#)

[Ordinance South Inner Area Plan](#)

[Ordinance South Middle Area Plan](#)

[Ordinance South Outer Area Plan](#)

[Ordinance Southwest Middle Area Plan](#)

[Ordinance Southwest Outer Area Plan](#)

## **Closed Session**

### **3. Closed Session (as necessary)**

#### **BOplex Council Action**

## 4. BOplex Improvement Project

### **Action:**

- A. Approve up to \$25,000,000 in capital improvements for the BOplex entertainment complex, and**
- B. Adopt a budget ordinance appropriating \$25,000,000 in proceeds from installment financing in the Tourism tax fund for BOplex entertainment complex, and**
- C. Authorize the City Manager to negotiate and execute contracts associated with this project.**

### **Staff Resource(s):**

Kathleen Cishek, General Services

Matt Hastedt, Finance

Holly Eskridge, Economic Development

### **Explanation**

- BOplex has experienced record growth as a premier entertainment venue in Charlotte. In FY25,
  - Welcomed 688,000 attendees to over 300 events; and
  - Revenue rose from \$2.9 million in FY15 to \$19.2 million in FY25 representing a 562% increase
- BOplex is home to the Charlotte Checkers and Charlotte Crown and annually hosts graduations, concerts, and other community events.
- On March 3, staff provided a brief overview to the Mayor and City Council of needed improvements at BOplex as part of a larger presentation on economic development projects.
- On March 5, Charlotte Regional Visitors Authority (CVRA) and city staff provided a presentation to the Economic Development and Workforce Committee that outlined the need for HVAC improvements and a comprehensive MEP and structural assessment for the facility. The HVAC improvements reduce risks disruptions in facility operations and the MEP and structural assessment will provide the data needed for a 10-year capital improvement plan.
- On March 9, City Council received an overview of the March 5 Economic Development and Workforce Committee presentation.
- The estimated total project cost for HVAC improvements and MEP and structural assessment are \$25,000,000.
- The Committee voted unanimously to refer the project to full council consideration.
- The city intends to issue up to \$25,000,000 in installment financing to fund the improvements. The approval of the installment financing will come back to City Council as part of a future action.
- The installment financing will be repaid from the Tourism Fund, which is supported by Hospitality Tax revenues.

### **Charlotte Business INclusion**

The city has established a 15% MBE and 10% WSBE goal for this project. Because this is a Construction Manager at Risk project, the Construction Manager has the opportunity to add Minority-owned Business Enterprises (MBE), Women-owned Business Enterprises (WBE) or Small Business Enterprise (SBE) firms throughout the life of the Project.

### **Fiscal Note**

Funding: Tourism Tax Fund

[March 3 Strategy Session Economic Development Projects Presentation](#)

[March 5 Economic Development and Workforce Committee Presentation](#)

[BOplex Budget Ordinance](#)

**CAP Decision**

## 5. Decision on the Charlotte Future 2040 Community Area Plans and Revised Policy Map

### Action:

- A. **Adopt the seven proposed Charlotte Future 2040 Community Area Plans for East Inner (Volume I - Program Guide, Volume II - Community Area Plan Policy) and Revised Policy Map;**
- B. **Amend the seven adopted Charlotte Future 2040 Community Area Plans (Volume I - Program Guide, Volume II - Community Area Plan Policy).**

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[Ordinance Southwest Middle](#)

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## Explanation of Zoning Meeting

**Deferrals / Withdrawals**

**CONSENT****6. Consent agenda items 7 through 10 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:
- Had no public opposition at their public hearing
  - Received an approval recommendation from the Zoning Committee
  - Have no changes after Zoning Committee
  - Staff recommends approval

**7. Rezoning Petition: 2025-114 by The Charlotte-Mecklenburg Hospital Authority**

**Location:** Approximately 0.56 acres located east of Lombardy Circle, north of East Boulevard, and west of South Kings Drive. (Council District 1 - Anderson).

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

**Proposed Zoning:** OG(CD) (general office, conditional)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-114-ZCR](#)

[2025-114-FSA](#)

[2025-114-RevSitePlan-2026-02-19](#)

**8. Rezoning Petition: 2025-121 by The Huntington National Bank**

**Location:** Approximately 3.67 acres located north of Ballantyne Commons Parkway, south of Conlan Circle, and west of Huffines Lane. (Council District 7 - Driggs).

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

**Proposed Zoning:** NS(SPA) (neighborhood services, site plan amendment)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-121-ZCR](#)

[202-121-FSA](#)

[2025-121-REVSitePlan-2026-02-20](#)

## 9. Rezoning Petition: 2025-122 by Union Church

**Location:** Approximately 14.92 acres located south of East W.T. Harris Boulevard, east of Old Concord Road, and west of University East Drive. (Council District 4 - Johnson).

**Current Zoning:** BP(CD) (business park, conditional)

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

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-122-ZCR](#)

[2025-122-FSA](#)

## 10. Rezoning Petition: 2025-129 by True Homes

**Location:** Approximately 5.05 acres located south of West W.T. Harris Boulevard, east of West Sugar Creek Road, and north of Brookstone Drive. (Council District 2 - Graham).

