

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, June 3, 2025**

**Innovation Station, Room 886**

**Charlotte-Mecklenburg Government Center**

### **Zoning Committee Work Session**

***Andrew Blumenthal, Chairperson***

***Shana Neeley, Vice Chairperson***

***Theresa McDonald***

***Clayton Sealey***

***Erin Shaw***

***Robin Stuart***

***Rick Winiker***

## Zoning Committee Work Session

### Zoning Item

#### 1. Rezoning Petition: 2025-047 by Charlotte Planning, Design & Development Department - Text Amendment

The Charlotte Unified Development Ordinance (UDO) requires periodic updates to maintain its status as a "living document." 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 27 of the 39 Articles.

**Public Hearing Held:** May 19, 2025 - Item #11

**Staff Resource:** [Kevin May](#)

[2025 047 POST SA](#)

[2025-047 Text Amendment UPDATED 05.27.25](#)

[2025-047 Consistency](#)

#### 2. Rezoning Petition: 2023-074 by C Investments 2, LLC

**Location:** Approximately 26 acres located on the east side of Providence Road, north side of Country Lane, and south side of Kuykendall Road. (Council District 7 - Driggs)

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

**Proposed Zoning:** N2-A (CD) (neighborhood 2-A, conditional) and N1-A (CD) (neighborhood 1-A, conditional)

**Public Hearing Held:** April 21, 2025 - Item #18

**Staff Resource:** [Maxx Oliver](#)

[2023 074 PostHSA](#)

[2023-074 SitePlanRev 25 5 23](#)

[2023-074 Consistency 25 6 3](#)

### 3. Rezoning Petition: 2024-124 by Aviation Metals of North Carolina, Inc.

**Location:** Approximately 7.32 acres located along Business Center Drive, west of Little Rock Road, east of Moores Park Drive, and north of Interstate 85. (Council District 3 - Brown)

**Current Zoning:** N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

**Proposed Zoning:** ML-1(CD) ANDO (manufacturing and logistics-1, conditional, airport noise disclosure overlay)

**Public Hearing Held:** April 21, 2025 - Item #19

**Staff Resource:** [Joe Mangum](#)

[2024\\_124\\_PostHSA](#)

[2024\\_124\\_SitePlanRev\\_2025\\_4\\_23](#)

[2024\\_124\\_consistency](#)

### 4. 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)

**Public Hearing Held:** May 19, 2025 - Item #13

**Staff Resource:** [Michael Russell](#)

[2025\\_005\\_PostHSA](#)

[2025\\_005\\_Consistency](#)

### 5. Rezoning Petition: 2025-010 by David Phillips

**Location:** Approximately 1.04 acres located on the east side of Rockford Court, north of East Woodlawn Road, and south of Stacy Boulevard. (Council District 1 - Anderson)

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

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

**Public Hearing Held:** May 19, 2025 - Item #14

**Staff Resource:** [Emma Knauerhase](#)

[2025\\_010\\_PostHSA](#)

[2025\\_010\\_Consistency](#)

## **6. Rezoning Petition: 2025-012 by Northpointe LLC**

**Location:** Approximately 6.11 acres located on the east side of Statesville Road, on the north and south side of Twin Lakes Parkway, and north of Metromont Parkway. (ETJ: BOCC - Powell; Closest CC 4 - Johnson)

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

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

**Public Hearing Held:** May 19, 2025 - Item #15

**Staff Resource:** [Michael Russell](#)

[2025\\_012\\_PostHSA](#)

[2025-012 Consistency](#)

## **7. Rezoning Petition: 2025-014 by Pulte Homes**

**Location:** Approximately 6.50 acres located on the west side of West Sugar Creek Road, on the north side of Glory Street, and south of Honduras Drive. (Council District 1 - Anderson)

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

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

**Public Hearing Held:** May 19, 2025 - Item #16

**Staff Resource:** [Maxx Oliver](#)

[2025\\_014\\_PostHSA](#)

[2025\\_014\\_RevSitePlan\\_2025\\_05\\_26](#)

[2025\\_014 Consistency](#)

## **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)

**Public Hearing Held:** May 19, 2025 - Item #12

**Staff Resource:** [Maxx Oliver](#)

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

[2025-015 SitePlanRev\\_25\\_5\\_22](#)

[2025\\_015 Consistency](#)

## 9. Rezoning Petition: 2025-016 by Kingdom Development Partners, LLC

**Location:** Approximately 11.16 acres located south of Paw Creek Road, west of Toddville Road, east of Breslin Street. (Council District 2 - Graham)

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

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

**Public Hearing Held:** May 19, 2025 - Item #17

**Staff Resource:** [Maxx Oliver](#)

[2025\\_016\\_PostHSA](#)

[2025-016\\_SitePlanRev\\_25\\_5\\_22](#)

[2025\\_016\\_Consistency](#)

## 10. Rezoning Petition: 2025-017 by The Drox Group, LLC

**Location:** Approximately 3 acres located along the west side of Nations Ford Road, north of Wanda Lane, and south of Echodale Drive. (Council District 3 - Brown)

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

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

**Public Hearing Held:** May 19, 2025 - Item #18

**Staff Resource:** [Joe Mangum](#)

[2025\\_017\\_PostHSA](#)

[2025\\_017\\_SitePlanRev\\_2025\\_5\\_22](#)

[2025\\_017\\_Consistency](#)

## 11. Rezoning Petition: 2025-018 by Oyster Development Inc.

**Location:** Approximately 2.98 acres located in the northeastern quadrant of the intersection of Sam Wilson Road and West Pointe Drive. (Council District 3 - Brown)

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

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

**Public Hearing Held:** May 19, 2025 - Item #19

**Staff Resource:** [Joe Mangum](#)

[2025\\_018\\_PostHSA](#)

[2025\\_018\\_Consistency](#)