City of Charlotte

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

Zoning Agenda

Tuesday, October 6, 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: 1994-023C by Shradha and Chetan Patel (property owners) - Innovative Request

Current Zoning: MX-1 (mixed-use district)

Staff Resource: John Kinley

- **Innovative Request for Zoning Petition No. 1994-023C:** Shradha and Chetan Patel (property owners) are requesting approval of Innovative provisions for their property associated with petition RZP-1994-023C. The specific parcel requested for Innovative provisions is 22318532, at 10920 Robinson Rock Ct.
  - Reduction of the rear setback from 30 ft per the approved conditional zoning plan to 22 ft, an 8 ft reduction to accommodate the construction of a single family dwelling.

Staff Recommendation:
Staff recommends approval of the innovative request.

1994-023C Innov Lot 239 PID22318532

Teri Edward email Aug 12, 2026

bCC 239P

1994-023C approved site plan

Patel Residence C001 - SITE PLAN

1994-023C approved development standards 12-31-1996

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

Update: Petitioner is requesting deferral to November 4, 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)

3. Rezoning Petition: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to November 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)

4. Rezoning Petition: 2026-023 by Middleburg

Update: Petitioner is requesting deferral to November 4, 2026

Location: Approximately 20.15 acres located south of Wilkinson Boulevard, north of Willilyn Lane, and west of Sam Wilson Road. (Council District 3 - Mayo).

Current Zoning: CG (general commercial)
Proposed Zoning: N2-B(CD) (neighborhood 2-B, conditional)

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

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

Staff Resource: Emma Knauerhase

Staff Recommendation: Staff recommends approval of this petition.

2025-011-PostHSA

2025_011_Consistency_REV

6. Rezoning Petition: 2025-137 by Blue Azalea Asset Management, LLC

Location: Approximately 3.07 acres located east of Colony Road, north of Sharon View Road, and west of Allison Avenue. (Council District 6 - Owens).

Current Zoning: N1-A (neighborhood 1-A) and R-20MF(CD) (multi-family residential, conditional)
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Public Hearing Held: September 21, 2026 - Item #19

Staff Resource: Sheighla Tippett

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

2025-137-PostHSA

2025-137-RevSitePlan-2026-09-25

2025-137-Consistency

7. Rezoning Petition: 2026-033 by The Drox Group LLC

Location: Approximately 6.4 acres located on the west side of Sandy Porter Road, north of Brown-Grier Road, and south of Williams Glenn Road. (Council District 3 - Mayo).

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)
Proposed Zoning: N2-A(CD) ANDO (neighborhood 2-A, conditional, airport noise disclosure overlay)

Public Hearing Held: September 21, 2026 - Item #22

Staff Resource: Joe Mangum

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

2026-033-PostHSA

2026-033-SitePlanRev-2026-9-24

2026-033-Consistency

8. Rezoning Petition: 2026-041 by Owl Services

Location: Approximately 0.88 acres located on the south side of Forest Pine Drive, north of Arrowood Road. (Council District 3 - Mayo).

Current Zoning: B-2(CD) (general business, conditional)
Proposed Zoning: CG(CD) (general commercial, conditional)

Public Hearing Held: September 21, 2026 - Item #23

Staff Resource: Joe Mangum

Staff Recommendation: Staff recommends approval of this petition.

2026-041-PostHSA

2026-041-CDNotesRev-2026-9-24

2026-041-Consistency

9. Rezoning Petition: 2026-044 by Hendrick Automotive Group

Location: Approximately 1.03 acres located north of Farmingdale Drive, east of East Independence Boulevard, and west of Amity Place. (Council District 5 - Mazuera Arias).

Current Zoning: OFC (office flex campus)
Proposed Zoning: CG(CD) (general commercial, conditional)

Public Hearing Held: September 21, 2026 - Item #24

Staff Resource: Sheighla Tippett

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

2026-044-PostHSA-Draft

RZP-2026-044-Conditional-Notes-8-20-2026

2026-044-Consistency