City of Charlotte

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



Meeting Agenda

Wednesday, November 5, 2025

Room 134

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 134

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

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