



City of Charlotte

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

Zoning Agenda

Zoning Committee Work Session

Douglas Welton, Chairperson
Melissa Gaston, Vice Chairperson
Michael Caprioli
Theresa McDonald
Carolyn Millen
Erin Shaw
Robin Stuart

Tuesday, May 5, 2026

5:30 PM

Charlotte-Mecklenburg
Government Center

Zoning Committee Work Session

Zoning Item

1. Rezoning Petition: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to August 4, 2026

Location: Approximately 1.55 acres located south of Bryant Street, west of South Summit Avenue, and east of Freedom Drive. (Council District 2 - Graham).

Current Zoning: NC (neighborhood center)

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

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

Update: Petitioner is requesting deferral to June 2, 2026

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)

3. Rezoning Petition: 2025-127 by 4749 West Blvd, LLC

Update: Petitioner has withdrawn this petition

Location: Approximately 5.35 acres located south of West Boulevard, east of Sirius Lane, and west of International Airport Drive. (Council District 3 - Mayo).

Current Zoning: ML-2 ANDO (manufacturing and logistics-2, airport noise district overlay)

Proposed Zoning: IMU(CD) ANDO (innovative mixed use, conditional, airport noise district overlay)

4. Rezoning Petition: 2025-128 by AREG US OPP IV SHOPTON RD HOLDCO LLC

Location: Approximately 15.16 acres located north of Shopton Road, east of Stonecliff Road, and west of I-485. (Council District 3 - Mayo).

Current Zoning: BP(CD) (business park, conditional)

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

Public Hearing Held: April 20, 2026 - Item #19

Staff Resource: [Michael Russell](#)

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

[2025-128-PostHSA](#)

[2025-128-RevSitePlan-2026-04-23](#)

5. Rezoning Petition: 2025-136 by Larry Cooper

Location: Approximately 2.02 acres located east of West Sugar Creek Road, west of Burgandy Drive, and north of Kneighton Lane. (Council District 4 - Johnson).

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

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

Public Hearing Held: April 20, 2026 - Item #20

Staff Resource: [Michael Russell](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-136-PostHSA](#)

[2025-136-Consistency](#)

6. Rezoning Petition: 2025-142 by Third & Urban LLC

Location: Approximately 1.90 acres located north of Tuckaseegee Road, east of Berryhill Road, and west of Gesco Street. (Council District 2 - Graham).

Current Zoning: MUDD-O (mixed use development-optional)

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

Public Hearing Held: April 20, 2026 - Item #21

Staff Resource: [Emma Knauerhase](#)

Staff Recommendation: Staff recommends approval of this petition.

[2025-142-PostHSA](#)

7. Rezoning Petition: 2026-002 by Zhi Zhang

Location: Approximately 0.16 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of Gilead Street. (Council District 3 - Mayo).

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

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

Public Hearing Held: April 20, 2026 - Item #22

Staff Resource: [Joe Mangum](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-002-PostHSA](#)

[2026-002-consistency](#)

8. Rezoning Petition: 2026-003 by SLRH Acquisitions, LLC

Location: Approximately 0.84 acres located east of Providence Road, north of Fenton Place, and south of Cherokee Road. (Council District 6 - Owens).

Current Zoning: OFC (office flex campus)

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

Public Hearing Held: April 20, 2026 - Item #18

Staff Resource: [Sheighla Tippett](#)

Staff Recommendation: Staff recommends approval of this petition.

[2026-003-PostHSA](#)

[2026-003-Consistency-Statment](#)