City of Charlotte

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

Zoning Agenda

Wednesday, November 4, 2026

Innovation Station, Conference Room 886

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: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to December 1, 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: 2026-023 by Middleburg

Update: Petitioner is requesting deferral to December 1, 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)

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

Update: Petitioner is requesting deferral to December 1, 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: 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)

Public Hearing Held: October 19, 2026 - Item #13

Staff Resource: **Joe Mangum**

Staff Recommendation: Staff recommends approval of this petition.

2026-030-PostHSA

2026-030-Consistency

5. 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)

Public Hearing Held: October 19, 2026 - Item #14

Staff Resource: **Sheighla Tippett**

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

2026-034-PostHSA

2026-034-Revised-SitePlan-10-22-26

2026-034-Consistency

6. Rezoning Petition: 2026-050 by Mid-America Apartments, L.P.

Location: Approximately 3.65 acres located south of Fairview Road, east of Cammeron Valley Parkway, and north of Garden Terrace Court. (Council District 6 - Owens).

Current Zoning: MUDD-O SPA (mixed use development-optional, site plan amendment)
Proposed Zoning: RAC(CD) (regional activity center, conditional)

Public Hearing Held: October 19, 2026 - Item #15

Staff Resource: **Sheighla Tippett**

Staff Recommendation: Staff recommends approval of this petition.

2026-050-PostHSA

2026-050-RevisedSitePlan10-22-26

2026-050-Consistency