

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, February 16, 2026**

**Council Chamber**

### **City Council Zoning Meeting**

*Mayor Vi Lyles*

*Mayor Pro Tem James Mitchell Jr.*

*Council Member Dimple Ajmera*

*Council Member Danté Anderson*

*Council Member JD Mazuera Arias*

*Council Member Ed Driggs*

*Council Member Malcolm Graham*

*Council Member Reneé Johnson*

*Council Member LaWana Mayfield*

*Council Member Joi Mayo*

*Council Member Kimberly Owens*

*Council Member Victoria Watlington*

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING  
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,  
REGULAR MEETING HOSTED FROM COUNCIL CHAMBERS**

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

**Call to Order**

**Introduction**

**Invocation**

**Pledge of Allegiance**

**Explanation of Zoning Meeting**

**Deferrals / Withdrawals**

**CONSENT****2. Consent agenda items 3 through 12 may be considered in one motion except for those items pulled by a Council member. Items are pulled by notifying the City Clerk.**

- A. Items included on the consent agenda are rezoning petitions that meet the following criteria:
- a. Had no public opposition at their public hearing
  - b. Received an approval recommendation from the Zoning Committee
  - c. Have no changes after Zoning Committee
  - d. Staff recommends approval

**3. Rezoning Petition: 2025-004 by The Charlotte-Mecklenburg Hospital Authority**

**Location:** Approximately 3.14 acres located west of East Morehead Street, north of Myrtle Avenue, and south of South Tryon Street. (Council District 1 - Anderson).

**Current Zoning:** NC (neighborhood center)

**Proposed Zoning:** CAC-2(CD) (community activity center-2, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-004-ZCR](#)

[2025-004-FSA](#)

[2025-004-SitePlanRev-26-1-22](#)

**4. Rezoning Petition: 2025-078 by Image Custom Homes LLC**

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

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-078-ZCR](#)

[2025-078-FSA](#)

## 5. Rezoning Petition: 2025-096 by Justin Berry

**Location:** Approximately 0.21 acres located south of State Street, north of Katonah Avenue, and east of Mahopac Street. (Council District 2 - Graham).

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-096-ZCR](#)

[2025-096-FSA](#)

## 6. Rezoning Petition: 2025-102 by Olympia & Wright Homes

**Location:** Approximately 0.78 acres located on the north side of Moores Chapel Road, west of Old Moores Chapel Road and east of Kendall Drive. (Council District 3 - Mayo).

**Current Zoning:** CG (general commercial)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-102-ZCR](#)

[2025-102-FSA](#)

[2025-102-T1notes-2025-12-15](#)

## 7. Rezoning Petition: 2025-111 by Quiktrip Corporation

**Location:** Approximately 1.49 acres located south of Lakeview Road, west of Wake Drive, and east of Harris Technology Boulevard. (Council District 2 - Graham).

**Current Zoning:** MHP (manufactured home park)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-111-ZCR](#)

[2025-111-FSA](#)

## 8. Rezoning Petition: 2025-112 by Alexander-Myers Family, LLC

**Location:** Approximately 0.82 acres located north of Gibbon Road, south of Henderson Circle, and west of Old Statesville Road. (Council District 2 - Graham).

**Current Zoning:** I-2(CD) (general industrial, conditional)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-112-ZCR](#)

[2025-112-FSA](#)

## 9. Rezoning Petition: 2025-113 by Sea Lion LLC

**Location:** Approximately 0.03 acres located on the east side of Reid Avenue, south of West Boulevard, and north of Farmer Street. (Council District 3 - Mayo).

**Current Zoning:** CG (general commercial)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-113-ZCR](#)

[2025-113-FSA](#)

## 10. Rezoning Petition: 2025-115 by Abacus Capital

**Location:** Approximately 0.71 acres located north of Greensboro Street, west of East Sugar Creek Road, and south of North Tryon Street. (Council District 1 - Anderson).

