

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, August 18, 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 4 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: 2025-037 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)

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

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

[2025\\_037\\_ZCR](#)

[2025\\_037\\_FSA](#)

[2025\\_037\\_SitePlan](#)

**4. 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)

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

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

[2025\\_038\\_ZCR](#)

[2025\\_038\\_FSA](#)

**DECISIONS****5. 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)

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

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

[2024 112 ZCR](#)

[2024 112 FSA](#)

[2024-112-SitePlanRev-2025-8-13](#)

**6. 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 7-0 to recommend APPROVAL of this petition.

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

[2025 005 ZCR](#)

[2025 005 FSA](#)

**7. 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)

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

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

[2025 013 ZCR](#)

[2025 013 FSA](#)

[2025-013-RevSitePlan-2025-08-13](#)

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

**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)

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

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

[2025\\_015\\_ZCR](#)

[2025\\_015\\_FSA](#)

[2025-015-RevSitePlan-2025-08-08](#)

## 9. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends approval of this petition.

[2025\\_020\\_ZCR](#)

[2025\\_020\\_FSA](#)

[2025-015-RevSitePlan-2025-07-31](#)

## 10. 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 Firestreak 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)

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

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

[2025\\_028\\_ZCR](#)

[2025\\_028\\_FSA](#)

[2025-028-RevSitePlan-2025-08-08](#)

## 11. 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, conditional site plan amendment)

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

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

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

[2025\\_029\\_ZCR](#)

[2025\\_029\\_FSA](#)

[2025\\_029\\_Rev\\_2\\_Conditional\\_Notes\\_25\\_6\\_18](#)

**HEARINGS****12. 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)

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

[2025-027-PHSA](#)

[2025-027 SitePlanRev 25 7 14](#)

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

**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)

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

[2025-032-PHSA](#)

[2025 032 RevSitePlan 2025 07 14](#)

**14. 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)

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

[2025-042-PHSA](#)

[2025 042 SitePlanRev 2025 7 14](#)

## 15. 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)

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

[2025-060-PHSA](#)

[2025 060 SitePlanRev 25 7 14](#)

## 16. 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)

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

[2025-043-PHSA](#)

## 17. 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)

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

[2025-081-PHSA](#)

## 18. 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)

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

[2024-141-PHSA](#)

[2024 141 RevSitePlan 2025 07 14](#)



## 19. 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)

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

[2025-009-PHSA](#)

[2025\\_009\\_SitePlanRev\\_2025\\_7\\_14](#)

## 20. 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)

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

[2025-034-PHSA](#)

[2025\\_034\\_SitePlanRev\\_2025\\_7\\_14](#)

## 21. 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)

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

[2025-040-PHSA](#)

[2025-040\\_SitePlanRev\\_25\\_7\\_14](#)

## 22. 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)

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

[2025-046-PHSA](#)

## 23. 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)

**Staff Recommendation:** Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and transportation and a requested technical revision.

[2025-048-PHSA](#)

[2025 048 RevSitePlan 2025 07 14](#)

## 24. 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)

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

[2025-049-PHSA](#)

[2025-049-RevSitePlan-2025-07-15](#)

## 25. 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)

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

[2025-050-PHSA](#)

## 26. 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) and O-2(CD) (office, conditional)

**Proposed Zoning:** B-1(CD) SPA (neighborhood business, conditional, site plan amendment) and O-2(CD) SPA (office, conditional, site plan amendment)

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

[2025-053-PHSA](#)

[2025-053 Revised Site Plan](#)

## 27. 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)

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

[2025-054-PHSA](#)

## 28. 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)

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

[2025-055-PHSA](#)

[2025-055 SitePlan](#)

## 29. 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)

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

[2025-056-PHSA](#)

[2025 056 SitePlanRev 2025 7 14](#)