## **City of Charlotte**

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



## **Zoning Agenda**

Tuesday, December 2, 2025

**Room 267** 

**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 - Room 267**

#### **Zoning Item**

#### 1. Rezoning Petition: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to January 6, 2026

**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)

#### 2. Rezoning Petition: 2025-078 by Image Custom Homes LLC

Update: Petitioner is requesting deferral to January 6, 2026

**Location:** Approximately 0.46 acres located east of Castleton Road, west of Craig Avenue, and north of North Sharon Amity Road. (Council District 5 - Molina).

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

#### 3. Rezoning Petition: 2024-129 by Brookhill Investments, LLC

**Location:** Approximately 42.47 acres located on the west side of South Tryon Street, north side of Remount Road, east of Toomey Avenue, and south of Tremont Avenue. (Council District 3 - Brown).

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

**Proposed Zoning:** N2-B (BVO) (neighborhood 2-B, brookhill village overlay) and CAC-1 (BVO) (community activity center-1, brookhill village overlay)

Public Hearing Held: November 17, 2025 - Item #17

Staff Resource: Joe Mangum

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

2024-129-PostHSA

2024-129-OverlaystandardsRev-2025-11-20

2024-129-Consistency

#### 4. Rezoning Petition: 2025-023 by Anthony Kuhn

**Location:** Approximately 1.49 acres located on the west side of Greensboro Street, north of Raleigh Street, and east of East Sugar Creek Road. (Council District 1 - Anderson).

**Current Zoning:** TOD-M(O) (transit oriented development - mixed use, optional) **Proposed Zoning:** TOD-CC (transit oriented development - community center)

Public Hearing Held: November 17, 2025 - Item #22

Staff Resource: Emma Knauerhase

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

<u>2025-023-PostHSA</u> <u>2025-023-Consistency</u>

#### 5. Rezoning Petition: 2025-025 by Angelo Tillman

**Location:** Approximately 4.75 acres located west of Moss Road, north of Scottsman Trace Drive, and south of Queenwater Lane. (Council District 3 - Brown).

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

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

Public Hearing Held: October 20, 2025 - Item #20

Staff Resource: Joe Mangum

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

2025-025-PostHSA

2025-025-SitePlanRev-2025-11-20

2025-025-consistency

### 6. Rezoning Petition: 2025-031 by James Scruggs

**Location:** Approximately 23.37 acres located north of Neal Road, east of Catalyst Boulevard, and south of IBM Drive. (Council District 4 - Johnson).

**Current Zoning:** R-8 MF(CD) (multi-family residential, conditional) **Proposed Zoning:** N2-B(CD) (neighborhood 2-B, conditional)

Public Hearing Held: November 17, 2025 - Item #18

Staff Resource: Michael Russell

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

2025-031-PostHSA

2025-031-RevSitePlan-2025-11-20

2025-031-Consistency

# 7. Rezoning Petition: 2025-052 by The Charlotte-Mecklenburg Hospital Authority

**Location:** Approximately 0.81 acres located south of South Tryon Street, west of Steelecroft Parkway, and north of Steele Creek Road. (Council District 3 - Brown).

**Current Zoning:** N1-A (neighborhood 1-A) **Proposed Zoning:** OG (general office)

Public Hearing Held: November 17, 2025 - Item #23

Staff Resource: Emma Knauerhase

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

2025-052-PostHSA 2025 052 Consistency

#### 8. Rezoning Petition: 2025-061 by Living Spaces

**Location:** Approximately 20.95 acres located north of Tyvola Road, east of I-77, and west of Seventy-Seven Center Drive. (Council District 3 - Brown).

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

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

Public Hearing Held: November 17, 2025 - Item #24

Staff Resource: Joe Mangum

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

2025-061-PostHSA

2025-061-SitePlanRev-2025-10-13

2025-061-Consistency

#### Rezoning Petition: 2025-076 by Kevin Nguyen, LLC

**Location:** Approximately 2.58 acres located north of Shopton Road, east of Steve Chapman Drive, and south of Sullivans Trace Drive. (Council District 3 - Brown).

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

Proposed Zoning: N2-A(CD) ANDO (neighborhood 2-A, conditional, airport noise disclosure overlay)

Public Hearing Held: November 17, 2025 - Item #26

Staff Resource: Joe Mangum

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

2025-076-PostHSA

2025-076-SitePlanRev-2025-11-20

2025-076-Consistency

#### 10. Rezoning Petition: 2025-092 by Toll Brothers

**Location:** Approximately 27.82 acres located east of Old Statesville Road, south of West W.T. Harris Boulevard, and west of Old Potters Road. (Council District 2 - Graham).

