City of Charlotte

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

Zoning Agenda

Tuesday, September 1, 2026

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Douglas Welton, Chairperson
Andrew Blumenthal
Melissa Gaston
Carolyn Millen
Shana Neeley
Wil Russell
Robin Stuart

Zoning Committee Work Session

Zoning Item

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

Update: Petitioner is requesting deferral to October 6, 2026

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(CD) ANDO (manufacturing and logistics-1, conditional, airport noise disclosure overlay)

2. Rezoning Petition: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to October 6, 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)

3. Rezoning Petition: 2026-025 by Olympia & Wright Homes

Update: Petitioner is requesting deferral to October 6, 2026

Location: Approximately 3.80 acres located south of DeArmon Road, west of Hampton Place, and east of Mineral Ridge Way. (Council District 4 - Johnson).

Current Zoning: INST (CD) (institutional, conditional)
Proposed Zoning: N1-E (neighborhood 1-E)

4. 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)

Public Hearing Held: August 17, 2026 - Item #22

Staff Resource: Maxx Oliver

Staff Recommendation: Staff recommends approval of this petition.

2025-123-PostHSA

2025-123-SitePlanRev-26-8-20

2025-123-Consistency

5. 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)

Public Hearing Held: August 17, 2026 - Item #24

Staff Resource: Michael Russell

Staff Recommendation: Staff recommends approval of this petition.

2026-011-PostHSA

2026-011-RevSitePlan-2026-08-20

2026-011-Consistency

6. 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)

Public Hearing Held: August 17, 2026 - Item #25

Staff Resource: Michael Russell

Staff Recommendation: Staff recommends approval of this petition.

2026-026-PostHSA

2026-026-Consistency

7. 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)

Public Hearing Held: August 17, 2026 - Item #26

Staff Resource: Maxx Oliver

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

2026-028-PostHSA

2026-028-SitePlanRev-2026-8-20

2026-028-Consistency

8. 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)

Public Hearing Held: August 17, 2026 - Item #27

Staff Resource: Emma Knauerhase

Staff Recommendation: Staff recommends approval of this petition.

2026-029-PostHSA

2026-029-Consistency

9. 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)

Public Hearing Held: August 17, 2026 - Item #18

Staff Resource: Sheighla Tippett

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

2026-031-PostHSA

2026-031-Revised-Site-Plan-08-20-2026

2026-031-Consistency

10. 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)

Public Hearing Held: August 17, 2026 - Item #28

Staff Resource: Michael Russell

Staff Recommendation: Staff recommends approval of this petition.

2026-032-PostHSA

2026-032-Revised Notes-2026-08-20

2026-032-Consistency

11. 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)

Public Hearing Held: August 17, 2026 - Item #29

Staff Resource: Maxx Oliver

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

2026-035-PostHSA

2026-035-SitePlanRev-26-8-20

2026-035-Consistency

12. 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)

Public Hearing Held: August 17, 2026 - Item #21

Staff Resource: Maxx Oliver

Staff Recommendation: Staff recommends approval of this petition.

2026-037-PostHSA

2026-037-RevSitePlan-2026-08-20

2026-037-Consistency