

City of Charlotte

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



Zoning Agenda

Tuesday, January 20, 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 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

3. Rezoning Petition: 2025-100 by Roland Development Group, LLC

Location: Approximately 3.16 acres located west of Marsh Road, south of Auburn Avenue, and east of Hartford Avenue. (Council District 1 - Anderson).

Current Zoning: R-12MF(CD) (multi-family residential, conditional)

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.

[2025-100-ZCR](#)

[2025-100-FSA](#)

[2025_100_RevSitePlan_2026_01_08](#)

4. Rezoning Petition: 2025-104 by DR Horton

Location: Approximately 14.9 acres located west of Nations Ford Road, northeast of West Hebron Street, and south of West Arrowood Road. (Council District 3 - Mayo).

Current Zoning: B-D(CD) (distributive business, conditional), IC-1 (institutional campus), OFC (office flex campus)

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.

[2025-104-ZCR](#)

[2025-104-FSA](#)

[2025-104-SitePlanRev-2026-1-8](#)

5. Rezoning Petition: 2025-107 by Morris Holdings, LLC

Location: Approximately 9.72 acres located along the southeast side of Mallard Creek Road, north of Morris Estate Drive, and west of Faron Way. (Council District 4 - Johnson).

Current Zoning: N1-A (neighborhood 1-A) and RE-3 (research-3)

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.

[2025-107-ZCR](#)

[2025-107-FSA](#)

[2025-107-RevSitePlan-2025-12-18](#)

6. Rezoning Petition: 2025-109 by Ravin Partners

Location: Approximately 1.46 acres located east of East Independence Boulevard, north of Hayden Way, and west of Lakeview Circle. (Council District 5 - Mazuera Arias).

Current Zoning: CG(CD) (general commercial, conditional)

Proposed Zoning: N2-B(CD) SPA (neighborhood 2-A, conditional, site plan amendment)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-109-ZCR](#)

[2025-109-FSA](#)

[2025-109-Site-Plan-11-10-2025](#)

7. Rezoning Petition: 2025-110 by Graham-Overlook LLC

Location: Approximately 0.58 acres located east of North Graham Street, south of Plymouth Avenue, and north of Armour Drive. (Council District 1 - Anderson).

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

Proposed Zoning: NC (neighborhood center)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-110-ZCR](#)

[2025-110-FSA](#)

DECISIONS**8. Rezoning Petition: 2025-021 by Harold Jordan**

Update: Petitioner is requesting deferral to February 16, 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)

9. Rezoning Petition: 2025-027 by Mission City Church and Freedom Communities

Update: Petitioner is requesting deferral to February 16, 2026

Location: Approximately 4.77 acres located east of Valleydale Road, north of Summerville Road, and south of Goodman Road. (Council District 2 - Graham).

Current Zoning: N1-B (neighborhood 1-B) and CG (general commercial)

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

10. Rezoning Petition: 2024-090 by Charter Properties, Inc.

Location: Approximately 65.27 acres located along the north side of West Mallard Creek Church Road and the south side of Galloway Road, west of I-85. (Council District 4 - Johnson).

Current Zoning: MUDD-O (mixed use development district, optional) and R-12MF(CD) (multi-family, conditional)

Proposed Zoning: CG(CD) (general commercial, conditional) and 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.

[2024-090-ZCR](#)

[2024-090-FSA](#)

[2024-090-RevsitePlan-2026-01-15](#)

11. Rezoning Petition: 2025-025 by Angelo Tillman

Location: Approximately 4.75 acres located west of Moss Road, north of Scottsman Trace Drive, and south of Queenwater Lane. (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-2025-11-20](#)

12. 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)

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

[2025-039-ZCR](#)

[2025-039_FSA](#)

[2025-039_CD Notes-Tier 1](#)

13. Rezoning Petition: 2025-070 by Prosperity Alliance

Location: Approximately 30.37 acres located west of Beatties Ford Road, east of Patric Alan Court, and north of McIntyre Avenue. (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.

