



CHARLOTTE MECKLENBURG

**May 12, 2025
Work Session**

PLANNING COMMISSION

A City-County Agency providing public planning services to the City of Charlotte and the unincorporated areas of Mecklenburg County

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda

May 12, 2025

CMGC Room 280

1. **Call to Order & Introductions** (12:00 – 12:05 p.m.)
 - Meeting protocols
2. **Minutes and Reports** (12:05 – 12:10 p.m.)
 - Approve April 14, 2025 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (3/17) *Attachment 2*
 - Zoning City Council Results (4/21) – *Attachment 3*
 - Zoning Committee Results (5/6) – *Attachment 4*
 - Planning Committee Minutes (3/18) – *Attachment 5*
 - Charlotte Regional Transportation Planning Organization (4/23) – Meeting was cancelled
 - Historic District Commission Meeting Agenda (4/09) - *Attachment 6*
 - Upcoming Meeting Dates – *Attachment 7*
 - **New Business** (12:10 – 2:00 p.m.)
 - Commission Leadership Nominating Committee, *Douglas Welton, Chair* (5 minutes)
 - State of Housing, *Doctor Chu, Director of the Childress Klein Center for Real Estate at UNC Charlotte* (40 minutes)
 - Home Builders Association of Greater Charlotte Update, *Jen Schuster, Executive Officer of the Home Builders Association of Greater Charlotte* (40 minutes)
 - Introduction of the Building Development Commission, *Aaron Moody, Building Development Commission* (5 minutes)
 - Introduction to the Development Service Technical Advisory Committee (DSTAC), *Shannon Frye, Assistant Planning Director II, CLT Development Center* (5 minutes)
 - Comments from the Chair, *Chairperson Welton* (5 minutes)
 - Commission Community Engagement Activities reports
 - Nominating Committee Reveal
 - Commissioner Research/Homework, *Chairperson Welton* (5 minutes)

	Future Agenda Topics	Meeting Date
Planning Commission	<ul style="list-style-type: none">Charlotte Center City Update	June 9, 2025
Planning Committee	<ul style="list-style-type: none">May Mandatory ReferralsCommunity Area Plans Recommendation to City Council	May 20, 2025

Work Session Summary Minutes

April 14, 2025

CMGC Room 267

Attendance

Commissioners Present: Douglas Welton (Chairperson), Andrew Blumenthal (Vice Chair), Shana Neeley, Clayton Sealey, Theresa McDonald, Wil Russell, Melissa Gaston, Rebecca Whilden, Robin Stuart, Carolyn Millen, Michael Caprioli, Rick Winiker, Erin Shaw.

Commissioner attended partial meeting but still considered as attended:

Commissioner Stuart left the meeting at 1:30pm.

Commissioner Absent: Terry Lansdell

Planning Staff Present: Candice Rorie, Elle Knight, and Kathy Cornett

Staff Absent: Monica Holmes (*Interim Planning Director*)

Call to Order & Introductions

Chairperson Welton called the meeting to order at 12:02 p.m. and welcomed those present. Introductions were held.

Minutes and Reports

Approval for March 10, 2025 Work Session Minutes

A motion was made by Commissioner Millen and seconded by Commissioner Gaston to approve the March 10, 2025 minutes. The vote was unanimous to approve the minutes.

New Business

Affordable Housing Overview, Michael Englehart, Housing & Neighborhood Services Program Manager

Mr. Englehart presented an overview of the Housing Trust Fund (HTF), a major tool used by the Housing and Neighborhood Services department. The HTF helps close the gap in funding for affordable housing and is given to private organizations, usually developers. The processing steps for HTF begins with the Housing and Neighborhood staff issuing a Request for Proposal (RFP), and the developer applies to the Housing Trust Fund. Upon receiving the application, the staff reviews and prepares a recommendation to City Counsel. The city council will proceed to vote on the funding awards.

Community Area Planning (CAP) Update, Kathy Cornett, Planning Division Manager

Mrs. Cornett began the Community Area Planning overview by highlighting the 14 Community Reports. CAP is identifying partnerships and the timing that is needed to put the recommendations into action. The Planning Committee will discuss the plans on April 15th, and the Council will review the documents with the public comments on April 28th. The anticipated council's decision will be made as early as the 27th of May. Kathy ended the presentation by accepting questions from the commissioners.

