

City of Charlotte

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



Zoning Agenda

Monday, September 15, 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

Innovation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT**2. Consent agenda items 3 through 15 may be considered in one motion except for those items pulled by a Council member. Items are pulled by notifying the City Clerk.**

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: 2024-141 by NVR, Inc.

Location: Approximately 107.31 acres located northwest of North Tryon Street, southeast of I-85, and south of West Mallard Creek Church Road. (Council District 4 - Johnson).

Current Zoning: CG (general commercial), IC-1 (institutional campus 1), and N1-A (neighborhood 1-A)
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.

[2024-141-ZCR](#)

[2024-141-FSA](#)

[2024-141-RevSitePlan-2025-08-21](#)

4. Rezoning Petition: 2025-009 by Davis Moore

Location: Approximately 40.43 acres located on the east side of Johnston Road and the south side of Providence Road West, north of Donnington Drive. (Council District 7 - Driggs).

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

Proposed Zoning: INST(CD) SPA (institutional, conditional, site plan amendment)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-009-ZCR](#)

[2025_009_FSA](#)

[2025-009-SitePlanRev-2025-9-5](#)

5. Rezoning Petition: 2025-034 by Veer Homes, LLC

Location: Approximately 6.20 acres located south of Allison Lane, east of Allison Woods Drive, and west of Providence Road. (Council District 7 - Driggs).

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

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.

[2025-034-ZCR](#)

[2025-034-FSA](#)

[2025-034-SitePlanRev-2025-8-21](#)

6. Rezoning Petition: 2025-043 by City of Charlotte

Location: Approximately 2.37 acres located on the south side of Chipley Avenue, west of Paul Buck Boulevard, and east of Monroe Road. (Council District 1 - Anderson).

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

Proposed Zoning: CAC-1 (community activity center-1)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-043-ZCR](#)

[2025-043-FSA](#)

7. Rezoning Petition: 2025-046 by Northway Homes LLC

Location: Approximately 0.17 acres located west of Tappan Place, north of Herrin Avenue, and east of The Plaza. (Council District 1 - Anderson).

Current Zoning: CG (general commercial)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025_046_ZCR](#)

[2025-046-FSA](#)

8. Rezoning Petition: 2025-048 by Castlebridge Residential Development

Location: Approximately 7.96 acres located south of Sunset Road, west of Gutter Branch Drive, and east of Oakdale Road. (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 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-048-ZCR](#)

[2025-048-FSA](#)

[2025_048-RevSitePlan_2025_09_04](#)

9. Rezoning Petition: 2025-049 by High Street District Development, Inc.

Location: Approximately 32.35 acres located east of Trevi Village Boulevard, south of North Tryon Street, and west of Hudspeth Road. (ETJ - BOCC: 3-Dunlap; Closest CC 4-Johnson).

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-049-ZCR](#)

[2025_049_FSA](#)

[2025-049-RevSitePlan-2025-09-04](#)

10. Rezoning Petition: 2025-050 by Charter Properties, Inc.

Location: Approximately 11.45 acres located at the northeastern corner of the intersection of Steele Creek Road and Brown-Grier Road. (Council District 3 - Brown).

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-050-ZCR](#)

[2025-050-FSA](#)

11. Rezoning Petition: 2025-053 by David Powlen

Location: Approximately 34.03 acres located north of Albemarle Road, west of Novant Health Parkway, and east of I-485. (ETJ - BOCC: 4-Jerrell; Closest CC 5-Molina).

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[20253-053-ZCR](#)

[2025-053-FSA](#)

[2025-053 Revised Site Plan \(revised 08.21\)](#)

12. Rezoning Petition: 2025-054 by Bisbikis Property Group

Location: Approximately 1.08 acres located east of Little Rock Road, south of Queen City Drive, and north of I-85. (Council District 3 - Brown).

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

Proposed Zoning: CG(ANDO) (general commercial, airport noise disclosure overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-054-ZCR](#)

[2025-054-FSA](#)

13. 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](#)

[2025-055-SitePlanRev-25-8-21](#)

14. Rezoning Petition: 2025-060 by Mecklenburg County

Location: Approximately 27.47 acres located on the east side of East W.T. Harris Boulevard, north of Albemarle Road, and south of Hickory Grove Road. (Council District 5 - Molina).

