

City of Charlotte

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



Zoning Agenda

Monday, May 19, 2025

Council Chamber

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tiawana Brown
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Reneé Johnson
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Marjorie Molina
Council Member Victoria Watlington*

**1. 4:00 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.

2. Closed Session (as necessary)

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT

3. Consent agenda items 4 through 7 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

4. Rezoning Petition: 2024-064 by JF Lawrence Properties, LLC

Location: Approximately 7.59 acres located along the north side of Shopton Road, east of Steele Creek Road. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

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

Proposed Zoning: ML-2(CD) ANDO (manufacturing and logistics-2, conditional, airport noise district overlay)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024 064 ZCR2](#)

[2024 064 FSA2](#)

[2024 064 RevSitePlan 2025 04 24](#)

5. Rezoning Petition: 2024-145 by DavidLand, LLC

Location: Approximately 8.85 acres located along the west side of I-85, south of Quay Road, and north of Ridge Road. (Council District 4 - Johnson)

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

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024 145 ZCR](#)

[2024 145 FSA](#)

[2024 145 Development STDS 2025 04 23](#)

6. Rezoning Petition: 2025-002 by Kelsey Miles

Location: Approximately 0.28 acres located on the northeast side of East 36th Street, west of The Plaza, and south of North Davidson Street (Council District 1 - Anderson)

Current Zoning: N1-C (neighborhood 1-C)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025_002_ZCR](#)

[2025_002_FSA](#)

[2025_002_SitePlanRev_2025_4_21](#)

7. Rezoning Petition: 2025-006 by Beacon RCP LLC

Location: Approximately 94.46 acres located on the east side of Rhyne Road, south of Mount Holly Road, and north of Belmeade Drive. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

Current Zoning: I-1(CD) (light industrial, conditional)

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, 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_006_ZCR](#)

[2025_006_FSA](#)

[2025_006_RevSitePlan_2025_03_17](#)

DECISIONS**8. Rezoning Petition: 2024-137 by Wilkes Asset Management**

Location: Approximately 13.29 acres located along the west side of Johnston Oehler Road, north of Mallard Creek Road, and east of Prosperity Church Road. (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 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2024 137 ZCR](#)

[2024 137 FSA](#)

[2024 137 RevSitePlan 2025 05 08](#)

9. Rezoning Petition: 2024-144 by Digital Moores Chapel LLC

Location: Approximately 156.23 acres located south of I-85, east of Moores Chapel Road, and west of Sam Wilson Road. (Council District 3 - Brown)

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

Proposed Zoning: I-2(CD) SPA (general industrial, conditional, site plan amendment)

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2024 144 ZCR](#)

[2024 144 FSA](#)

[2024 144 RevSitePlan 2025 05 12](#)

10. Rezoning Petition: 2025-022 by Bill Scantland

Location: Approximately 5.80 acres located east of EW.T. Harris Boulevard, north of Harris Park Boulevard, and south of Delta Landing Road. (Council District 5 - Molina)

Current Zoning: R-20MF(CD) (multi-family residential, conditional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition upon resolution of an outstanding issue related to environment and a requested technical revision.

[2025_022_ZCR](#)

[2025_022_FSA](#)

[2025_022_RevSitePlan_2025_04_24](#)

HEARINGS**11. 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.

Staff Recommendation:

Staff recommends approval of this petition.

[2025_047_PHSa_DONE](#)

[2025-047 Text Amendment 04.15.25](#)

12. 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)

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

[2025_015_PHSa](#)

[2025-015 SitePlanRev 25_4_14](#)

13. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025_005_PHSa](#)

14. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025_010_PHSa](#)

15. 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. (Council District 4 - Johnson)

Current Zoning: OFC (office flex campus)

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

Staff Recommendation: Staff recommends approval of this petition.

[2025_012_PHSa](#)

16. 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)

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

[2025_014_PHSa](#)

[2025-014_SitePlanRev_25_4_14](#)

17. 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)

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

[2025_016_PHSa](#)

[2025-016_SitePlanRev_25_4_14](#)

18. 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)

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

[2025 017 PHSA](#)

[2025 017 SitePlanRev 2025 4 14](#)

19. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025 018 PHSA](#)