City of Charlotte

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

Zoning Agenda

Monday, October 19, 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. 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 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: 2025-011 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)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2025-011-ZCR

2025-011-FSA

2025-011-CDNotesREV-2026-9-24

4. 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)

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

2025-137-ZCR

2025-137-FSA

2025-137-SitePlanRev-10-08-2026

5. 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.

2026-029-ZCR

2026-029-FSA

6. 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)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2026-033-ZCR

2026-033-FSA

2026-033-SitePlanRev-2026-10-9

7. 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)

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

Staff Recommendation:
Staff recommends APPROVAL of this petition.

2026-041-ZCR

2026-041-FSA

2026-041-CDNotesRev-2026-9-24

8. 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)

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

2026-044-ZCR

2026-044-FSA

RZP-2026-044-Revised-Conditional-Notes-10-15-2026

DECISIONS

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

Update: Petitioner has withdrawn this petition

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)

HEARINGS

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

Update: Petitioner is requesting deferral to December 21, 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)

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

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-1(CD) ANDO (community activity center-1, conditional, airport noise disclosure overlay)

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

2026-027-PHSA

2026-027-SitePlanRev-2026-9-14

12. Rezoning Petition: 2024-143 by Panorama Development, LLC

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)

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

2024-143-PHSA

2024-143-SitePlanRev-2026-2-9

13. 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.

2026-030-PHSA

14. 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.

2026-034-PHSA

2026-034-Rev-Site-Plan-7-14-26

15. 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)

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

2026-050-PHSA

2026-050-Revised-Site-Plan-9-18-26