City of Charlotte

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

Zoning Agenda

Monday, August 17, 2026

Council Chamber

City Council Zoning Meeting

Mayor Robert Harrington
Mayor Pro Tem James Mitchell
Council Member Dimple Ajmera
Council Member Dante Anderson
Council Member JD Mazuera Arias
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Renee Johnson
Council Member LaWana Mayfield
Council Member Joi Mayo
Council Member Kimberly Owens
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 8 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: 2025-130 by Maruti Hotels, Inc.

Location: Approximately 3.97 acres located on the west side of Business Center Drive, south of Tuckaseegee Road, and east of Calton Lane. (Council District 3 - Mayo).

Current Zoning: ML-1 ANDO (manufacturing and logistics 1, airport noise disclosure overlay)
Proposed Zoning: CG(CD) ANDO (general commercial, conditional, airport noise disclosure overlay)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2025-130-ZCR

2025-130-FSA

2025-130-SitePlanRev-2026-8-10

4. Rezoning Petition: 2026-015 by KT Trading LLC

Location: Approximately 5.71 acres located south of Reagan Drive, west of Wilson Lane, and east of Transportation Boulevard. (Council District 1 - Anderson).

Current Zoning: I-1(CD) (light industrial, conditional)
Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2026-015-ZCR

2026-015-FSA

2026-015-Rev-Site-Plan

5. Rezoning Petition: 2026-018 by S.R. Mozeley Properties, LLC

Location: Approximately 3.80 acres located north of Fred D Alexander Boulevard, east of Oak Street, and south of Tench Street. (Council District 2 - Graham).

Current Zoning: I-2(CD) (general industrial, conditional)
Proposed Zoning: ML-1(CD) (manufacturing and logistics, conditional)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2026-018-ZCR

2026-018-FSA

2026-018-SitePlanRev-6-5-11

6. Rezoning Petition: 2026-019 by ACRO Development Services

Location: Approximately 22.89 acres located north of Morehead Road, west of Stowe Lane, and east of Old Holland Road. (ETJ - BOCC: 3-Dunlap; Closest CC 4-Johnson).

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: ML-2(CD) (manufacturing and logistics-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.

2026-019-ZCR

2026-019-FSA

2026-019-RevSitePlan-2026-06-18

7. Rezoning Petition: 2026-020 by Terwilliger Pappas

Location: Approximately 10.9 acres located on the east side of Carmel Commons Boulevard, south of Pineville-Matthews Road, and north of Bannington Road. (Council District 7 - Driggs).

Current Zoning: MUDD-O (mixed-use development district-optional)
Proposed Zoning: MUDD-O SPA (mixed-use development 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.

2026-020-ZCR

2026-020-FSA

2026-020-SitePlanRev-2026-6-18

8. Rezoning Petition: 2026-021 by Hines

Location: Approximately 1.63 acres located south of East Westinghouse Drive, east of Blu Central Road, and west of Crump Road. (Council District 3 - Mayo).

Current Zoning: UR-C(CD) (urban residential-commercial, conditional)
Proposed Zoning: UR-C(CD) SPA (urban residential-commercial, 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.

2026-021-ZCR

2026-021-FSA

2026-021-RevSitePlan-2026-06-18

DECISIONS

9. Rezoning Petition: 2025-086 by Pence Road Development LLC

Update: Petitioner is requesting deferral to September 21, 2026

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)

10. Rezoning Petition: 2025-077 by Short Development Group, LLC

Location: Approximately 2.52 acres located south of North Wendover Road, north of Churchill Road, and east of Wendover Hill Court. (Council District 6 - Owens).

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Zoning Committee Recommendation:
The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

Staff Recommendation:
Staff recommends approval of this petition.

2025-077-ZCR-26-8-4

2025-077-FSA-26-8-17

2025-077-SitePlanRev-26-7-23

11. Rezoning Petition: 2026-001 by MPV Properties & Mission Properties

Location: Approximately 8.56 acres located south of Mount Holly Road, north of Verde Creek Road, and west of Rhyne Road. (ETJ - BOCC: 2-Leake; Closest CC 2-Graham).

Current Zoning: ML-1 (manufacturing and logistics 1)
Proposed Zoning: N2-B(CD) (neighborhood 2-B, conditional)

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

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

2026-001-ZCR

2026-001-FSA

2026-001-SitePlanRev-26-8-7

12. Rezoning Petition: 2026-009 by David Simonini Signature Homes, LLC

Location: Approximately 3.0 acres located south of Old Providence Road, east of Jones Ridge Drive, and west of Mary Butler Way. (Council District 7 - Driggs).

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

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

Staff Recommendation: Staff recommends approval of this petition.

2026-009-ZCR

2026-009-FSA

RZP 2026-009-Conditions-8-13-26

13. Rezoning Petition: 2026-017 by Kevin Curran

Location: Approximately 1.22 acres located north of Ravendale Drive, west of Shalimar Drive, and east of Ventura Avenue. (ETJ - BOCC: 2-Leake; Closest CC 2-Graham).

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

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

Staff Recommendation:
Staff recommends approval of this petition.

2026-017-ZCR

2026-017-FSA

2026-017-SitePlanRev-26-6-26

HEARINGS

14. Rezoning Petition: 2024-143 by Panorama Development, LLC

Update: Petitioner is requesting deferral to September 21, 2026

Location: Approximately 11.2 acres located east of Remount Road, north of Parker Drive, and west of Berryhill Road. (Council District 3 - Mayo).

Current Zoning: ML-1 (manufacturing and logistics-1) and ML-2 (manufacturing and logistics-2)
Proposed Zoning: CAC-1(CD) (community activity center-1, conditional)

15. Rezoning Petition: 2026-014 by TRUE HOMES, LLC

Update: Petitioner is requesting deferral to September 21, 2026

Location: Approximately 3.07 acres located north of Brownestone View Drive, south of Dearmon Road, and east of Browne Road. (Council District 4 - Johnson).

