

**CHARLOTTE MECKLENBURG**

**June 8, 2026  
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

June 8, 2026

CMGC Room 267

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1. **Call to Order & Introductions** (12:00 – 12:05 p.m.)
  - Meeting protocols
  
2. **Minutes and Reports** (12:05 – 12:10 p.m.)
  - Approve May 11, 2026 Work Session Minutes – *Attachment 1*
    - Discussion on Information in Review Packet
    - Approved Executive Committee Minutes (4/20) *Attachment 2*
    - City Council Zoning Meeting Results (5/18) – *Attachment 3*
    - Zoning Committee Results (6/2) - *Attachment 4*
    - Planning Committee Minutes (4/21) – *Attachment 5*
    - Charlotte Regional Transportation Planning Organization Agenda (5/20) - *Attachment 6*
    - Historic District Commission Board Meeting Agenda (5/13) - *Attachment 7*
    - Approved Upcoming Meeting Dates – *Attachment 8*
  
3. **New Business** (12:10 – 2:00 p.m.)
  - Planning Commission Leadership Vote
  
  - State of Housing, *Dr. Yongqiang Chu, Director of the Childress Klein Center for Real Estate at UNC Charlotte* (45 minutes)
  
  - Home Builders Association of Greater Charlotte Update, *Jen Schuster, Executive Officer of the Home Builders Association of Greater Charlotte* (30 minutes)
  
  - Planning Director’s Update, *Monica Holmes, Planning Director* (15 minutes)
  
  - Comments from the Chair, *Chairperson Welton* (5 minutes)
    - Commission Community Engagement Activities reports
  
  - Commissioner Research/Homework, *Chairperson Welton* (5 minutes)

Future Agenda Topics		Meeting Date
<b>Planning Commission</b>	<ul style="list-style-type: none"><li>• North Carolina Department of Environmental Quality Overview</li><li>• Charlotte Water Overview</li><li>• Transportation Review by Charlotte Department of Transportation</li></ul>	July 13
<b>Planning Committee</b>	<ul style="list-style-type: none"><li>• Building Permitting Process</li><li>• Capital Funding</li></ul>	June 16

# Charlotte-Mecklenburg Planning Commission

## Work Session Summary Minutes

May 11, 2026

CMGC Room 267

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### Attendance

**Commissioners Present:** Douglas Welton (Chairperson), Andrew Blumenthal (Vice Chair), Shana Neeley, Rebekah Whilden, Carolyn Millen, Erin Shaw, Robin Stuart, Clayton Sealey, Melissa Gaston, Theresa McDonald, Wil Russell, and Michael Caprioli (arrived at 12:55 p.m.)

**Commissioners Absent:** Terry Lansdell

**Planning Staff Present:** Monica Holmes, Candice Rorie, Elle Knight, and Kathy Cornett.

### Call to Order & Introductions

Chairperson Welton called the meeting to order at 12:12 p.m., welcomed those present, and began introductions.

### Minutes and Reports

#### **Approval of April 13, 2026 Work Session Minutes**

*A motion was made by Commissioner Millen to correct the Nominating Committee. The correct Nominating Committee consists of Commissioners Millen, Neeley, and Gaston, not Commissioner Whilden. Upon correction, a motion was made by Commissioner Whilden and seconded by Commissioner Neeley to approve the April 13, 2026, minutes. The vote was unanimous to approve the minutes.*

### New Business

#### **Nominating Committee for Commission Leadership**

Chair Welton outlined the timeline for appointing Commission leadership and confirmed that the Nominating Committee consists of Commissioners Millen, Neeley, and Gaston. The deadline for leadership recommendations was May 4, the recommendations were announced on May 11, and the vote for FY 2027 Commission leadership will take place on June 8. Commissioner Millen, on behalf of the Nominating Committee, read the slate: one nomination for Chair, Commissioner Welton, submitted on April 29, and one nomination for Vice Chair, Commissioner Caprioli, also submitted on April 29, both received before the deadline. Commissioner Millen then opened the floor for additional nominations, and Commissioner Sealey nominated Commissioner Whilden for Vice Chair. Chair Welton asked three times for any further nominations. No additional nominees were nominated. On June 8, all three nominees will appear on the ballot, and the FY 2027 Chair and Vice Chair will take office on July 1, 2026.

