

City of Charlotte

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



Zoning Agenda

Monday, October 20, 2025

Council Chamber

City Council Zoning Meeting

Mayor Vi Lyles

Mayor Pro Tem Danté Anderson

Council Member Dimple Ajmera

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 Edwin Peacock

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 11 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:
- Had no public opposition at their public hearing
 - Received an approval recommendation from the Zoning Committee
 - Have no changes after Zoning Committee
 - Staff recommends approval

3. Rezoning Petition: 2024-113 by 410SG Partners, LLC

Location: Approximately 1.0 acre located at the southwest intersection of South Gardner Ave and Chamberlain Ave, and North of State Street. (Council District 2 - Graham).

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

Proposed Zoning: IMU (innovation mixed-use)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2024-113-ZCR](#)

[2024-113-FSA](#)

4. Rezoning Petition: 2025-033 by BRI 1882 INNOVATION PARK DEVELOPMENT LLC

Location: Approximately 40.13 acres located on the northeast side of IMB Drive, south of W W.T. Harris Boulevard, and west of Vinoy Boulevard. (Council District 4 - Johnson).

Current Zoning: RE-3 (research) and RC (research campus)

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.

[2025-033-ZCR](#)

[2025-033-FSA](#)

[2025-033-RevSitePlan-2025-09-19](#)

5. Rezoning Petition: 2025-041 by Concord Charlotte Uptown, LLC

Location: Approximately 0.42 acres located on the east corner of East 8th Street and North College Street, and west of East 9th Street. (Council District 1 - Anderson).

Current Zoning: UMUD(O) (uptown mixed-use district, optional)

Proposed Zoning: UMUD(O) SPA (uptown mixed-use district, optional, 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.

[2025-041-ZCR](#)

[2025-041-FSA](#)

[2025-041-SitePlanRev-25-9-17](#)

6. Rezoning Petition: 2025-051 by Bow & Arrow Properties LLC

Location: Approximately 0.33 acres located on the east side of Parson Street, north of Parkwood Avenue, and south of Grace Street. (Council District 1 - Anderson).

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

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.

[2025-051-ZCR](#)

[2025-051-FSA](#)

7. Rezoning Petition: 2025-064 by The Rapalo Group LLC

Location: Approximately 0.17 acres located on the west side of Highland Street, north of Wilkinson Boulevard, and south of Greenland Avenue. (Council District 2 - Graham).

Current Zoning: CG (general commercial)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-064-ZCR](#)

[2025-064-FSA](#)

8. Rezoning Petition: 2025-066 by DreamKey Partners

Location: Approximately 2.27 acres located on the northeast corner of Samuel Street and Newland Road, and west of Statesville Avenue. (Council District 1 - Anderson).

Current Zoning: UR-2(CD) (urban residential-2, 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.

[2025-066-ZCR](#)

[2025-066-FSA](#)

9. Rezoning Petition: 2025-068 by PK819 LLC

Location: Approximately 1.70 acres located on the southeast corner of North McDowell Street and East 17th Street, west of Seigle Avenue, and south of East 18th Street. (Council District 1 - Anderson).

Current Zoning: UR-2(CD) (urban residential, conditional)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025_068_ZCR](#)

[2025-068-FSA](#)

10. Rezoning Petition: 2025-073 by White Lodging

Location: Approximately 0.68 acres located at the northern corner of the intersection of South Tryon Street and Bland Street. (Council District 3 - Brown).

Current Zoning: TOD-UC (transit oriented development - urban center)

Proposed Zoning: TOD-UC(EX) (transit oriented development - urban center, exception)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-073-ZCR](#)

[2025-073-FSA](#)

[2025-073-SitePlanRev-2025-10-10](#)

11. Rezoning Petition: 2025-074 by Jinwei Pan

Location: Approximately 2.58 acres located along the west side of Zoar Road, east of Shanagarry Drive, and south of Hunting Birds Lane. (ETJ - BOCC: 6-Rodriguez-McDowell; Closest CC 3-Brown).

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-074-ZCR](#)

[2025-074-FSA](#)

DECISIONS**12. Rezoning Petition: 2025-027 by Mission City Church and Freedom Communities**

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)

Zoning Committee Recommendation: The Zoning Committee voted 4-2 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2025-027-ZCR](#)

[2025-027-FSA](#)

[2025-027-RevSitePlan-2025-09-18](#)

13. Rezoning Petition: 2025-032 by Queen City Land

Location: Approximately 15.80 acres located on the southwest corner of Plaza Road Ext and Hood Road, and east of Windrift Road. (Council District 5 - Molina).

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

Proposed Zoning: NC(CD) (neighborhood center, conditional) and 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.

[2025-032-ZCR](#)

[2025-032-FSA](#)

[2025-032-RevSitePlan-2025-10-09](#)

14. Rezoning Petition: 2025-042 by Bryan Elsey

Location: Approximately 6.42 acres located on the north side of Tom Hunter Road, east of Ventura Way Drive, and west of Hidden Stream Court. (Council District 1 - Anderson).

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

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.

[2025-042-ZCR](#)

[2025-042-FSA](#)

[2025-042-SitePlanRev-2025-9-2](#)

15. Rezoning Petition: 2025-055 by Porcha Thomas

Location: Approximately 0.52 acres located north of Parkwood Avenue, east of Allen Street, and west of Pegram Street. (Council District 1 - Anderson).