Current Zoning: R-20 MF(CD) (multi-family residential, conditional)

Proposed Zoning: N2-C(EX) (neighborhood 2-C, exception)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-060-ZCR](#)

[2025-060-FSA](#)

[2025-060-SitePlanRev-25-8-21](#)

15. Rezoning Petition: 2025-081 by City of Charlotte on Behalf of Samaritan's Purse

Location: Approximately 2.9 acres located on the west side of Nations Ford Road, south of Red Roof Drive, and north of Forest Point Boulevard. (Council District 3 - Brown).

Current Zoning: IMU (innovation mixed use)

Proposed Zoning: OFC (office flex campus)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2025-081-ZCR](#)

[2025 081 FSA](#)

DECISIONS**16. 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-SitePlanRev-25-8-21](#)

17. Rezoning Petition: 2025-040 by TDC Greenville, LLC

Location: Approximately 2.21 acres located west of Statesville Avenue, north of Callahan Street, and south of Romeo Alexander Road. (Council District 1 - Anderson).

Current Zoning: MUDD(CD) (mixed use development, conditional)

Proposed Zoning: MUDD(CD)SPA (mixed use development, conditional, site plan amendment)

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

Staff Recommendation: Staff recommends approval of this petition.

[2025-040-ZCR](#)

[2025-040-FSA](#)

[2025-040-SitePlanRev-2025-9-3](#)

18. 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](#)

19. Rezoning Petition: 2025-056 by Delray at Providence Road West, LLC

Location: Approximately 10 acres located on the south side of Providence Road West, west of Brynfield Drive, and east of Sandstone Crest Lane. (Council District 7 - Driggs).

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

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

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

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

[2025-056-ZCR](#)

[2025 056 FSA](#)

[2025-056-SitePlanRev-2025-8-21](#)

HEARINGS**20. Rezoning Petition: 2025-025 by Angelo Tillman**

Update: Petitioner is requesting deferral to October 20, 2025

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)

21. Rezoning Petition: 2025-030 by Tryon Advisors, LLC

Update: Petitioner is requesting deferral to October 20, 2025

Location: Approximately 8.65 acres located on the north side of Mt Holly-Huntersville Road, east of Rozzelles Ferry Road, and south of Dunn Commons Parkway. (Council District 2 - Graham).

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

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

22. Rezoning Petition: 2025-021 by Harold Jordan

Location: Approximately 1.24 acres located east of E W.T. Harris Boulevard, and north of Idlewild Road, and south of Meadowdale Lane. (Council District 5 - Molina).

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

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

Staff Recommendation: Staff does not recommend approval of this petition in its current form.

[2025-021-PHSA](#)

[2025-021-SitePlanRev-2025-8-7](#)

23. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2024-113-PHSA](#)

24. 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)

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

[2025-033-PHSA](#)

[2025-033-RevSitePlan-2025-08-11](#)

25. 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)

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

[2025-041-PHSA](#)

[2025-041_SitePlan](#)

26. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025-051-PHSA](#)

27. Rezoning Petition: 2025-063 by Northwood Ravin

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)

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

[2025-063-PHSA](#)

[2025-063-RevSitePlan-2025-08-11](#)

28. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025-064-PHSA](#)

29. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025-066-PHSA](#)

30. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025_068_PHSA_DONE](#)

31. Rezoning Petition: 2025-069 by Northwood Ravin

Location: Approximately 36.80 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025-069-PHSA](#)

[2025-069-SitePlanRev-25-8-11](#)

32. 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) (neighborhood 1-B)

Proposed Zoning: RAC(CD) (neighborhood center, conditional)

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

[2025-071-PHSA](#)

[2025 071 Rev Site Plan](#)

33. Rezoning Petition: 2025-073 by White Lodging

Location: Approximately 0.68 acre 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)

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

[2025-073-PHSA](#)

[2025-073-SitePlanRev-2025-8-11](#)

34. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2025-074-PHSA](#)