#### **Transit-Oriented Communities Update, Erin Chantry, Design and Preservation Division Manager, and Charlotte Kuuskvere, Urban Design Center Project Manager.**

Charlotte Kuuskvere began her presentation by defining Transit-Oriented Development (TOD) and Transit-Oriented Communities (TOC). She explained that TOD is both a transit vision and a land use vision. Some key lessons from past efforts included the importance of building in affordability—for housing, small businesses, and commercial spaces—and creating intentional anti-displacement policies for residents and business owners. Within the adopted policy for the Charlotte Future 2040 Comprehensive Plan, one of the priorities is to advance equitable TOD along high-performance transit and trail corridors. Transit-Oriented Communities (TOC) focus on aligning transit investments with community priorities to support equitable growth and reduce displacement. Some of the key benefits

of TOC include strengthening equity and community outcomes, placing the community at the center of decision-making, enabling residents to remain near transit, and grounding the approach in systematic, policy-based strategies. TOD received a \$400,000 Federal Transit Administration (FTA) grant in 2021 to support planning and implementation efforts. In 2024, a TOC Coalition was formed to guide the development of a Transit-Oriented Communities policy and an implementation strategy for areas along the proposed Silver Line corridor.

Erin Chantry outlined the path forward and the key next steps for both TOD and TOC. The TOC Silver Line Policy is expected to be completed by summer or fall of 2026. This will guide the development of the City of Charlotte's TOC Principles and Policy in the fall of 2026, concluding in winter 2027. The City of Charlotte will begin developing Transit Station Plans during the winter of 2026 through 2027. In parallel, the TOC Policy Plan will run from January 2026 through January 2027. This will establish guidance for all premium transit routes across both rail and bus networks.

#### **Planning Director's Update, Monica Holmes, Planning Director**

Monica Holmes provided the Planning Department update. She reported that the City-Wide Awards Program, The Govies, was held on Friday, May 8. Will Linville, Urban Design Center Planning Program Manager, received the Individual Civic Engagement Award. Larry Pfifer, Bond Administrator, was nominated for the Unsung Hero Award. Alyson Craig, Deputy City Manager, will give a presentation on Data Centers this evening to the City Council. Monica also stated that the Strategic Plan led by Candice Rorie will be completed by the end of the summer, and a detailed summary of the five-year priorities will be shared at that time.

#### **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 assigned three articles for the commissioners to review. The first article by the Vital City NYC, 'How Guadalajara Killed the Paper Permit'. This article describes how the city eliminated paper permits by moving entirely to electronic permitting, which accelerated processing time, reducing average commercial permitting wait times from months to three days. The second article by The Verge, 'Now California's Cops Can Give Tickets to Driverless Cars'. This article discusses new California DMV regulations that allow police to issue traffic citations directly to autonomous vehicle (AV) manufacturers. The third article by NCU.org, 'Why Traditional Neighborhoods Matter'. This article highlights the "Porch Project," which focuses on building community, encouraging neighbor interaction, and examining how generational changes influence neighborhood engagement.

**Adjournment:** The meeting adjourned at 1:40 p.m.

The livestream can be viewed at: <https://www.youtube.com/@CLTPlanning/streams>

**APPROVED Executive Committee Minutes**

**April 20, 2026, 4:00 p.m.**

**CMGC – Conference Room 278**

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**Attendance**

Executive Committee Members present: Chair Douglas Welton, Vice Chair Blumenthal, and Commissioner Gaston

Absent: Commissioner Whilden

Planning Staff present: Monica Holmes, Planning Director, Candice Rorie, Kathy Cornett, Catherine Mahoney, and Elle Knight.