Chair Welton Comments

Chair Welton announced the nominating committee: Commissioner Winiker, Commissioner Millen, and Commissioner Caprioli. Chair Welton informed the commission if they are interested in being the

Chair or Vice Chair of the Planning Commission, to email one of the commissioners who are on the nominating committee.

Commission Community Engagement Activities Reports

Chair Welton opened the floor to discuss the Commission's community engagement activities for the month.

Commissioner Research/Homework, Chairperson Welton

- Chair Welton spoke about several homework slides regarding some buildings only having one staircase which is not legal. Discussion included, who are they designing new housing for or is the housing friendly for seniors?

Adjournment: The meeting adjourned at 1:50p.m. The livestream can be viewed at:

<https://www.youtube.com/@CLTPlanning/streams>

Approved Executive Committee Minutes

March 17, 2025, 4:00 p.m.

Room 266

Attendance

Executive Committee Members present: Chair Douglas Welton, Vice Chair Andrew Blumenthal, Commissioner Russell, and Commissioner Neeley

Planning Staff present: Interim Planning Director Monica Holmes, Candice Rorie, Elle Knight, and Kathy Cornett

Call to Order

Chair Welton called the Executive Committee meeting to order at 4:02p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Neeley to correct the February minutes stating she did attend February 17, 2025 Executive Committee meeting. A motion was made by Commissioner Neeley and seconded by Vice Chair Blumenthal to approve February 17, 2025, Executive Committee Minutes indicating the correction. The vote was unanimous to approve the minutes.

Future Work Session Topics

Chair Welton indicated the April Planning Commission Work Session topic will be on affordable housing. The Assistant Director of Affordable Housing at the City of Charlotte, Warren Wooten, will assign someone from his team to give an update on this subject. Commissioner Russell indicated he would like information on the funding gap to be addressed so the Commissioners are aware of and understand the funding. Catherine Mahoney will give a brief update on the process and schedule of Community Area Planning. Dave Pettine will present on the residential changes.

In May, Chair Welton invited Doctor Chu, Director of the Childress Klein Center for Real Estate at UNC Charlotte, to give an update on the state of housing. Jen Schuster, Executive Officer of the Home Builders Association of Greater Charlotte, will give an update regarding the status of homebuilding. Chair Welton also asked Aaron Moody from the Building Development Commission to give a brief update on Mecklenburg County. The Chair stated the CLT Development Center and Mecklenburg County's Building Development cross paths. Monica suggested having a representative from the city's Building Development Commission. Candice said she would search for someone on the city side to give an update. The Executive Committee discussed future agenda topics for the Planning Committee. During the March meeting, the topic will be Community Area Planning, focusing on the importance of the plans and how to use them. The discussion during April's meeting will be the Community Area Plans adoption. In May, recommendations from the Planning Committee will be made regarding Community Area Plans.

Approval of Upcoming Meeting Dates for April - May 2025

A motion was made by Vice Chair Blumenthal and seconded by Commissioner Russell to approve the calendar. The vote was unanimous to approve the calendar.

Adjournment

The meeting was adjourned at 4:27-pm.

City of Charlotte

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



Zoning Agenda

Monday, April 21, 2025

RESULTS

Council Chamber

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tariq Scott Bokhari
Council Member Tiawana Brown
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Reneé Johnson
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Marjorie Molina
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 14 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: 2024-064 by JF Lawrence Properties, LLC
City Council deferred decision to May 19, 2025

Location: Approximately 7.59 acres located along the north side of Shopton Road, east of Steele Creek Road. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise district overlay)

Proposed Zoning: ML-2(CD) ANDO (manufacturing and logistics-2, conditional, airport noise district overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

4. Rezoning Petition: 2024-073 by CLT Operations Holdings, LLC
Pulled from Consent - Approved

Location: Approximately 1.519 acres located along the north side of Alleghany Street and the west side of Ashley Road, south of Lindbergh Street. (Council District 3 - Brown)

Current Zoning: B-1(CD)ANDO (neighborhood business, conditional, airport noise overlay District)

