

# 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.

[2025-023-PostHSA](#)

[2025-023-Consistency](#)

#### 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 Steelescrot 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](#)

## 9. 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.

[2025-093-PostHSA](#)

[2025-093-Consistency](#)

## 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.

[2025-105-PostHSA](#)

[2025-105-Consistency](#)