

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, May 5, 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 August 4, 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)

#### 2. Rezoning Petition: 2025-077 by Short Development Group, LLC

***Update: Petitioner is requesting deferral to June 2, 2026***

**Location:** Approximately 2.52 acres located south of North Wendover Road, north of Churchill Road, and east of Wendover Hill Court. (Council District 6 - Owens).

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

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

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

***Update: Petitioner has withdrawn this petition***

**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)

#### 4. **Rezoning Petition: 2025-128 by AREG US OPP IV SHOPTON RD HOLDCO LLC**

**Location:** Approximately 15.16 acres located north of Shopton Road, east of Stonecliff Road, and west of I-485. (Council District 3 - Mayo).

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

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

**Public Hearing Held:** April 20, 2026 - Item #19

**Staff Resource:** [Michael Russell](#)

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

[2025-128-RevSitePlan-2026-04-23](#)

#### 5. **Rezoning Petition: 2025-136 by Larry Cooper**

**Location:** Approximately 2.02 acres located east of West Sugar Creek Road, west of Burgandy Drive, and north of Kneighton Lane. (Council District 4 - Johnson).

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

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

**Public Hearing Held:** April 20, 2026 - Item #20

**Staff Resource:** [Michael Russell](#)

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

[2025-136-PostHSA](#)

[2025-136-Consistency](#)

#### 6. **Rezoning Petition: 2025-142 by Third & Urban LLC**

**Location:** Approximately 1.90 acres located north of Tuckaseegee Road, east of Berryhill Road, and west of Gesco Street. (Council District 2 - Graham).

**Current Zoning:** MUDD-O (mixed use development-optional)

**Proposed Zoning:** IMU(CD) (innovation mixed-use, conditional)

**Public Hearing Held:** April 20, 2026 - Item #21

**Staff Resource:** [Emma Knauerhase](#)

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

[2025-142-PostHSA](#)

## 7. Rezoning Petition: 2026-002 by Zhi Zhang

**Location:** Approximately 0.16 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of Gilead Street. (Council District 3 - Mayo).

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

**Proposed Zoning:** TOD-NC (transit oriented development-neighborhood center)

**Public Hearing Held:** April 20, 2026 - Item #22

**Staff Resource:** [Joe Mangum](#)

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

[2026-002-consistency](#)

## 8. Rezoning Petition: 2026-003 by SLRH Acquisitions, LLC

**Location:** Approximately 0.84 acres located east of Providence Road, north of Fenton Place, and south of Cherokee Road. (Council District 6 - Owens).

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

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

**Public Hearing Held:** April 20, 2026 - Item #18

**Staff Resource:** [Sheighla Tippett](#)

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

[2026-003-Consistency-Statment](#)