**Call to Order**

Chair Welton called the Executive Committee meeting to order at 4:03 p.m.

**Approval of Meeting Minutes**

*A motion was made by Vice Chair Blumenthal and seconded by Commissioner Gaston to approve the March 16, 2026, Executive Committee Minutes. The vote was unanimous to approve the minutes.*

**Future Work Session Topics**

**Planning Commission**

Chair Douglas Welton reviewed the agenda topics for the Planning Commission Work Session.

In May, the Transit-Oriented Communities will provide a brief overview of their work and key responsibilities. Also, the Transportation Planning Division will give an outline and review of how transportation is handled in the rezoning process. In June, Chair Welton would like Dr. Chu from Childress Klein Center for Real Estate to give an update on the State of Housing.

**Planning Committee**

In April, Will Snyder will provide a basic summary and update on the Comprehensive Safety Action Plan (CSAP). In May, Erin Chantry and Kristi Harpst will identify the trends they are seeing within the Charlotte Historic District. Also, Holly Cramer from Entitlement will outline the current Annexation within the Rezoning process. In June, Patrick Granson from Land Use and Environmental Services will give an update on the Building Permitting process. Vice Chair Blumenthal noted this would be helpful for the Planning Committee commissioners, since the community has many questions on this subject. A pending addition may be on Capital Funding, with Ed McKinney.

**Approval of Upcoming Meeting Dates for May - June 2026**

*A motion was made by Commissioner Gaston and seconded by Vice Chair Blumenthal to approve the May - June 2026 calendar. The vote was unanimous to approve the calendar.*

**Adjournment**

The meeting was adjourned at 4:15 p.m.

# **City of Charlotte**

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



## **Zoning Agenda**

**Monday, May 18, 2026**

### **RESULTS**

**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 7 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: 2025-128 by AREG US OPP IV SHOPTON RD HOLDCO LLC****Approved**

**Location:** Approximately 15.16 acres located north of Shopton Road, east of Stonecliff Road, and west of I-485. (Council District 3 - Mayo).

**Current Zoning:** BP(CD) (business park, conditional)

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

**4. Rezoning Petition: 2025-136 by Larry Cooper****Pulled from Consent - City Council deferred decision to June 15, 2026**

**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)

**5. Rezoning Petition: 2025-142 by Third & Urban LLC****Approved**

**Location:** Approximately 1.90 acres located north of Tuckaseegee Road, east of Berryhill Road, and west of Gesco Street. (Council District 2 - Graham).

**Current Zoning:** MUDD-O (mixed use development-optional)

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

**6. Rezoning Petition: 2026-002 by Zhi Zhang****Pulled from Consent – Approved**

**Location:** Approximately 0.16 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of Gilead Street. (Council District 3 - Mayo).

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

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

**7. Rezoning Petition: 2026-003 by SLRH Acquisitions, LLC**  
**Pulled from Consent – Approved**

**Location:** Approximately 0.84 acres located east of Providence Road, north of Fenton Place, and south of Cherokee Road. (Council District 6 - Owens).

**Current Zoning:** OFC (office flex campus)

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

**DECISIONS****8. Rezoning Petition: 2025-086 by Pence Road Development LLC****City Council deferred decision to June 15, 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)

**9. Rezoning Petition: 2025-127 by 4749 West Blvd, LLC****City Council voted to withdraw this petition**

**Location:** Approximately 5.35 acres located south of West Boulevard, east of Sirius Lane, and west of International Airport Drive. (Council District 3 - Mayo).