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

**Proposed Zoning:** TOD-CC (transit oriented development - community center)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-115-ZCR](#)

[2025-115-FSA](#)

## 11. Rezoning Petition: 2025-116 by Piedmont Land Development, Inc.

**Location:** Approximately 5.8 acres located on the south side of Wilkinson Boulevard, west of Sam Wilson Road, and east of Old Dowd Road. (BOCC - Leake, District 2; closest Council District 2 - Graham).

**Current Zoning:** CG (general commercial)

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-116-ZCR](#)

[2025-116-FSA](#)

## 12. Rezoning Petition: 2025-119 by Hines

**Location:** Approximately 3.87 acres located north of Carnegie Boulevard, west of Sharon Road, and east of Roxborough Road. (Council District 6 - Owens).

**Current Zoning:** B-1SCD (business shopping center) and MUDD-O (mixed use development, optional)

**Proposed Zoning:** RAC(CD) (regional activity center, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-119-ZCR](#)

[2025-119-FSA](#)

[2025-119-SitePlanRev-2-4-2026](#)

**DECISIONS****13. Rezoning Petition: 2025-021 by Harold Jordan**

***Update: Petitioner is requesting deferral to March 23, 2026***

**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 - Mazuera Arias).

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

**Proposed Zoning:** NC(CD) (neighborhood center, conditional)

**14. Rezoning Petition: 2025-039 by Christopher Martin**

***Update: Petitioner is requesting deferral to March 23, 2026***

**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)

**15. Rezoning Petition: 2025-091 by Embark Development Company LLC**

***Update: Petitioner is requesting deferral to March 23, 2026***

**Location:** Approximately 6.97 acres located east of Steele Creek Road, north of Brightside Drive, and south of Wispering Pines Lane. (Council District 3 - Mayo).

**Current Zoning:** O-2(CD) (office, conditional) and O-2(CD) ANDO (office, conditional, airport noise disclosure overlay)

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

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

**Location:** Approximately 4.75 acres located east of Moss Road, south of Livingston Mill Road, and north of Scottsman Trace Drive. (Council District 3 - Mayo).

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

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

**Zoning Committee Recommendation:** The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

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

[2025-025-ZCR](#)

[2025-025-FSA](#)

[2025-025-SitePlanRev-2026-2-5](#)

## 17. Rezoning Petition: 2025-030 by Tryon Advisors, LLC

**Location:** Approximately 8.65 acres located on the north side of Mt Holly-Huntersville Road, east of Rozzelles Ferry Road, and south of Dunn Commons Parkway. (Council District 2 - Graham).

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

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

**Zoning Committee Recommendation:** The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:** Staff recommends approval of this petition upon resolution of an outstanding issue related to transportation.

[2025-030-ZCR](#)

[2025-030-FSA](#)

[2025-030-SitePlanRev-26-2-6](#)

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

**Location:** Approximately 2.58 acres located on the north side of Shopton Road, east of Steve Chapman Drive, and west of Pinecrest Drive. (Council District 3 - Mayo).

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

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

**Zoning Committee Recommendation:**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2025-076-ZCR](#)

[2025-076-FSA](#)

[2025-076-SitePlanRev-2026-2-11](#)

## 19. Rezoning Petition: 2025-088 by Northway Homes LLC

**Location:** Approximately 3.51 acres located south of Kentberry Drive, west of Bellhaven Boulevard, and north of Gum Branch Road. (Council District 2 - Graham).

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

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

**Zoning Committee Recommendation:** The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

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

[2025-088-ZCR](#)

[2025-088-FSA](#)

[2025-088-SitePlanRev-25-12-15](#)

## 20. Rezoning Petition: 2025-094 by Atapco Properties, Inc.

**Location:** Approximately 19.54 acres located east of Mallard Creek Road, on the north and south side of Alexander Road, and along the west side of College View Lane. (Council District 4 - Johnson).