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

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

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

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

[2025-129-ZCR](#)

[2025-129-FSA](#)

[2025-129-SitePlanRev-26-3-6](#)

**DECISIONS****11. Rezoning Petition: 2025-085 by HK Cedarvale, LLC**

***Update: Petitioner has withdrawn this petition***

**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)

**12. Rezoning Petition: 2025-021 by Harold Jordan**

***Update: Petitioner is requesting deferral to April 20, 2026***

**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 - Mazuera Arias).

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

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

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

***Update: Petitioner is requesting deferral to April 20, 2026***

**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)

## 14. Rezoning Petition: 2025-118 by Charlotte Planning, Design & Development Department - Text Amendment

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 25 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.

[2025-118-ZCR](#)

[2025\\_118\\_FINAL\\_SA](#)

[2025-118 Text Amendment UPDATED 02.18.26](#)

## 15. 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)

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

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

[2025-030-ZCR](#)

[2025-030-FSA](#)

[2025-030-SitePlanRev-26-2-6](#)

## 16. Rezoning Petition: 2025-039 by Christopher Martin

**Location:** Approximately 0.37 acres located southwest of Scaleybark Road, east of Lochridge Road, and north of Murrayhill Road. (Council District 1 - Anderson).

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

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

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

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

[2025-039-ZCR](#)

[2025-039-FSA](#)

[2025-039 CD Notes-Tier 1](#)

## 17. 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)

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

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

[2025-091-ZCR](#)

[2025-091-FSA](#)

[2025-091-SitePlanRev-2026-3-16](#)

## 18. Rezoning Petition: 2025-126 by Crosland Southeast

**Location:** Approximately 6.72 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)

**Zoning Committee Recommendation:** The Zoning Committee voted 4-2 to recommend APPROVAL of this petition.

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

[2025-126-ZCR](#)

[2025-126-FSA-Revised](#)

[2025-126-SitePlanRev-3-18-2026](#)

**HEARINGS****19. Rezoning Petition: 2025-063 by Northwood Ravin**

***Update: Petitioner is requesting deferral to June 15, 2026***

**Location:** Approximately 5.50 acres located west of Carnegie Boulevard, north of Fairview Road, and east of Park Road. (Council District 6 - Owens).

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

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

**20. Rezoning Petition: 2024-143 by Panorama Development, LLC**

**Location:** Approximately 11.2 acres located north of Parker Drive, west of Berryhill Road, and east of Remount Road. (Council District 3 - Mayo).

**Current Zoning:** ML-1 (manufacturing and logistics-1) and ML-2 (manufacturing and logistics-2)

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

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

[2024-143-PHSA](#)

[2024-143-SitePlanRev-2026-2-9](#)

**21. Rezoning Petition: 2025-072 by Lincoln Property Company**

**Location:** Approximately 44.02 acres located west of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson).

**Current Zoning:** OFC (office flex campus) and MUDD(CD) (mixed use development, conditional)

**Proposed Zoning:** ML-1(CD) (manufacturing and logistics-1, conditional)

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

[2025-072-PHSA](#)

[2025-072-RevSitePlan-2026-02-09](#)

## 22. Rezoning Petition: 2025-077 by Short Development Group, LLC

**Location:** Approximately 2.52 acres located south of North Wendover Road, north of Churchill Road, and east of Wendover Hill Court. (Council District 6 - Owens).

**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.

[2025-077-PHSA](#)

[2025-077-SitePlanRev-26-2-5](#)

## 23. Rezoning Petition: 2025-132 by Hopper Communities, Inc.

**Location:** Approximately 0.44 acres located west of Providence Road, north of Edgemont Road, and south of Cavendish Court. (Council District 6 - Owens).

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

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

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

[2025-132-PHSA](#)

## 24. Rezoning Petition: 2025-135 by The Charlotte-Mecklenburg Hospital Authority

**Location:** Approximately 41.26 acres located south of North Tryon Street, east of East W.T. Harris Boulevard, and north of Johnson Alumni Way. (Council District 4 - Johnson).

**Current Zoning:** IC-1 (institutional campus-1)

**Proposed Zoning:** IC-2(EX) (institutional campus-2, exception)

**Staff Recommendation:** Staff recommends approval of this petition upon resolution of a requested technical revision.

[2025-135-PHSA](#)

[2025-135-RevSitePlan-2026-02-10](#)

## 25. Rezoning Petition: 2025-138 by Coral Reef Investment Properties

**Location:** Approximately 8.62 acres located along the east side of West Tyvola Road, south of South Tryon Street, and west of Sleepy Hollow Road. (Council District 3 - Mayo).

**Current Zoning:** R-17MF(CD) (multi-family, conditional)

**Proposed Zoning:** R-17MF(CD) SPA (multi-family, conditional, site plan amendment)

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

[2025-138-PHSA](#)

[2025-138-SitePlanRev-26-2-9](#)

## 26. Rezoning Petition: 2025-139 by Averitt Express

**Location:** Approximately 53.24 acres located on the north side of Shopton Road, west of Beam Road. (Council District 3 - Mayo).

**Current Zoning:** I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay)

**Proposed Zoning:** ML-2(CD) ANDO (manufacturing and logistics-2, conditional, airport noise disclosure overlay)

**Staff Recommendation:** Staff recommends approval of this petition upon resolution of a requested technical revision.

[2025-139-PHSA](#)

[2025-139-SitePlanRev-2026-2-9](#)

## 27. Rezoning Petition: 2025-140 by Excel Financial Services Inc.

**Location:** Approximately 0.43 acres located east of Sandy Porter Road, north of Camden Creek Lane, and south of Sandy River Lane. (Council District 3 - Mayo).

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

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

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

[2025-140-PHSA](#)

[2025-140-SitePlanRev-26-2-3](#)