

City of Charlotte

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



Zoning Agenda

Tuesday, February 4, 2025

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Andrew Blumenthal, Chairperson

Shana Neeley, Vice Chairperson

Theresa McDonald

Clayton Sealey

Erin Shaw

Robin Stuart

Rick Winiker

Zoning Committee Work Session - Room 267

Zoning Item

1. Rezoning Petition: 2024-047 by Heaven Properties

Update: Petitioner is requesting deferral to March 4, 2025

Location: Approximately 12.77 acres located on the north side of Harris Houston Road, east of Kempsford Road, and west of Astoria Drive. (Council District 4 - Johnson)

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

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

2. Rezoning Petition: 2024-072 by The Drakeford Company

Update: Petitioner is requesting deferral to March 4, 2025

Location: Approximately 19.58 acres located at the dead end of Harvest Hill Drive, east of Lawrence Orr Road, and north of Barcliff Drive. (Council District 5 - Molina)

Current Zoning: MX-1 INNOV (mixed use, innovative), N1-A (neighborhood 1-A), and IC-1 (institutional campus-1)

Proposed Zoning: MX-1 INNOV SPA (mixed use, innovative, site plan amendment) and N1-D(CD) (neighborhood 1-D, conditional)

3. Rezoning Petition: 2024-014 by KB Holdings LLC

Location: Approximately 0.98 acres located on the north side of West Boulevard, south side of Nobles Avenue, and west side of Holabird Lane. (Council District 3 - Brown)

Current Zoning: B-1(CD) (neighborhood business, conditional)

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

Public Hearing Held: January 21, 2025 - Item #18

Staff Resource: [Emma Knauerhase](#)

[2024 014 Post HSA](#)

[2024 014 Consistency](#)

4. Rezoning Petition: 2024-102 by Drakeford Communities

Location: Approximately 11.9 acres located on the north side of Sunset Road, east of Paula Court, and west of Linda Vista Lane. (Council District 2 - Graham)

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

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

Public Hearing Held: January 21, 2025 - Item #15

Staff Resource: [Joe Mangum](#)

[2024_102_PostHSA_DONE](#)

[2024-102_SitePlanRev_2025_1_23](#)

[2024_102_Consistency](#)

5. Rezoning Petition: 2024-103 by Rocky River Road Partners, LLC

Location: Approximately 24.46 acres located at the northwestern corner of the intersection of Rocky River Road and John Russell Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A) and R-8MF(CD) (multifamily residential, conditional)

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

Public Hearing Held: January 21, 2025 - Item #19

Staff Resource: [Joe Mangum](#)

[2024_103_PostHSA](#)

[2024_103_SitePlanRev_2025_1_23](#)

[2024_103_Consistency](#)

6. Rezoning Petition: 2024-105 by Angelo Tillman

Location: Approximately 1.99 acres located along the north side of Tom Hunter Road, west of Hidden Forest Drive, and south of I-85. (Council District 1 - Anderson)

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

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

Public Hearing Held: December 16, 2024 - Item #26

Staff Resource: [Holly Cramer](#)

[2024_105_PostHSA](#)

[2024_105_RevSitePlan_2025_01_08](#)

[2024_105_consistency](#)

7. Rezoning Petition: 2024-111 by The Presbyterian Home at Charlotte, Inc.

Location: Approximately 27.27 acres located along the west side of Sharon Road, south of Hazelton Drive, and east of Sunnybrook Drive. (Council District 6 - Bokhari)

Current Zoning: R-3(CD) (single-family, conditional), MUDD-O (mixed-use development district, optional), and INST(CD) SPA (institutional, conditional, site plan amendment)

Proposed Zoning: R-3(CD) SPA (single-family, conditional, site plan amendment), MUDD-O SPA (mixed-use development district, optional, site plan amendment), and INST(CD) SPA (institutional, conditional, site plan amendment)

Public Hearing Held: January 21, 2025 - Item #20

Staff Resource: [Maxx Oliver](#)

[2024 111 PostHSA](#)

[2024 111 SitePlanRev 24 11 11](#)

[2024 111 Consistency](#)

8. Rezoning Petition: 2024-116 by Feven Negash

Location: Approximately 0.35 acres located along the west side of White Plains Road, north of Hidden Valley Road, and east of West Sugar Creek Road. (Council District 1 - Anderson)

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

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

Public Hearing Held: January 21, 2025 - Item #17

Staff Resource: [Holly Cramer](#)

[2024 116 PostHSA](#)

[2024 116 consistency](#)

9. Rezoning Petition: 2024-117 by Steelfab, Inc.

Location: Approximately 29.80 acres located along the north and south side of Denver Avenue, east of Mulberry Church Road, and north of Wilkinson Boulevard. (Council District 3 - Brown)

Current Zoning: ML-1(ANDO) (manufacturing and logistics-1, airport noise disclosure overlay) and N2-B (ANDO) (neighborhood 2-B, airport noise disclosure overlay)

Proposed Zoning: OG (general office)

Public Hearing Held: January 21, 2025 - Item #21

Staff Resource: [Emma Knauerhase](#)

[2024 117 Post HSA](#)

[2024 117 Consistency](#)

10. Rezoning Petition: 2024-118 by Weekley Homes, LLC

Location: Approximately 9.40 acres located south of Lakeview Road, east of Reames Road, and north of Hickory Lane. (Council District 2 - Graham)

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

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

Public Hearing Held: January 21, 2025 - Item #22

Staff Resource: [Maxx Oliver](#)

[2024_118_PostHSA](#)

[2024-118_SitePlanRev_24_12_16](#)

[2024_118_Consistency](#)

11. Rezoning Petition: 2024-122 by Mintworth Commons Holdings, LLC c/o APG Advisors

Location: Approximately .330 acres located along the north side of Margaret Wallace Road, south of Idlewild Road, and northeast of Mintworth Avenue. (Council District 5 - Molina)

Current Zoning: NS (neighborhood services)

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

Public Hearing Held: January 21, 2025 - Item #23

Staff Resource: [Stuart Valzonis](#)

[2024_122_PostHSA](#)

[RZP-2024-122_10_14_2024](#)

[2024_122_Consistency](#)

12. Rezoning Petition: 2024-123 by QCRE Investments, LLC

Location: Approximately 0.30 acres located along the east side of Tappan Place, north of Herrin Avenue, and south of Anderson Street. (Council District 1 - Anderson)

Current Zoning: OFC (office flex campus)

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

Public Hearing Held: January 21, 2025 - Item #24

Staff Resource: [Holly Cramer](#)

[2024_123_PostHSA](#)

[2024_123_consistency](#)

13. Rezoning Petition: 2024-128 by Penmith Holdings, LLC

Location: Approximately 5.24 acres on the northwest corner of Mallard Creek Road and Hubbard Road, and to the east of Garrison Drive. (Council District 2 - Graham)

Current Zoning: INST(CD) (institutional, conditional)

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

Public Hearing Held: January 21, 2025 - Item #27

Staff Resource: [Maxx Oliver](#)

[2024_128_PostHSA](#)

[2024-128_SitePlanRev_25_1_23](#)

[2024_128_Consistency](#)

14. Rezoning Petition: 2024-130 by Abacus Acquisitions LLC

Location: Approximately 1.44 acres located on the west side of West Tremont Avenue, east of I-77, and south of West Boulevard. (Council District 3 - Brown)

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

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

Public Hearing Held: January 21, 2025 - Item #28

Staff Resource: [Michael Russell](#)

[2024_130_PostHSA](#)

[2024_130_RevSitePlan_2025_01_23](#)

[2024_130_Consistency](#)