Current Zoning: NS (neighborhood services)

Proposed Zoning: NC(CD) (neighborhood 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.

[2025-055-ZCR](#)

[2025-055-FSA-25-10-20](#)

[2025-055-SitePlanRev-25-9-29](#)

16. Rezoning Petition: 2025-069 by Northwood Ravin

Location: Approximately 3.4 acres located north of Scaleybark Road, east of South Boulevard, and along either side of Sloan Street, Weona Avenue, and Hollis Road. (Council District 1 - Anderson).

Current Zoning: TOD-MO (transit oriented development-mixed-use, optional) and TOD-RO (transit oriented development-residential, optional)

Proposed Zoning: TOD-MO SPA (transit oriented development-mixed-use, optional, site plan amendment) and TOD-RO SPA (transit oriented development-residential, optional, 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.

[2025-069-ZCR](#)

[2025-069-FSA](#)

[2025-069-SitePlanRev-25-10-10](#)

17. Rezoning Petition: 2025-071 by Harris Investment Company #1, LLC

Location: Approximately 1.53 acres located north of Carnegie Boulevard, east of Coca-Cola Plaza, and south of Rexford Road. (Council District 6 - Peacock).

Current Zoning: O-15(CD) (office, conditional)

Proposed Zoning: RAC(CD) (regional activity center, conditional)

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

Staff Recommendation: Staff recommends approval of this petition.

[2025-071-ZCR](#)

[2025-071-FSA](#)

[2025-10-10 RZP2025-071 Rev Site Plan4](#)

HEARINGS**18. Rezoning Petition: 2025-063 by Northwood Ravin**

Update: Petitioner is requesting deferral to November 17, 2025

Location: Approximately 5.50 acres located west of Carnegie Boulevard, north of Fairview Road, and east of Park Road. (Council District 6 - Peacock).

Current Zoning: OFC (office flex campus)

Proposed Zoning: RAC(CD) (regional activity center, conditional)

19. Rezoning Petition: 2025-070 by Prosperity Alliance

Update: Petitioner is requesting deferral to November 17, 2025

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)

20. 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 - Brown).

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

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

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

[2025-025-PHSA](#)

[2025-025-SitePlanRev-2025-9-15](#)

21. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025-039-PHSA](#)

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

22. Rezoning Petition: 2025-045 by J&J Custom Homes

Location: Approximately 9.09 acres located south of McKee Road, east of Fred Gutt Drive, and west of Glenmore Garden Drive. (Council District 7 - Driggs).

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

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

Staff Recommendation: Staff recommends approval of this petition.

[2025-045-PHSA](#)

[2025_045_Conditional_Notes_REV](#)

23. Rezoning Petition: 2025-052 by The Charlotte-Mecklenburg Hospital Authority

Location: Approximately 0.81 acres located south of South Tryon Street, west of Steelescroft Parkway, and north of Steele Creek Road. (Council District 3 - Brown).

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

Proposed Zoning: OG (office general)

Staff Recommendation: Staff recommends approval of this petition.

[2025-052-PHSA](#)

24. Rezoning Petition: 2025-057 by Tribek Properties

Location: Approximately 2.17 acres located on the southeast corner of Lancaster Highway and Ballantyne Commons Parkway, and west of Adair Manor Court. (Council District 7 - Driggs).

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

Proposed Zoning: B-1(CD) SPA (neighborhood business, conditional, site plan amendment)

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

[2025-057-PHSA](#)

[2025-057-SitePlanRev-2025-9-15](#)

25. Rezoning Petition: 2025-075 by Northlake Pavilion Condominium Association Inc.

Location: Approximately 6.37 acres located southeast corner of Metromont Parkway and Statesville Road, and west of Metromont Industrial Boulevard. (Council District 4 - Johnson).

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

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

Staff Recommendation: Staff recommends approval of this petition.

[2025-075-PHSA](#)

[2025_075_SitePlan](#)

26. Rezoning Petition: 2025-080 by SW Development Partners LLC

Location: Approximately 5.00 acres located north of East W. T. Harris Boulevard, south of Briardale Drive, and east of East Independence Boulevard. (Council District 5 - Molina).

Current Zoning: R-9MF(CD) (multi-family residential, conditional)

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 site design.

[2025-080-PHSA](#)

[2025-080-RevSitePlan-2025-09-15](#)

27. Rezoning Petition: 2025-087 by Naman Yorkmont, LLC

Location: Approximately 3.39 acres located south of Oak Lake Boulevard, west of Water Ridge Parkway, and north of Yorkmont Road. (Council District 3 - Brown).

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

Proposed Zoning: IMU(CD) ANDO (innovation mixed-use, conditional, airport noise disclosure overlay)

Staff Recommendation: Staff recommends approval of this petition.

[2025-087-PHSA](#)

[2025 087 Site Plan Rev2](#)

28. Rezoning Petition: 2025-090 by STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION, A NEW YORK NOT-FOR-PROFIT CORPORATION

Location: Approximately 3.39 acres located south of West Arrowood Road, northwest of Forest Point Boulevard, and east of Forest Pine Drive. (Council District 3 - Brown).

Current Zoning: B-D(CD) (distributive business, conditional)

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

Staff Recommendation: Staff recommends approval of this petition.

[2025-090-PHSA](#)

[2025-090-RevSitePlan-2025-09-15](#)