

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, February 17, 2025**

**Council Chamber**

### **City Council Zoning Meeting**

*Mayor Vi Lyles  
Mayor Pro Tem Danté Anderson  
Council Member Dimple Ajmera  
Council Member Tariq Scott Bokhari  
Council Member Tiawana Brown  
Council Member Ed Driggs  
Council Member Malcolm Graham  
Council Member Reneé Johnson  
Council Member LaWana Mayfield  
Council Member James Mitchell  
Council Member Marjorie Molina  
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 12 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: 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_014\\_ZCR](#)

[2024\\_014\\_FSA](#)

**4. Rezoning Petition: 2024-099 by Mecklenburg County**

**Location:** Approximately 24.75 acres located at the eastern end of Cagle Avenue, east of Sharon Amity Road and west of WT Harris Boulevard. (Council District 5 - Molina)

**Current Zoning:** ML-1 (manufacturing and logistics-1) and ML-2 (manufacturing and logistics-2)

**Proposed Zoning:** IC-2(CD) (institutional campus-2, conditional)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_099\\_ZCR](#)

[2024\\_099\\_FSA](#)

[2024\\_099\\_DevelopmentstandardsRev\\_2024\\_12\\_19](#)

## 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024 103 ZCR](#)

[2024 103 FSA](#)

[2024 103 SitePlanRev 2025 1 23](#)

## 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024 105 ZCR](#)

[2024 105 FSA](#)

[2024 105 RevSitePlan 2025 02 04](#)

## 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)

**Zoning Committee Recommendation:** The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

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

[2024 111 ZCR](#)

[2024 111 FSA DONE](#)

[2024 111 RevSitePlan 2025 02 10](#)

## 8. 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)

**Zoning Committee Recommendation:**

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

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024 117 ZCR](#)

[2024 117 FSA](#)

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

**Location:** Approximately .330 acres located along the northwest 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024 122 ZCR](#)

[2024 122 FSA](#)

[RZP-2024-122 10 14 2024](#)

## 10. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024 123 ZCR](#)

[2024 123 FSA](#)

## 11. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_128\\_ZCR](#)

[2024\\_128\\_FSA](#)

[2024-128\\_SitePlanRev\\_25\\_1\\_23](#)

## 12. 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)

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends APPROVAL of this petition.

[2024\\_130\\_ZCR](#)

[2024\\_130\\_FSA](#)

[2024-130\\_RevSitePlan\\_2025\\_02\\_05](#)

**DECISIONS****13. Rezoning Petition: 2024-116 by Feven Negash**

***Update: Petitioner is requesting deferral to March 17, 2025***

**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)

**14. Rezoning Petition: 2024-121 by Charlotte Planning, Design & Development Department - Text Amendment**

The purpose of this text amendment to the UDO is to make changes that will result in better functionality. These changes provide greater clarity, new and updated definitions, adjusts use permissions and prescribed conditions, revises use names, updates graphics, and makes changes and additions to standards. There are proposed changes in 23 of the 39 Articles.

**Zoning Committee Recommendation:**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

**Staff Recommendation:**

Staff recommends approval of this petition.

[2024\\_121\\_ZCR](#)

[2024\\_121\\_FSA\\_revised](#)

[#2024-121\\_FINAL\\_\(Clean Up 4 AMENDED 02.07.25 SB382\)](#)

**15. 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)

**Zoning Committee Recommendation:** The Zoning Committee voted 5-2 to recommend APPROVAL of this petition.

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

[2024\\_102\\_ZCR](#)

[2024\\_102\\_FSA\\_DONE](#)

[2024\\_102\\_SitePlanRev\\_2025\\_2\\_11](#)

**HEARINGS****16. Rezoning Petition: 2024-073 by CLT Operations Holdings, LLC**

***Update: Petitioner is requesting deferral to March 17, 2025***

**Location:** Approximately 1.519 acres located along the north side of Alleghany Street and the west side of Ashley Road, south of Lindbergh Street.

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

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

**17. Rezoning Petition: 2024-112 by Dreamkey Partners**

***Update: Petitioner is requesting deferral to June 16, 2025***

**Location:** Approximately 4.4 acres located on the east side of Beatties Ford Road, south of Slater Road, and north of Cindy Lane. (Council District 2 - Graham).

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

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

**18. Rezoning Petition: 2024-124 by Aviation Metals of North Carolina, Inc.**

***Update: Petitioner is requesting deferral to March 17, 2025***

**Location:** Approximately 7.32 acres located along Business Center Drive, west of Little Rock Road, east of Moores Park Drive, and north of Interstate 85. (Council District 3 - Brown)

**Current Zoning:** N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

**Proposed Zoning:** ML-1(CD) ANDO (manufacturing and logistics-1, conditional, airport noise disclosure overlay)

**19. Rezoning Petition: 2024-137 by Wilkes Asset Management**

***Update: Petitioner is requesting deferral to March 17, 2025***

**Location:** Approximately 13.29 acres located along the west side of Johnston Oehler Road, north of Mallard Creek Road, and east of Prosperity Church Road. (Council District 4 - Johnson).