Proposed Zoning: CG(CD)ANDO (general commercial, conditional, airport noise overlay District)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

5. Rezoning Petition: 2024-106 by Drakeford Communities

Approved

Location: Approximately 5.83 acres located along the north side of Rocky River Road, west of Pickering Drive, south of Back Creek 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 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

6. Rezoning Petition: 2024-110 by Flournoy Development Group

Approved

Location: Approximately 51.78 acres located east of Claude Freeman Drive, north of Davide Taylor Drive, and west of Senator Royall Drive. (Council District 4 - Johnson)

Current Zoning: O-1(CD) (office, conditional) and RE-3(O) (research, optional)

Proposed Zoning: CAC-1(EX) (community activity center-1, exception)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

7. Rezoning Petition: 2024-131 by Pulte Homes

Approved

Location: Approximately 35.26 located on the northwest and southeast side of Moores Chapel Road, south of Charlie Hipp Road, and north of I-85. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

Current Zoning: N1-A (neighborhood 1-A) and ML-2 (manufacturing and logistics-2)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

8. Rezoning Petition: 2024-134 by ST. CHARLES AVENUE LLC**Pulled from Consent - Approved**

Location: Approximately 0.47 acres located along the east side of Castleton Road, north of North Sharon Amity Road, and west of Craig Avenue. (Council District 5 - Molina)

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

Proposed Zoning: N1-C (neighborhood 1-C)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

9. Rezoning Petition: 2024-136 by Keen Building Company**Pulled from Consent - Approved**

Location: Approximately 0.51 acres located on the west side of Craig Avenue, east of Castleton Road, and north of North Sharon Amity Road. (Council District 5 - Molina)

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

Proposed Zoning: N1-C (neighborhood 1-C)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

10. Rezoning Petition: 2024-138 by Peak Development**Pulled from Consent - Approved**

Location: Approximately 8.54 acres located on the north side of Shopton Road West, east of Kirkwynd Commons Drive and west of Cory-Bret Lane. (Council District 3 - Brown)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

11. Rezoning Petition: 2024-139 by True Foundation | True Homes

Approved

Location: Approximately 4.91 acres located on the east side of Beatties Ford Road, north of Cindy Lane, and west of Cindy Woods Lane. (Council District 2 - Graham)

Current Zoning: CG (general commercial) and N1-B (neighborhood 1-B)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

12. Rezoning Petition: 2024-142 by Sait's LLC

Pulled from Consent - Approved

Location: Approximately 1.50 acres located east of North Tryon Street, along the south side of East Arrowhead Drive, and north of North Hills Circle. (Council District 4 - Johnson)

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

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

13. Rezoning Petition: 2024-146 by Panthers Stadium, LLC

Approved

Location: Approximately 25.30 acres located east of West Morehead Street, north of South Mint Street, and west of South Graham Street. (Council District 2 - Graham)

Current Zoning: UC (uptown core)

Proposed Zoning: UC(EX) (uptown core - exception)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

14. Rezoning Petition: 2024-147 by Cristina Septimio

Approved

Location: Approximately 2.11 acres located along the east side of North Graham Street, north of Kennedy Street, and south of Johnson Road. (Council District 1 - Anderson)

Current Zoning: ML-2 (manufacturing and logistics-2)

Proposed Zoning: IMU(CD) (innovation mixed-use, conditional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

DECISIONS**15. Rezoning Petition: 2024-116 by Feven Negash****Denied**

Location: Approximately 0.35 acres located along the west side of White Plains Road, north of Hidden Valley Road, and east of West Sugar Creek Road. (Council District 1 - Anderson)

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.