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

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

**Zoning Committee Recommendation:** The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

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

[2025-094-ZCR](#)

[2025-094-FSA](#)

[2025-094-RevSitePlan\\_2026-02-06](#)

## 21. Rezoning Petition: 2025-126 by Crosland Southeast

**Location:** Approximately 6.60 acres located north of Wilora Lake Road, east of North Sharon Amity Road, and west of Mayberry Lane. (Council District 5 - Mazuera Arias).

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

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

**Zoning Committee Recommendation:** The Zoning Committee voted 4-2 to recommend APPROVAL of this petition.

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

[2025-126-ZCR](#)

[2025-126-FSA](#)

[2025-126-SitePlanRev-2-12-2026](#)

**HEARINGS****22. Rezoning Petition: 2025-063 by Northwood Ravin**

**Update: Petitioner is requesting deferral to March 23, 2026**

**Location:** Approximately 5.50 acres located west of Carnegie Boulevard, north of Fairview Road, and east of Park Road. (Council District 6 - Owens).

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

**Proposed Zoning:** RAC(CD) (regional activity center, conditional)

**23. Rezoning Petition: 2025-118 by Charlotte Planning, Design & Development Department - Text Amendment**

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 25 of the 39 Articles.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2025\\_118\\_PHSА](#)

[2025-118 Text Amendment UPDATED 01.16.26](#)

**24. Rezoning Petition: 2025-086 by Pence Road Development LLC**

**Location:** Approximately 31.17 acres located on the north side of Pence Road, west of Harrisburg Road, and east of Bandy Drive. (Council District 5 - Mazuera Arias).

**Current Zoning:** ML-1 (manufacturing and logistics 1), N1-A (neighborhood 1-A), I-1(CD) light industrial, conditional) and B-2(CD) (general business, conditional)

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

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

[2025-086-PHSА](#)

[2025-086-SitePlanRev-2026-1-12](#)

## 25. Rezoning Petition: 2025-114 by The Charlotte-Mecklenburg Hospital Authority

**Location:** Approximately 0.56 acres located east of Lombardy Circle, north of East Boulevard, and west of South Kings Drive. (Council District 1 - Anderson).

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

**Proposed Zoning:** OG(CD) (general office, conditional)

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

[2025-114-PHSA](#)

[2025-114-SitePlanRev-26-1-12](#)

## 26. Rezoning Petition: 2025-121 by The Huntington National Bank

**Location:** Approximately 3.67 acres located north of Ballantyne Commons Parkway, south of Conlan Circle, and west of Huffines Lane. (Council District 7 - Driggs).

**Current Zoning:** NS (neighborhood services)

**Proposed Zoning:** NS(SPA) (neighborhood services, site plan amendment)

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

[202-121-PHSA](#)

[2025-121-REVSitePlan-2026-01-08](#)

## 27. Rezoning Petition: 2025-122 by Union Church

**Location:** Approximately 14.92 acres located south of East W.T. Harris Boulevard, east of Old Concord Road, and west of University East Drive. (Council District 4 - Johnson).

**Current Zoning:** BP(CD) (business park, conditional)

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

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

[2025-122-PHSA](#)

## 28. Rezoning Petition: 2025-127 by 4749 West Blvd, LLC

**Location:** Approximately 5.35 acres located south of West Boulevard, east of Sirius Lane, and west of International Airport Drive. (Council District 3 - Mayo).

**Current Zoning:** ML-2 ANDO (manufacturing and logistics-2, airport noise district overlay)

**Proposed Zoning:** IMU(CD) ANDO (innovative mixed use, conditional, airport noise district overlay)

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

[2025-127-PHSA](#)

[2025-127-conditions\\_REV](#)

## 29. Rezoning Petition: 2025-129 by True Homes

**Location:** Approximately 4.94 acres located south of West W.T. Harris Boulevard, east of West Sugar Creek Road, and north of Brookstone Drive. (Council District 2 - Graham).

**Current Zoning:** INST(CD) (institutional, conditional)

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

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

[2025-129-PHSA](#)

[2025-129-SitePlanRev-26-1-22](#)