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

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

## 20. Rezoning Petition: 2024-138 by Peak Development

**Location:** Approximately 8.54 acres located on the north side of Shopton Road West, east of Kirkwynd Commons Drive and west of Cory-Bret Lane. (Council District 3 - Brown)

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

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

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

[2024\\_138\\_PHSA\\_DONE](#)

[2024\\_138\\_SitePlanRev\\_2025\\_1\\_13](#)

## 21. Rezoning Petition: 2024-125 by Tay Holdings, LLC

**Location:** Approximately 8.47 acres located on the west side of Sonoma Valley Drive, east of Stoneyridge Drive, and north of Mt Holly Road. (Council District 2 - Graham)

**Current Zoning:** MX-2(INNOV) (mixed-use, innovative), and NS (Neighborhood Services)

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

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

[2024\\_125\\_PHSA\\_DONE](#)

[2024-125\\_SitePlanRev\\_24\\_12\\_16](#)

## 22. Rezoning Petition: 2024-126 by Greystar Development East, LLC

**Location:** Approximately 11.53 acres located on the north side of Queen City Drive, on the south side of Tuckaseegee Road, and to the east of Sheets Creek. (Council District 3 - Brown)

**Current Zoning:** MUDD-O ANDO (mixed-used development, optional, airport noise Disclosure Overlay), N2-B ANDO (neighborhood 2-B, airport noise disclosure overlay), and N1-A ANDO (neighborhood 1-A, airport noise Disclosure Overlay)

**Proposed Zoning:** N2-C (CD) ANDO (neighborhood 2-C, conditional, airport noise disclosure overlay)

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

[2024\\_126\\_PHSA\\_DONE](#)

[2024-126\\_Site Plan 1-13-25](#)

## 23. Rezoning Petition: 2024-131 by Pulte Homes

**Location:** Approximately 35.26 located on the northwest and southeast side of Moores Chapel Road, south of Charlie Hipp Roas, and north of I-85. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

**Current Zoning:** N1-A (neighborhood 1-A) and ML-2 (manufacturing and logistics 2)

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

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

[2024 131 PHSA DONE](#)

[2024 131 SitePlanRev 2025 1 13](#)

## 24. Rezoning Petition: 2024-133 by Kenjoh Outdoor Advertising

**Location:** Approximately 1.16 acres located east of Rozzelles Ferry Road, north of Honeywood Avenue, and west of Brookshire Boulevard. (Council District 2 - Graham)

**Current Zoning:** I-1(CD) (light industrial, conditional)

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

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

[2024 133 PHSA](#)

[2nd Review Site Plan 2024-133](#)

## 25. Rezoning Petition: 2024-134 by ST. CHARLES AVENUE LLC

**Location:** Approximately 0.47 acres located along the east side of Castleton Road, north of North Sharon Amity Road, and west of Craig Avenue. (Council District 5 - Molina)

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

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

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

[2024 134 PHSA DONE](#)

## 26. Rezoning Petition: 2024-135 by Harold Carrillo

**Location:** Approximately 0.92 acres located on the east side of Grove Street, north of Trexler Avenue, and northwest of Nevin Road. (Council District 2 - Graham)

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

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

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

[2024-135 PHSA](#)

## 27. Rezoning Petition: 2024-136 by Keen Building Company

**Location:** Approximately 0.51 acres located on the west side of Craig Avenue, east of Castleton Road, and north of North Sharon Amity Road. (Council District 5 - Molina)

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

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

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

[2024\\_136\\_PHSА\\_DONE](#)

## 28. Rezoning Petition: 2024-140 by Urban Trends Real Estate

**Location:** Approximately 0.45 acres located northeast of West Trade Street, southeast of Frazier Avenue, and southwest of West 5th Street. (Council District 2 - Graham)

**Current Zoning:** NC (neighborhood center)

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

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

[2024\\_140\\_PHSА\\_DONE](#)

## 29. Rezoning Petition: 2024-148 by CSE Communities, LLC

**Location:** Approximately 2.60 acres located along the east side of Couloak Drive, south of Mt Holly-Huntersville Road, and west of Brookshire Boulevard. (Council District 2 - Graham)

**Current Zoning:** CC (commercial center, conditional)

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

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

[2024\\_148\\_PHSА\\_DONE](#)

[2024-148\\_Tier1\\_Notes](#)