16. Rezoning Petition: 2024-125 by Tay Holdings, LLC**Approved**

Location: Approximately 8.47 acres located on the west side of Sonoma Valley Drive, east of Stoneyridge Drive, and north of Mt Holly Road. (Council District 2 - Graham)

Current Zoning: MX-2(INNOV) (mixed-use, innovative), and NS (neighborhood services)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

17. Rezoning Petition: 2024-137 by Wilkes Asset Management**City Council deferred decision to May 19, 2025**

Location: Approximately 13.29 acres located along the west side of Johnston Oehler Road, north of Mallard Creek Road, and east of Prosperity Church Road. (Council District 4 - Johnson)

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

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

HEARINGS**18. Rezoning Petition: 2023-074 by C Investments 2, LLC**
Public Hearing Held

Location: Approximately 26 acres located on the east side of Providence Road, north side of Country Lane, and south side of Kuykendall Road. (Council District 7 - Driggs)

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

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional) and N1-A (CD) (neighborhood 1-A, conditional)

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

19. Rezoning Petition: 2024-124 by Aviation Metals of North Carolina, Inc.
Public Hearing Held

Location: Approximately 7.32 acres located along Business Center Drive, west of Little Rock Road, east of Moores Park Drive, and north of Interstate 85. (Council District 3 - Brown)

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)

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

20. Rezoning Petition: 2024-144 by Digital Moores Chapel LLC
Public Hearing Held

Location: Approximately 156.23 acres located south of I-85, east of Moores Chapel Road, and west of Sam Wilson Road. (Council District 3 - Brown)

Current Zoning: I-2(CD) (general industrial, conditional)

Proposed Zoning: I-2(CD) SPA (general industrial, conditional, site plan amendment)

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

21. Rezoning Petition: 2024-145 by DavidLand, LLC

Public Hearing Held

Location: Approximately 8.85 acres located along the west side of I-85, south of Quay Road, and north of Ridge Road. (Council District 4 - Johnson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

22. Rezoning Petition: 2025-002 by Kelsey Miles

Public Hearing Held

Location: Approximately 0.28 acres located on the northeast side of East 36th Street, west of The Plaza, and south of North Davidson Street (Council District 1 - Anderson)

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

Proposed Zoning: NC (CD) (neighborhood center, conditional)

Staff Recommendation: Staff recommends approval of this petition.

23. Rezoning Petition: 2025-006 by Beacon RCP LLC

Public Hearing Held

Location: Approximately 94.46 acres located on the east side of Rhyne Road, south of Mount Holly Road, and north of Belmeade Drive. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

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 upon resolution of outstanding issues related to the environment.

24. Rezoning Petition: 2025-022 by Bill Scantland

Public Hearing Held

Location: Approximately 5.80 acres located east of EW.T. Harris Boulevard, north of Harris Park Boulevard, and south of Delta Landing Road. (Council District 5 - Molina)

Current Zoning: R-20MF(CD) (multi-family residential, conditional)

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design, transportation, and environment as well as requested technical revisions.

City of Charlotte

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



Zoning Agenda

Tuesday, May 6, 2025

RESULTS

Room 267

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Andrew Blumenthal, Chairperson

Shana Neeley, Vice Chairperson

Theresa McDonald

Clayton Sealey

Erin Shaw

Robin Stuart

Rick Winiker

Zoning Committee Work Session

Call to Order: 5:35 pm

Adjourned: 6:29 pm

Zoning Committee Members

Andrew Blumenthal ✓	Theresa McDonald ✓	Shana Neeley ✓ <i>entered @5:38pm</i>
Clayton Sealey ✓	Erin Shaw ✓ <i>recused @ 6:20pm returned @ 6:23pm</i>	Robin Stuart ✓
Rick Winiker ✓		

1. Rezoning Petition: 2023-074 by C Investments 2, LLC

Zoning Committee deferred recommendation to June 3, 2025

Location: Approximately 26 acres located on the east side of Providence Road, north side of Country Lane, and south side of Kuykendall Road. (Council District 7 - Driggs)

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

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional) and N1-A (CD) (neighborhood 1-A, conditional)

Motion: Winiker

2nd: Neeley

Vote: 4:3

2. Rezoning Petition: 2024-064 by JF Lawrence Properties, LLC

Recommended for Approval

Location: Approximately 7.59 acres located along the north side of Shopton Road, east of Steele Creek Road. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise district overlay)

Proposed Zoning: ML-2(CD) ANDO (manufacturing and logistics-2, conditional, airport noise district overlay)

