

City of Charlotte

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



Zoning Agenda

Monday, June 15, 2026

Council Chamber

City Council Zoning Meeting

Mayor Vi Lyles

Mayor Pro Tem James Mitchell Jr.

Council Member Dimple Ajmera

Council Member Danté Anderson

Council Member JD Mazuera Arias

Council Member Ed Driggs

Council Member Malcolm Graham

Council Member Reneé 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 10 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:
- Had no public opposition at their public hearing
 - Received an approval recommendation from the Zoning Committee
 - Have no changes after Zoning Committee
 - Staff recommends approval

3. Rezoning Petition: 2025-131 by Queen City Land, LLC

Location: Approximately 6.16 acres located north of Rocky River Road, east of Getalong Road, and west of Seven Oaks Drive. (Council District 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.

[2025-131-ZCR](#)

[2025-131-FSA](#)

[2025-131-RevSitePlan-2026-06-01](#)

4. Rezoning Petition: 2025-141 by Darway Dalmeida

Location: Approximately 0.97 acres located west of Statesville Road, north of Cochrane Drive, and south of Misty Creek Drive. (Council District 2 - Graham).

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

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.

[2025-141-ZCR](#)

[2025-141-FSA](#)

5. Rezoning Petition: 2026-004 by Chuda Dhimal

Location: Approximately 1.94 acres located south of Oak Street, east of Oakdale Road, and north of Shady Circle. (Council District 2 - Graham).

Current Zoning: OFC (office flex campus)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2026-004-ZCR](#)

[2026-004-FSA](#)

[2026-004-SitePlanRev-26-6-10](#)

6. Rezoning Petition: 2026-005 by Thurman Brooks

Location: Approximately 1.53 acres located west of Statesville Road, north of W W.T. Harris Boulevard, and south of Smith Corners Boulevard. (Council District 4 - Johnson).

Current Zoning: ML-1 (manufacturing and logistics-1)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2026-005-ZCR](#)

[2026-005-FSA](#)

[2026-005-RevisedSitePlan-5-25-26](#)

7. Rezoning Petition: 2026-006 by Goode Properties

Location: Approximately 5.01 acres located south of Robert Helms Road, east of Benfield Road, and north of Prosperity Crossing Drive. (Council District 4 - Johnson).

Current Zoning: CC (commercial center) and Unzoned parcel 02707229

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.

[2026-006-ZCR](#)

[2026-006-FSA](#)

8. Rezoning Petition: 2026-010 by HAD Holdings LLC

Location: Approximately 4.0 acres located west of Twin Lakes Parkway, east of Statesville Road, and south of I-485. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson).

Current Zoning: OFC (office flex campus)

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2026-010-ZCR](#)

[2026-010-FSA](#)

[2026-010-Rev-Site-Plan](#)

9. Rezoning Petition: 2026-013 by Avatar Holdings LLC

Location: Approximately 0.63 acres located north of Style Lane, east of Dixie River Road, south of Shopton Road, and west of Outlets Boulevard. (Council District 3 - Mayo).

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 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2026-013-ZCR](#)

[2026-013-FSA](#)

[2026-013-SitePlanRev-2026-5-21](#)

10. Rezoning Petition: 2026-022 by Orange Barrel Media for the Charlotte Hornets

Location: Approximately 7.96 acres located east of East Trade Street, north of North Caldwell Street, and west of East 5th Street. (Council District 1 - Anderson).

Current Zoning: UMUD-O SPA (uptown mixed-use district, optional, site plan amendment)

Proposed Zoning: UMUD-O SPA (uptown mixed-use district, optional, 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.

[2026-022-ZCR](#)

[2026-022-FSA](#)

[2026-022-SitePlanRev-26-5-11](#)

DECISIONS**11. Rezoning Petition: 2025-077 by Short Development Group, LLC**

Update: Petitioner is requesting deferral to August 17, 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)

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

Update: Petitioner is requesting deferral to August 17, 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)

13. Rezoning Petition: 2025-027 by Mission City Church and Freedom Communities

Location: Approximately 5.38 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 6-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

[2025-027-ZCR](#)

[2025-027-FSA](#)

[2025-027-SitePlanRev-26-6-8](#)

14. Rezoning Petition: 2025-058 by StudioOne9 Architecture, PLLC

Location: Approximately 1.61 acres located west of West Sugar Creek Road, south of Honduras Drive, and north of Glory Street. (Council District 1 - Anderson).

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

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.

[2025-058-ZCR](#)

[2025-058-FSA](#)

[2025-058-SitePlanRev-26-6-9](#)

15. Rezoning Petition: 2025-133 by Carolinas Properties III, LLC

Location: Approximately 7.89 acres located south of Valeview Lane, north of Trailer Drive, and west of Dalecrest Drive. (Council District 1 - Anderson).

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

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

Zoning Committee Recommendation: The Zoning Committee voted 4-2 to recommend DENIAL of this petition.

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

[2025-133-ZCR](#)

[2025-133-FSA](#)

[2025-133-SitePlanRev-26-6-8](#)

16. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

[2025-136-ZCR](#)

[2025-136-FSA](#)

HEARINGS

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

Update: Petitioner is requesting deferral to August 17, 2026

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)

18. Rezoning Petition: 2025-120 by American Tower Asset Sub LLC

Update: Rezoning petition process paused due to data center moratorium in effect from June 8, 2026 through November 5, 2026

Location: Approximately 58.0 acres located east of Hood Road, south of Plaza Road Extension, and north of Kentshire Lane. (Council District 5 - Mazuera Arias).

Current Zoning: O-9(CD) (office, conditional) and N1-A (neighborhood 1-A)

Proposed Zoning: CG(CD) (general commercial, conditional) and N1-A(CD) (neighborhood 1-A, conditional)

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

Location: Approximately 12.67 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)

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

[2026-001-PHSA](#)

[2026-001-SitePlanRev-26-5-11](#)

20. 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)

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

[2026-009-PHSA](#)

[2026-009-Conditions-5-6-26](#)

21. Rezoning Petition: 2026-017 by Kevin Curran

Location: Approximately 7.85 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)

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

[2026-017-PHSA](#)

[2026-017-SitePlanRev-26-5-10](#)

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

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)

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

[2026-025-PHSA](#)

23. 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)

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

[2025-130-PHSA](#)

[2025-130-SitePlanRev-2026-5-11](#)

24. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2026-015-PHSA](#)

[2026-015-RevSitePlan-2026-05-11](#)

25. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2026-018-PHSA](#)

[2026-018-SitePlanRev-2026-05-11](#)

26. 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)

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

[2026-019-PHSA](#)

[2026-019-RevSitePlan 2026-05-11](#)

27. 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)

Staff Recommendation: Staff recommends approval of this petition.

[2026-020-PHSA](#)

[2026-020-SitePlanRev-2026-5-11](#)

28. 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)

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

[2026-021-PHSA](#)

[2026-021-RevSitePlan-SPA-2026-05-11](#)