[2025-070-ZCR](#)

[2025-070-FSA](#)

[2025-070-SitePlanRev-26-1-12](#)

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

Location: Approximately 2.58 acres located north of Shopton Road, east of Steve Chapman Drive, and south of Sullivans Trace 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-2025-11-24](#)

15. Rezoning Petition: 2025-098 by High Street District Development, Inc.

Location: Approximately 7.09 acres located on the south side of Pineville-Matthews Road, east of Carmel Commons Boulevard, and west of Bannington Road. (Council District 7 - Driggs).

Current Zoning: OFC (office flex campus)

Proposed Zoning: CAC-1(CD) (community activity center-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 upon resolution of an outstanding issues related to site and building design.

[2025-098-ZCR](#)

[2025-098-FSA](#)

[2025-098-SitePlanRev-2025-12-5](#)

16. Rezoning Petition: 2025-108 by CRD Development, LLC

Location: Approximately 1.14 acres located north of Cleveland Avenue, west of East Worthington Avenue, and east of South Boulevard. (Council District 1 - Anderson).

Current Zoning: TOD-NC(CD) (transit oriented development - neighborhood center, conditional) and TOD-UC(CD) (transit oriented development - urban center, conditional)

Proposed Zoning: RAC(EX) (regional activity center, exception) and TOD-UC(CD) (transit oriented development - urban 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.

[2025-108-ZCR](#)

[2025-108-FSA](#)

[2025-108-SitePlanRev-26-1-9](#)

HEARINGS**17. Rezoning Petition: 2025-089 by American Asset Corporation**

Update: Petitioner is requesting deferral to February 16, 2026

Location: Approximately 18.24 acres located south of Pineville-Matthews Road, east of Raintree Lane, and north of Willow Point Drive. (Council District 7 - Driggs).

Current Zoning: CC (commercial center)

Proposed Zoning: CC SPA (commercial center, site plan amendment)

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

Update: Petitioner is requesting deferral to February 16, 2026

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.

19. 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)

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

[2025-126-PHSA](#)

[2025-126-SitePlan-11-14-25](#)

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)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment and requested technical revisions.

[2025-094-PHSA](#)

[2025-094-RevSitePlan-2025-10-13](#)

21. 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)

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

[2025-085-PHSA](#)

[2025-085-SitePlanRev-2025-9-15](#)

22. 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)

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

[2025-004-PHSA](#)

[2025-004-SitePlanRev-25-11-10](#)

23. Rezoning Petition: 2025-063 by Northwood Ravin

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)

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

[2025-063-PHSA](#)

[2025-063-RevSitePlan-2025-10-13](#)

24. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025-088-PHSA](#)

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

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

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)

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

[2025-091-PHSA](#)

[2025-091-RevSitePlan-2025-11-10](#)

26. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025-096-PHSA](#)

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

Location: Approximately 0.78 acres located on the northwest corner of Moores Chapel Road and Old Moores Chapel Road, and east of Gore Street. (Council District 3 - Mayo).

Current Zoning: CG (general commercial)

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

Staff Recommendation: Staff recommends approval of this petition.

[2025-102-PHSA](#)

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

28. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025-111-PHSA](#)

29. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025-112-PHSA](#)

30. Rezoning Petition: 2025-113 by Sea Lion LLC

Location: Approximately 0.03 acres located south of West Boulevard, east of Reid Avenue, and Ross Avenue. (Council District 3 - Mayo).

Current Zoning: CG (general commercial)

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

Staff Recommendation: Staff recommends approval of this petition.

[2025-113-PHSA](#)

31. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025-115-PHSA](#)

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

Location: Approximately 5.80 acres located south of Wilkinson Boulevard, north of Dewey Drive, and west of Sam Wilson Road. (BOCC - Leake, District 2 ; closest Council District 3 - Mayo).

Current Zoning: CG (general commercial)

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

Staff Recommendation: Staff recommends approval of this petition.

[2025-116-PHSA](#)

33. 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)

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

[2025-119-PHSA](#)

[2025-119-SitePlanRev-12-15-2025](#)