Motion: McDonald

2nd: Stuart

Vote: 7:0

3. Rezoning Petition: 2024-124 by Aviation Metals of North Carolina, Inc.

Update: Petitioner is requesting deferral to June 3, 2025

Location: Approximately 7.32 acres located along Business Center Drive, west of Little Rock Road, east of Moores Park Drive, and north of Interstate 85. (Council District 3 - Brown)

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)

Motion: Winiker

2nd: Shaw

Vote: 6:0

4. Rezoning Petition: 2024-144 by Digital Moores Chapel LLC

Recommended for Approval

Location: Approximately 156.23 acres located south of I-85, east of Moores Chapel Road, and west of Sam Wilson Road. (Council District 3 - Brown)

Current Zoning: I-2(CD) (general industrial, conditional)

Proposed Zoning: I-2(CD) SPA (general industrial, conditional, site plan amendment)

Motion: Winiker

2nd: McDonald

Vote: 7:0

5. Rezoning Petition: 2024-145 by DavidLand, LLC

Recommended for Approval

Location: Approximately 8.85 acres located along the west side of I-85, south of Quay Road, and north of Ridge Road. (Council District 4 - Johnson)

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

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

Motion: Shaw

2nd: McDonald

Vote: 7:0

6. Rezoning Petition: 2025-002 by Kelsey Miles

Recommended for Approval

Location: Approximately 0.28 acres located on the northeast side of East 36th Street, west of The Plaza, and south of North Davidson Street (Council District 1 - Anderson)

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

Proposed Zoning: NC (CD) (neighborhood center, conditional)

Motion: Sealey

2nd: Shaw

Vote: 7:0

7. Rezoning Petition: 2025-006 by Beacon RCP LLC

Recommended for Approval

Location: Approximately 94.46 acres located on the east side of Rhyne Road, south of Mount Holly Road, and north of Belmeade Drive. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

Current Zoning: I-1(CD) (light industrial, conditional)

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

Motion: Sealey

2nd: McDonald

Vote: 6:0

8. Rezoning Petition: 2025-022 by Bill Scantland

Recommended for Approval

Location: Approximately 5.80 acres located east of EW.T. Harris Boulevard, north of Harris Park Boulevard, and south of Delta Landing Road. (Council District 5 - Molina)

Current Zoning: R-20MF(CD) (multi-family residential, conditional)

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

Motion: McDonald

2nd: Shaw

Vote: 7:0

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

Approved Minutes

March 18, 2025 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Douglas Welton, Vice Chairperson Wil Russell; and Commissioners; Melissa Gaston, Terry Lansdell, Carolyn Millen, and Rebekah Whilden

Planning Committee Members Absent: Commissioner Michael Caprioli

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Erin Hinson, Catherine Mahoney, Tara Moore, and Jason Pauling

Welcome and Introduction

Chairperson Welton called the meeting to order at 5:03 p.m., welcomed everyone, and introduced each commissioner and staff member.

Approval of Minutes

A motion was made by Commissioner Russell and seconded by Commissioner Millen to approve the February 18, 2025, minutes. The minutes were unanimously approved 6-0.

Mandatory Referrals

Chairperson Welton asked committee members if there are any questions and or comments regarding the Mandatory Referral.

M.R. #25-05 | The City of Charlotte is proposing to purchase two parcels, totaling 41.8 acres north of the I-485 and North Tryon Street interchange (PID #'s: 02904121 + 02905102) for Tree Canopy Preservation.

A motion was made by Commissioner Gaston and seconded by Commissioner Whilden stating that the Planning Committee reviewed M.R.#25-05 and has no additional comments for the submitting agencies. The motion was approved. 6-0

Purpose of Community Area Plans + How to Use Them

Catherine Mahoney provided an overview of the Community Area Planning (CAP) process, timeline and goals. As the CAP process is nearing completion, it is important to start communicating about the intended use of these plans with those who will be using them. Community Area plans are the next level of guidance that is needed to put the City's vision in to action. They aim to create Complete Communities that combine housing, employment opportunities, and daily goods and services. Staff responded to several questions asked by Commissioners during the presentation.