**Current Zoning:** MX-3 (mixed-use, conditional)

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

Public Hearing Held: November 17, 2025 - Item #28

Staff Resource: Maxx Oliver

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

2025-092-PostHSA

2025-092-SitePlanRev-25-11-20

2025-092-Consistency

### 11. Rezoning Petition: 2025-093 by Flywheel Group

**Location:** Approximately 0.43 acres located south of North Tryon Street, east of Matheson Avenue, and north of Chick Godley Road. (Council District 1 - Anderson).

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

Proposed Zoning: TOD-NC (transit oriented development-neighborhood center)

Public Hearing Held: November 17, 2025 - Item #29

Staff Resource: Michael Russell

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

<u>2025-093-PostHSA</u> <u>2025-093-Consistency</u>

### 12. Rezoning Petition: 2025-095 by Gus Levi

**Location:** Approximately 0.26 acres located west of Statesville Road, south of Hutchison McDonald Road, and north of Riley Avenue. (Council District 2 - Graham).

**Current Zoning:** N1-B (neighborhood 1-B) **Proposed Zoning:** CG (general commercial)

Public Hearing Held: November 17, 2025 - Item #31

Staff Resource: Emma Knauerhase

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

2025-095-PostHSA 2025-095-Consistency

#### 13. Rezoning Petition: 2025-097 by JBJH Investments, LLC

**Location:** Approximately 1.22 acres located west of North Tryon Street, south of Orchard Trace Lane, and north of Graham Meadow Drive. (Council District 1 - Anderson).

**Current Zoning:** TOD-TR (transit oriented development - transition)

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

Public Hearing Held: November 17, 2025 - Item #20

Staff Resource: Maxx Oliver

Staff Recommendation: Staff does not recommend approval of this petition.

2025-097-PostHSA

2025-97-SitePlanRev-25-11-20

2025-097-Consistency

## 14. Rezoning Petition: 2025-098 by High Street District Development, Inc.

**Location:** Approximately 7.09 acres located on the south side of Pineville-Matthews Road, east of Carmel Commons Boulevard, and west of Bannington Road. (Council District 7 - Driggs).

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

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

Public Hearing Held: November 17, 2025 - Item #32

Staff Resource: Joe Mangum

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

2025-098-PostHSA

2025-098-SitePlanRev-2025-11-20

2025-098-Consistency

#### 15. Rezoning Petition: 2025-099 by Crescent River District LLC

**Location:** Approximately 62 acres located on the west side of Dixie River Road, north of Westbound Drive, and south of Sadler Road. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown).

**Current Zoning:** N1-A (neighborhood 1-A) and MX-2 (INNOV) (mixed-use, innovative) **Proposed Zoning:** MX-2 (INNOV) SPA (mixed-use, innovative, site plan amendment)

Public Hearing Held: November 17, 2025 - Item #33

Staff Resource: Joe Mangum

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

2025-099-PostHSA

2025-099-SitePlanRev-2025-10-13

2025-099-Consistency

# 16. Rezoning Petition: 2025-101 by Jordans Pond Holding Company, LLC

**Location:** Approximately 0.73 acres located on the north corner of Valleydale Road and Fred D. Alexander Boulevard, and south of Ben Livingston Road. (Council District 2 - Graham).

Current Zoning: I-2 (CD) (general industrial-1, conditional), N1-B (neighborhood 1-B), and ML-2

(manufacturing and logistics-2)

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

Public Hearing Held: November 17, 2025 - Item #34

Staff Resource: Sheighla Tippett

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

2025-101-PostHSA

2025 101 Consistency

### 17. Rezoning Petition: 2025-103 by Pappas Properties

**Location:** Approximately 11.78 acres located east of Smith Farm Road, south of Sugar Magnolia Drive, and north of Brookshire Boulevard. (Council District 2 - Graham).

**Current Zoning:** CC (commercial center)

Proposed Zoning: CC SPA (commercial center, site plan amendment)

Public Hearing Held: November 17, 2025 - Item #35

Staff Resource: Maxx Oliver

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

2025-103-PostHSA

2025-103-SitePlanRev-25-11-20

2025-103-Consistency

## 18. Rezoning Petition: 2025-105 by Zealous Empowering Nurturer

**Location:** Approximately 1.18 acres located east of Prosperity Church Road, north of White Cascade Drive, and south of Katelyn Drive. (Council District 4 - Johnson).

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

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

Public Hearing Held: November 17, 2025 - Item #36

Staff Resource: Michael Russell

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

<u>2025-105-PostHSA</u> 2025-105-Consistency