

City of Charlotte

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



Zoning Agenda

Tuesday, April 7, 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 May 5, 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: 2025-127 by 4749 West Blvd, LLC

Update: Petitioner is requesting deferral to May 5, 2026

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)

3. Rezoning Petition: 2025-072 by Lincoln Property Company

Location: Approximately 44.02 acres located west of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson).

Current Zoning: OFC (office flex campus) and MUDD(CD) (mixed use development, conditional)

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

Public Hearing Held: March 23, 2026 - Item #21

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition upon resolution of requested technical revisions.

[2025-072-PostHSA](#)

[2025-072-RevSitePlan 2026-03-26](#)

[2025-072-Consistency](#)

4. 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)

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

Staff Resource: [Joe Mangum](#)

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

[2025-086-PostHSA](#)

[2025-086-SitePlanRev-2026-2-19](#)

[2025-086-consistency](#)

5. Rezoning Petition: 2025-132 by Hopper Communities, Inc.

Location: Approximately 0.44 acres located west of Providence Road, north of Edgemont Road, and south of Cavendish Court. (Council District 6 - Owens).

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

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

Public Hearing Held: March 23, 2026 - Item #23

Staff Resource: [Sheighla Tippett](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-132-PostHSA](#)

[2025-132-Consistency](#)

6. Rezoning Petition: 2025-135 by The Charlotte-Mecklenburg Hospital Authority

Location: Approximately 41.26 acres located south of North Tryon Street, east of East W.T. Harris Boulevard, and north of Johnson Alumni Way. (Council District 4 - Johnson).

Current Zoning: IC-1 (institutional campus-1)

Proposed Zoning: IC-2(EX) (institutional campus-2, exception)

Public Hearing Held: March 23, 2026 - Item #24

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-135-PostHSA](#)

[2025-135-RevSitePlan-Tier 1 Notes-2026-03-25](#)

[2025-135- Consistency](#)

7. Rezoning Petition: 2025-138 by Coral Reef Investment Properties

Location: Approximately 8.62 acres located along the east side of West Tyvola Road, south of South Tryon Street, and west of Sleepy Hollow Road. (Council District 3 - Mayo).

Current Zoning: R-17MF(CD) (multi-family, conditional)

Proposed Zoning: R-17MF(CD) SPA (multi-family, conditional, site plan amendment)

Public Hearing Held: March 23, 2026 - Item #25

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-138-PostHSA](#)

[2025-138-SitePlanRev-26-2-9](#)

[2025-138-Consistency](#)

8. Rezoning Petition: 2025-139 by Averitt Express

Location: Approximately 53.24 acres located on the north side of Shopton Road, west of Beam Road. (Council District 3 - Mayo).

Current Zoning: I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay)

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

Public Hearing Held: March 23, 2026 - Item #26

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-139-PostHSA](#)

[2025-139-SitePlanRev-2026-3-26](#)

[2025-139-consistency](#)

9. Rezoning Petition: 2025-140 by Excel Financial Services Inc.

Location: Approximately 0.43 acres located east of Sandy Porter Road, north of Camden Creek Lane, and south of Sandy River Lane. (Council District 3 - Mayo).

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

Proposed Zoning: CAC-1(CD) (community activity center-1, conditional)

Public Hearing Held: March 23, 2026 - Item #27

Staff Resource: [Maxx Oliver](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-140-PostHSA](#)

[2025-140-SitePlanRev-26-2-3](#)

[2025-140-Consistency](#)