Next Steps:

- Late March: Plan Release
- April + May – Planning Commission Presentations
 - CAP Part II – Application
 - Public Comments
- Late April – Early May 2025: Commission Referral
- Late April – May 2025: Public Comment + Council Decision

Adjournment: 5: 52 pm

**CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA****April 9, 2025****CMCG ROOM 267/WebEx Option for Public Participation****HDC WORKSHOP 12:00 PM**

Staff Announcements
Pre-Application Review

HDC MEETING: 1:00 – 7:00

- Call to Order
- Approve Minutes
- Applications for Certificates of Appropriateness
- Adjourn

CONSENT

1. 1818 Lennox Av (PID 12108309) - Reaffirmation
HDCRMI-2025-00185
Dilworth
Catherine Eagan, Applicant
APPROVED WITH CONDITIONS
2. 1238 E Worthington Av (PID 12111207)
HDCRMI-2025-00184
Dilworth
Karen Barton & Christopher Kete, Applicants
APPROVED WITH CONDITIONS
3. 800 Woodruff Pl (07103504)
HDCRMI-2024-00674
Wesley Heights
John McKeever, Applicant
APPROVED WITH CONDITIONS
4. 1165 Liganore Pl (PID 12310409)
HDCRMI-2025-00187
Dilworth
Daniel Boxer, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM THE JANUARY 8, 2025 MEETING

5. 1901 Thomas Av (PID 08119333) – Decision Required
HDCRMI-2024-00210
Plaza Midwood
Rod Overman, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM THE MARCH 12 MEETING

6. 1433 The Plaza (PID 08117117) – Decision Required
HDCRMA-2023-01199
Plaza Midwood
Ashlee Durrance, Applicant
APPROVED WITH CONDITIONS
7. 814 Berkeley Av (PID 12309518)
HDCRMI-2025-00123
Dilworth
Negar Iskra, Applicant
APPROVED WITH CONDITIONS

8. 220 S Summit Av (PID 07101501)
HDCRMA-2024-00684
Wesley Heights
Ryan Bertoni & Angie Lauer, Applicants
CONTINUED

NEW CASES**WINDOW REPLACEMENT – AFTER THE FACT**

9. 317 W Park Av (PID 11908615)
HDCRMAA-2024-00338
Wilmore
Nereida Hill, Applicant
DENIED

ALTERNATIVE MATERIALS

10. 301, 306, 308, & 312 N Graham St/420 W
6th St (PID 07806401 & 07806402)
HDCRMA-2025-00018
Fourth Ward
Sheldon Clark & Andrew Irish, Applicants
APPROVED WITH CONDITIONS

ADDITION

11. 1607 Dilworth Rd W (PID 12311201)
HDCRMA-2025-00005
Dilworth
Angie Lauer, Applicant
CONTINUED
12. 321 W Park Av (PID 11908616)
HDCRMA-2025-00004
Wilmore
Ashleigh McDonald, Applicant
CONTINUED

NOT HEARD**NEW CONSTRUCTION (PRINCIPAL + ACCESSORY)**

13. 2000 Dilworth Rd W (PID 12111822)
HDCRMA-2025-00003
Dilworth
Garrett Nelson & John Kernodle, Applicants
14. 2225 The Plaza (08119147)
HDCRMA-2025-00105
Plaza Midwood
Angie Lauer, Applicant

LANDSCAPE/SITE FEATURES – AFTER THE FACT

15. 916 E Park Av (12311319)
HDCRMIA-2024-00214
Dilworth
Damon Mills, Applicant
16. 415 E Kingston Av (12308206)
HDCRMIA-2024-00673
Dilworth
David Rudolf & Sonja Pfeiffer, Applicants

Approved

Upcoming Meeting Dates

May 2025

Mon May 12	12:00p.m. – 2:00p.m.	Planning Commission Work Session
Mon May 19	4:00p.m. – 4:30p.m.	Executive Committee Meeting
Tue May 20	5:00p.m. – 7:00p.m.	Planning Committee Meeting

June 2025

Tue Jun 03	5:30p.m. – 7:30p.m.	Zoning Committee Work Session
Mon Jun 09	12:00p.m. – 2:00p.m.	Planning Commission Work Session
Mon Jun 16	4:00p.m. – 4:30p.m.	Executive Committee Meeting
Tue Jun 17	5:00p.m. – 7:00p.m.	Planning Committee Meeting