

City of Charlotte

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



Meeting Agenda

Monday, September 21, 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. 4:00 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: 2025-123 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2025-123-ZCR](#)

[2025-123-FSA](#)

[2025-123-SitePlanRev-26-8-20](#)

4. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2026-011-ZCR](#)

[2026-011-Final Staff Analysis](#)

[2026-011-RevSitePlan-2026-08-20](#)

5. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2026-026-ZCR](#)

[2026-026-Final Staff Analysis](#)

6. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

[2026-029-ZCR](#)

[2026-029-FSA](#)

7. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2026-032-ZCR](#)

[2026-032-Final Staff Analysis](#)

[2026-032-Revised_Notes-2026-08-20](#)

8. 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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

[2026-037-ZCR](#)

[2026-037-FSA](#)

[2026-037-RevSitePlan-2026-08-20](#)

DECISIONS**9. Rezoning Petition: 2025-133 by Carolinas Properties III, LLC**

Update: Petitioner has withdrawn this petition

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)

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

Update: Petitioner is requesting deferral to October 19, 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)

11. 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.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2026-019-ZCR](#)

[2026-019-FSA](#)

[2026-019-RevSitePlan_2026-09-08](#)

12. 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)

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

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

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2026-028-ZCR](#)

[2026-028-FSA](#)

[2026-028-SitePlanRev-26-9-8](#)

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

Location: Approximately 0.48 acres located south of Moravian 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)

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

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

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2026-031-ZCR](#)

[2026-031-FSA](#)

[2026-031-Revised-Site-Plan-08-20-2026](#)

14. 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)

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

Staff Recommendation: Staff recommends approval of this petition.

Attachments:

Zoning Committee Recommendation

Final Staff Analysis

Site Plan

[2026-035-ZCR](#)

[2026-035-FSA](#)

[2026-035-SitePlanRev-26-9-10](#)

5:00 P.M. HEARINGS**HEARINGS****15. Rezoning Petition: 2024-143 by Panorama Development, LLC**

Update: Petitioner is requesting deferral to October 19, 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)

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

Update: Petitioner is requesting deferral to October 19, 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) and CAC(CD) ANDO (community activity center, conditional, airport noise disclosure overlay)

17. Rezoning Petition: 2026-042 by Eminent Investments LLC

Update: Petitioner is requesting deferral to October 19, 2026

Location: Approximately 5.46 acres located south of West Arrowood Drive, east of Deboer Avenue, and west of Arrowpoint Boulevard. (Council District 3 - Mayo).

Current Zoning: O-2(CD) (office, conditional)

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

18. Rezoning Petition: 2026-023 by Middleburg

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)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2026-023-PHSA](#)

[2026-023-SitePlanRev-2026-7-13](#)

19. 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)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2025-137-PHSA](#)

[2025-137-Revised-Site-Plan-8-13-26](#)

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.

Attachments:

Pre-Hearing Staff Analysis

[2026-030-PHSA](#)

21. 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.

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2026-034-PHSA](#)

[2026-034-Rev-Site-Plan-7-14-26](#)

22. 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)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2026-033-PHSA](#)

[2026-033-SitePlanRev-2026-8-17](#)

23. 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)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2026-041-PHSA](#)

[2026-041-CDNotesRev-2026-8-17](#)

24. 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)

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

Attachments:

Pre-Hearing Staff Analysis

Site Plan

[2026-044-PHSA](#)

[RZP-2026-044-Conditional-Notes-8-20-2026](#)

6:30 P.M. POLICY**25. I-77 South Express Lanes Project****Action:**

- A. Conduct a vote on whether to reinstate support for the North Carolian Department of Transportation's Public-Private Partnership (P3) funding model for the I-77 South Express Lanes Project as required by Session Law 2026-41,**
- B. Authorize City Council's Charlotte Regional Transportation Planning Organization (CRPTO) representative to cast a vote on behalf of the City of Charlotte on whether to reinstate support of the P3 at the next CRTPO meeting, and**
- C. Authorize the City Manager to execute a memorandum of agreement with the North Carolina Department of Transportation establishing a binding framework for community engagement and advancing established local priorities.**

Staff Resource(s):

Andrea Leslie-Fite, City Attorney
Rebecca Hefner, City Manager's Office
Matt Hastedt, Finance

Explanation

- The Charlotte Regional Transportation Planning Organization (CRTPO) is scheduled to vote on whether to reinstate its support for the NCDOT's Public-Private Partnership (P3) funding model for the I-77 South Express Lanes Project.
- If support for the P3 funding model is reinstated, the City of Charlotte and NCDOT will enter into a memorandum of agreement to establish each party's role and responsibilities in Project design, delivery, community engagement, and the development of a binding Community Benefits Plan.
- At the September 14, 2026, Business Meeting, City Council received a presentation summarizing the timeline of activities and information received since May related to the Project.
- The Mayor noticed this action in a Special Meeting Notice stating the purpose of the meeting is to consider and take action on the proposed I-77 South Lanes Expansion Project.
- The notice and actions above meet the legal requirements for public comment and Council discussion prior to Council taking action, regardless of whether action is in favor of or opposed to the motions above.
 - Because today's motion was properly noticed, the motion only requires a majority vote of votes cast in conformance with the City Charter (Sec. 3.23), City Council's Rules of Procedure (Rule 12), and Robert's Rules of Order (Motion to Amend Something Previously Adopted, which was properly noticed).

Attachment(s)

September 14 Presentation
Memorandum Agreement

[Presentation - I-77 South Express Lanes Project](#)

[Memorandum of Agreement with NCDOT](#)