

City of Charlotte

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



Zoning Agenda

Tuesday, March 3, 2026

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

Zoning Item

1. Rezoning Petition: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to April 7, 2026

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)

Rezoning Petition: 2025-086 by Pence Road Development LLC

Update: Petitioner is requesting deferral to April 7, 2026

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)

3. 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.

Public Hearing Held: February 16, 2026 - Item #23

Staff Resource: [Kevin May](#)

[2025_118_PostHSA](#)

[2025-118 Text Amendment UPDATED 02.18.26](#)

[2025-118 Consistency](#)

4. Rezoning Petition: 2025-085 by HK Cedarvale, LLC

Location: Approximately 9.89 acres located north of Performance Road, west of Cedarvale Drive, and south of Devonwood Lane. (ETJ - BOCC: 2-Leake; Closest CC 3-Mayo).

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

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

Public Hearing Held: January 20, 2026 - Item #21

Staff Resource: [Joe Mangum](#)

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

[2025-085-PostHSA](#)

[2025-085-SitePlanRev-2026-1-22](#)

[2025-085-consistency](#)

5. 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)

Public Hearing Held: February 16, 2026 - Item #25

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-114-PostHSA](#)

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

[2025-114-Consistency](#)

6. 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)

Public Hearing Held: February 16, 2026 - Item #26

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[202-121-PostHSA](#)

[2026-02-12 RZP-2025-121.RESUB 2](#)

[2025-121-Consistency](#)

7. 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)

Public Hearing Held: February 16, 2026 - Item #27

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-122-PostHSA](#)

[2025-122-Consistency](#)

8. 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)

Public Hearing Held: February 16, 2026 - Item #28

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-127-PostHSA](#)

[2025-127-conditions_REV](#)

[2025-127-Consistency](#)

9. 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)

Public Hearing Held: February 16, 2026 - Item #29

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-129-PostHSA](#)

[2025-129-SitePlanRev-26-2-19](#)

[2025-129-Consistency](#)