

# **City of Charlotte**

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



## **Meeting Agenda**

**Wednesday, November 5, 2025**

**Room 886**

**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 886

### Zoning Item

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

**Update: Petitioner is requesting deferral to December 2, 2025**

**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)

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

**Update: Petitioner is requesting deferral to December 2, 2025**

**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)

#### 3. Rezoning Petition: 2024-127 by Wood Partners

**Location:** Approximately 19.49 acres located on the west side of Prosperity Church Road, along either side of Nada Park Circle and Butner Trail Lane, southeast of Benfield Road. (Council District 4 - Johnson).

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

**Proposed Zoning:** N2-C(CD) (Neighborhood 2-C, Conditional) and NC(CD) (Neighborhood Center, Conditional)

**Public Hearing Held:** June 16, 2025 - Item #15

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

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

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2024-127-PostHSA](#)

[2024-127-RevSitePlan-2025-10-23](#)

[2024-127-Consistency](#)

#### 4. Rezoning Petition: 2025-021 by Harold Jordan

**Location:** Approximately 1.24 acres located east of E W.T. Harris Boulevard, and north of Idlewild Road, and south of Meadowdale Lane. (Council District 5 - Molina).

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

**Proposed Zoning:** NC(CD) (Neighborhood Center, Conditional)

**Public Hearing Held:** September 15, 2025 - Item #22

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

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

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025-021-PostHSA](#)

[2025-021-SitePlanRev-25-10-15](#)

[2025-021-Consistency](#)

#### 5. Rezoning Petition: 2025-039 by Christopher Martin

**Location:** Approximately 0.37 acres located southwest of Scaleybark Road, east of Lochridge Road, and north of Murrayhill Road. (Council District 1 - Anderson).

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

**Proposed Zoning:** N1-C(CD) (Neighborhood 1-C, Conditional)

**Public Hearing Held:** October 20, 2025 - Item #21

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

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

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025-039-PostHSA](#)

[2025-039-RevSitePlan-2025-09-15](#)

[2025-039-Consistency](#)

## 6. Rezoning Petition: 2025-045 by J&J Custom Homes

**Location:** Approximately 9.09 acres located south of McKee Road, east of Fred Gutt Drive, and west of Glenmore Garden Drive. (Council District 7 - Driggs).

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

**Proposed Zoning:** N1-D(CD) (Neighborhood 1-D, Conditional)

**Public Hearing Held:** October 20, 2025 - Item #22

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

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

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025-045-PostHSA](#)

[2025-045-RevSitePlan-2025-09-15](#)

[2025-045-Consistency](#)

## 7. Rezoning Petition: 2025-057 by Tribek Properties

**Location:** Approximately 2.17 acres located on the southeast corner of Lancaster Highway and Ballantyne Commons Parkway, and west of Adair Manor Court. (Council District 7 - Driggs).

**Current Zoning:** B-1(CD) (Neighborhood Business, Conditional)

**Proposed Zoning:** B-1(CD) SPA (Neighborhood Business, Conditional, Site Plan Amendment)

**Public Hearing Held:** October 20, 2025 - Item #24

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

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

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025-057-PostHSA](#)

[2025-057-SitePlanRev-2025-10-22](#)

[2025-057-Consistency](#)

## 8. Rezoning Petition: 2025-075 by Northlake Pavilion Condominium Association, Inc.

**Location:** Approximately 6.37 acres located southeast corner of Metromont Parkway and Statesville Road, and west of Metromont Industrial Boulevard. (Council District 4 - Johnson).

**Current Zoning:** ML-1 (Manufacturing & Logistics-1)

**Proposed Zoning:** IMU(CD) (Innovation Mixed-Use, Conditional)

**Public Hearing Held:** October 20, 2025 - Item #25

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

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

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025-075-PostHSA](#)

[2025-075-RevSitePlan-2025-10-22](#)

[2025-075-Consistency](#)

## 9. Rezoning Petition: 2025-080 by SW Development Partners, LLC

**Location:** Approximately 5.00 acres located north of East W. T. Harris Boulevard, south of Briardale Drive, and east of East Independence Boulevard. (Council District 5 - Molina).

**Current Zoning:** R-9MF(CD) (Multi-Family Residential, Conditional)

**Proposed Zoning:** N2-A(CD) (Neighborhood 2-A, Conditional)

**Public Hearing Held:** October 20, 2025 - Item #26

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

**Staff Recommendation:** Staff recommends approval of this petition upon resolution of a requested technical revision related to transportation.

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025-080-PostHSA](#)

[2025-080-RevSitePlan-2025-10-23](#)

[2025-080-Consistency](#)

## 10. Rezoning Petition: 2025-087 by Naman Yorkmont, LLC

**Location:** Approximately 3.39 acres located south of Oak Lake Boulevard, west of Water Ridge Parkway, and north of Yorkmont Road. (Council District 3 - Brown).

**Current Zoning:** ML-1 ANDO (Manufacturing & Logistics-1, Airport Noise Disclosure Overlay)

**Proposed Zoning:** IMU(CD) ANDO (Innovation Mixed-Use, Conditional, Airport Noise Disclosure Overlay)

**Public Hearing Held:** October 20, 2025 - Item #27

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

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

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025-087-PostHSA](#)

[2025-087-SitePlanRev-25-09-15](#)

[2025-087-Consistency](#)

## 11. Rezoning Petition: 2025-090 by STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION

**Location:** Approximately 3.39 acres located south of West Arrowood Road, northwest of Forest Point Boulevard, and east of Forest Pine Drive. (Council District 3 - Brown).

**Current Zoning:** B-D(CD) (Distributive Business, Conditional)

**Proposed Zoning:** IMU(CD) (Innovation Mixed-Use, Conditional)

**Public Hearing Held:** October 20, 2025 - Item #28

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

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

**Attachments:**

Post-Hearing Staff Analysis

Site Plan

Statement of Consistency

[2025-090-PostHSA](#)

[2025-090-RevSitePlan-2025-10-13](#)

[2025-090-Consistency](#)