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

16. Rezoning Petition: 2026-027 by C4 Investments, LLC dba Crosland Southeast

Location: Approximately 39.41 acres located on the east and west side of Josh Birmingham Parkway, north of Wilkinson Boulevard, and south of Interstate 85. (Council District 3 - Mayo).

Current Zoning: RAC ANDO (regional activity center, airport noise disclosure overlay)
Proposed Zoning: CG(CD) ANDO (general commercial, conditional, airport noise disclosure overlay) and CAC(CD) ANDO (community activity center, conditional, airport noise disclosure overlay)

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

2026-027-PHSA

2026-027-RevSitePlan-2026-07-15

17. Rezoning Petition: 2025-011 by Garrison Road Holdings, LLC

Location: Approximately 4.51 acres located on the east side of Garrison Road, south of West Boulevard, and west of I-485. (Council District 3 - Mayo).

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)
Proposed Zoning: ML-1 ANDO (manufacturing and logistics-1, airport noise disclosure overlay)

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

2025-011-PHSA

18. Rezoning Petition: 2026-031 by Charlotte Pipe and Foundry Co

Location: Approximately 0.48 acres located south of Moravain Lane, west of Providence Road, and east of Hermitage Road. (Council District 6 - Owens).

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

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

2026-031-PHSA

2026-031-Revised-Site-Plan-7-13-26

19. Rezoning Petition: 2026-034 by Sam's Mart, LLC

Location: Approximately 7.60 acres located west of I-485, north of Windtree Lane, and south of Robinwood Drive. (ETJ - BOCC: 4-Jerrell; Closest CC 5- Mazuera Arias).

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

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

2026-034-PHSA

2026-034-Rev-Site-Plan-7-14-26

20. Rezoning Petition: 2026-030 by Olympia & Wright LLC

Location: Approximately 0.15 acres located on the south side of West Boulevard, east of Morning Drive. (Council District 3 - Mayo).

Current Zoning: CG (general commercial)
Proposed Zoning: N1-E (neighborhood 1-E)

Staff Recommendation: Staff recommends approval of this petition.

2026-030-PHSA

21. Rezoning Petition: 2026-037 by Historical Excelsior, Inc.

Location: Approximately 0.88 acres located west of Beatties Ford Road, south of Sanders Avenue, and east of Campus Street. (Council District 2 - Graham).

Current Zoning: NC (neighborhood center) and N1-C (neighborhood 1-C)
Proposed Zoning: CAC-1(EX) (community activity center, exception) and N2-C(CD) (neighborhood 2-C, conditional)

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

2026-037-PHSA

2026-037-SitePlanRev-26-7-13

22. Rezoning Petition: 2025-123 by Sanders Partnership, LLC

Location: Approximately 61.26 acres located east of Kelly Road, north of Pleasant Grove Road, and west of Weston Woods Lane. (ETJ - BOCC: 2-Leake; Closest CC 2-Graham).

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 and environment.

2025-123-PHSA

2025-123-SitePlanRev-26-7-13

23. Rezoning Petition: 2026-008 by COLLABDEV6 LLC

Location: Approximately 1.50 acres located north of Sunset Road, west of Reames Road, and east of Northpark Boulevard. (Council District 2 - Graham).

Current Zoning: I-1(CD) (light industrial, conditional)
Proposed Zoning: ML-1 (manufacturing and logistics-1)

Staff Recommendation: Staff recommends approval of this petition.

2026-008-PHSA

24. Rezoning Petition: 2026-011 by Tribute Companies Inc

Location: Approximately 2.20 acres located south of North Tryon Street, west of Caldwell Road, and north of Lempira Lane. (Council District 4 - Johnson).

Current Zoning: R-12MF(CD) (multi-family residential, conditional)
Proposed Zoning: NC(CD) (neighborhood center, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and requested technical revisions.

2026-011-PHSA

2026-011-RevSitePlan-2026-07-10

25. Rezoning Petition: 2026-026 by Nativity of the Holy Virgin Orthodox Church

Location: Approximately 2.81 acres located north of Mineral Springs Road, east of North Graham Street, and west of Century Oaks Lane. (Council District 4 - Johnson).

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

Staff Recommendation: Staff recommends approval of this petition.

2026-026-PHSA

26. Rezoning Petition: 2026-028 by Barnhardt Manufacturing Co.

Location: Approximately 21.25 acres located east of Hawthorne Lane, north of Central Avenue, and west of Pecan Avenue. (Council District 1 - Anderson).

Current Zoning: ML-2 (manufacturing and logistics-2)
Proposed Zoning: NC(CD) (neighborhood center, conditional)

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

2026-028-PHSA

2026-028-SitePlanRev-26-7-13

27. Rezoning Petition: 2026-029 by Rachel Regalado

Location: Approximately 3.06 acres located west of Henderson Circle, south of Henderson Valley Lane, and north of Judal Lane. (Council District 2 - Graham).

Current Zoning: MHP (manufactured home park district)
Proposed Zoning: N1-C (neighborhood 1-C)

Staff Recommendation: Staff recommends approval of this petition.

2026-029-PHSA

28. Rezoning Petition: 2026-032 by Savalex Homes LLC

Location: Approximately 1.39 acres located east of Thriftwood Drive, north of Freedom Drive, and south of Marble Street. (Council District 2 - Graham).

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

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

2026-032-PHSA

2026-032-Revised Notes-2026-07-14

29. Rezoning Petition: 2026-035 by DreamKey Partners

Location: Approximately 6.00 acres located east 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)

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

2026-035-PHSA

2026-035-SItePlanRev-26-7-13