

City of Charlotte

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



Zoning Agenda

Tuesday, June 2, 2026

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

Zoning Item

1. Rezoning Petition: 1989-080 by Ryan Cox on behalf of Jessica Quackenbush (property owner) - Innovative Request

Current Zoning: R-20MF Innovative

Staff Resource: [John Kinley](#)

Innovative Request: Ryan Cox on behalf of Jessica Quackenbush (property owner) is requesting approval of innovative provisions for a parcel within the R-20MF zoned Selwyn Farms Subdivision associated with petition 1989-080. The subdivision is located at the intersection of Marsh Road and Selwyn Farms Lane. The site requested for Innovative provisions is parcel 14912517, located at 3605 Selwyn Farms Lane. Reduction of the required rear yard from 25 feet to 22 feet (3-foot reduction).

Staff Recommendation:

Staff recommends approval of the innovative request.

[1989-080 Innov 3605 SelwynFarmsLn](#)

2. Rezoning Petition: 2022-036 by Shad Spencer with Moore Van Allen on behalf MPV Properties (property owner) - Innovative Request

Current Zoning: CC (commercial center district)

Staff Resource: [John Kinley](#)

Innovative Request: Shad Spencer with Moore Van Allen on behalf MPV Properties (property owner) is requesting approval of Innovative provisions for a portion of the CC zoned Farmington development associated with petition RZP-2022-036. The overall development is approved for a mix of multifamily and commercial uses. The development is located northeast of the intersection of I-485 and Rocky River Rd. along the Mecklenburg County line. The development is split between City of Charlotte zoning and Town of Harrisburg zoning. The specific parcel requested for Innovative provisions is 10536193, located at the southeast corner of Creek Rock Ln and Dutch Creek Dr.

The following items are the requested innovative provisions:

1. Reduction of the front setback from 35 feet, measured from ROW to 32 feet measured from the back of curb along Dutch Creek Dr.
2. Reduction of the front setback from 35 feet, measured from ROW to 30 feet measured from the back of curb along Creek Rock Dr.

Staff Recommendation:

Staff recommends approval of the innovative request.

[2022-036 Innov Farmington packet](#)

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

Location: Approximately 5.38 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: May 18, 2026 - Item #15

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-027-PostHSA](#)

[2025-027-SitePlanRev-26-5-21](#)

[2025-027-Consistency](#)

4. Rezoning Petition: 2025-058 by StudioOne9 Architecture, PLLC

Location: Approximately 1.61 acres located west of West Sugar Creek Road, south of Honduras Drive, and north of Glory Street. (Council District 1 - Anderson).

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

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

Public Hearing Held: May 18, 2026 - Item #16

Staff Resource: [Maxx Oliver](#)

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

[2025-058-PostHSA](#)

[2025-058-RevSitePlan-2026-05-021](#)

[2025-058-Consistency](#)

5. 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)

Public Hearing Held: April 20, 2026 - Item #17

Staff Resource: [Maxx Oliver](#)

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

[2025-077-PostHSA](#)

[2025-077-RevSitePlan-2026-05-26](#)

[2025-077-Consistency](#)

6. Rezoning Petition: 2025-131 by Queen City Land, LLC

Location: Approximately 6.16 acres located north of Rocky River Road, east of Getalong Road, and west of Seven Oaks Drive. (Council District 4 - Johnson).

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

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

Public Hearing Held: May 18, 2026 - Item #17

Staff Resource: [Michael Russell](#)

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

[2025-131-PostHSA](#)

[2025-131-RevSitePlan 2026-05-21](#)

[2025-131-Consistency](#)

7. Rezoning Petition: 2025-133 by Carolinas Properties III, LLC

Location: Approximately 7.89 acres located south of Valeview Lane, north of Trailer Drive, and west of Dalecrest Drive. (Council District 1 - Anderson).

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

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

Public Hearing Held: May 18, 2026 - Item #18

Staff Resource: [Maxx Oliver](#)

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

[2025-133-PostHSA](#)

[2025-133-RevSitePlan-2026-05-021](#)

[2025-133-Consistency](#)

8. Rezoning Petition: 2025-141 by Darway Dalmeida

Location: Approximately 0.97 acres located west of Statesville Road, north of Cochrane Drive, and south of Misty Creek Drive. (Council District 2 - Graham).

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

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

Public Hearing Held: May 18, 2026 - Item #19

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-141-PostHSA](#)

[2025-141-Consistency](#)

9. Rezoning Petition: 2026-004 by Chuda Dhimal

Location: Approximately 1.94 acres located south of Oak Street, east of Oakdale Road, and north of Shady Circle. (Council District 2 - Graham).

Current Zoning: OFC (office flex campus)

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

Public Hearing Held: May 18, 2026 - Item #20

Staff Resource: [Maxx Oliver](#)

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

[2026-004-PostHSA](#)

[2026-004-SitePlanRev-26-4-9](#)

[2026-004-Consistency](#)

10. Rezoning Petition: 2026-005 by Thurman Brooks

Location: Approximately 1.53 acres located west of Statesville Road, north of W W.T. Harris Boulevard, and south of Smith Corners Boulevard. (Council District 4 - Johnson).

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

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

Public Hearing Held: May 18, 2026 - Item #21

Staff Resource: [Sheighla Tippett](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-005-PostHSA](#)

[2026-005-RevisedSitePlan-5-25-26](#)

[2026-005-Consistency](#)

11. Rezoning Petition: 2026-006 by Goode Properties

Location: Approximately 5.01 acres located south of Robert Helms Road, east of Benfield Road, and north of Prosperity Crossing Drive. (Council District 4 - Johnson).

Current Zoning: CC (commercial center)

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

Public Hearing Held: May 18, 2026 - Item #22

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-006-PostHSA](#)

[2026-006-Consistency](#)

12. Rezoning Petition: 2026-010 by HAD Holdings LLC

Location: Approximately 4.0 acres located west of Twin Lakes Parkway, east of Statesville Road, and south of I-485. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson).

Current Zoning: OFC (office flex campus)

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

Public Hearing Held: May 18, 2026 - Item #23

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-010-PostHSA](#)

[2026-010-Rev-Site-Plan](#)

[2026-010-Consistency](#)

13. Rezoning Petition: 2026-013 by Avatar Holdings LLC

Location: Approximately 0.63 acres located north of Style Lane, east of Dixie River Road, south of Shopton Road, and west of Outlets Boulevard. (Council District 3 - Mayo).

Current Zoning: MUDD-O (mixed use development district-optional)

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

Public Hearing Held: May 18, 2026 - Item #24

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-013-PostHSA](#)

[2026-013-SitePlanRev-2026-5-21](#)

[2026-013-Consistency](#)

14. Rezoning Petition: 2026-022 by Orange Barrel Media for the Charlotte Hornets

Location: Approximately 7.96 acres located east of East Trade Street, north of North Caldwell Street, and west of East 5th Street. (Council District 1 - Anderson).

Current Zoning: UMUD-O SPA (uptown mixed-use district, optional, site plan amendment)

Proposed Zoning: UMUD-O SPA (uptown mixed-use district, optional, site plan amendment)

Public Hearing Held: May 18, 2026 - Item #25

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-022-PostHSA](#)

[2026-022-SitePlanRev-26-5-21](#)

[2026-022-Consistency](#)