**Current Zoning:** ML-2 ANDO (manufacturing and logistics-2, airport noise district overlay)

**Proposed Zoning:** IMU(CD) ANDO (innovative mixed use, conditional, airport noise district overlay)

**10. Rezoning Petition: 2025-135 by The Charlotte-Mecklenburg Hospital Authority****Approved**

**Location:** Approximately 41.26 acres located south of North Tryon Street, east of East W.T. Harris Boulevard, and north of Johnson Alumni Way. (Council District 4 - Johnson).

**Current Zoning:** IC-1 (institutional campus-1)

**Proposed Zoning:** IC-2(EX) (institutional campus-2, exception)

## HEARINGS

**11. Rezoning Petition: 2024-143 by Panorama Development, LLC****City Council deferred hearing to June 15, 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)

**12. Rezoning Petition: 2025-120 by American Tower Asset Sub LLC****City Council deferred hearing to June 15, 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)

**13. Rezoning Petition: 2026-008 by COLLABDEV6 LLC****City Council deferred hearing to June 15, 2026**

**Location:** Approximately 1.50 acres located north of Sunset Road, west of Reames Road, and east of Northpark Boulevard. (Council District 2 - Graham).

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

**Proposed Zoning:** ML-1 (manufacturing and logistics-1)

**14. Rezoning Petition: 2026-027 by C4 Investments, LLC dba Crosland Southeast****City Council deferred hearing to June 15, 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)

**15. Rezoning Petition: 2025-027 by Mission City Church and Freedom Communities****Public Hearing Held**

**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)

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

**Public Hearing Held**

**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)

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

**Public Hearing Held**

**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)

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

**Public Hearing Held**

**Location:** Approximately 11.29 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) and N2-B (neighborhood 2-B)

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

**19. Rezoning Petition: 2025-141 by Darway Dalmeida**

**Public Hearing Held**

**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)

**20. Rezoning Petition: 2026-004 by Chuda Dhimal**

**Public Hearing Held**

**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)

## 21. Rezoning Petition: 2026-005 by Thurman Brooks Public Hearing Held

**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 (general commercial)

## 22. Rezoning Petition: 2026-006 by Goode Properties Public Hearing Held

**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)

**Proposed Zoning:** CAC-1 (community activity center-1)

## 23. Rezoning Petition: 2026-010 by HAD Holdings LLC Public Hearing Held

**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)

## 24. Rezoning Petition: 2026-013 by Avatar Holdings LLC Public Hearing Held

**Location:** Approximately 3.9 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)

## 25. Rezoning Petition: 2026-022 by Orange Barrel Media for the Charlotte Hornets Public Hearing Held

**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)

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, June 2, 2026**

### **RESULTS**

**Charlotte-Mecklenburg Government Center**

### **Zoning Committee Work Session**

***Douglas Welton, Chairperson  
Melissa Gaston, Vice Chairperson  
Michael Caprioli  
Theresa McDonald  
Carolyn Millen  
Erin Shaw  
Robin Stuart***

**Zoning Committee Work Session**

**Call to Order: 5:35 pm**

**Adjourned: 7:20 pm**

**Zoning Committee Members**

<i>Douglas Welton</i> ✓	<i>Michael Caprioli</i> ✓	<i>Melissa Gaston</i> ☒
<i>Carolyn Millen</i> ✓	<i>Erin Shaw</i> ✓	<i>Robin Stuart</i> ✓
<i>Theresea McDonald</i> ✓		

**1. Rezoning Petition: 1989-080 by Ryan Cox on behalf of Jessica Quackenbush (property owner) - Innovative Request**

**Approved**

**Current Zoning:** R-20MF Innovative

**Staff Resource:** [John Kinley](#)

**Innovative Request:** Ryan Cox on behalf of Jessica Quackenbush (property owner) is requesting approval of innovative provisions for a parcel within the R-20MF zoned Selwyn Farms Subdivision associated with petition 1989-080. The subdivision is located at the intersection of Marsh Road and Selwyn Farms Lane. The site requested for Innovative provisions is parcel 14912517, located at 3605 Selwyn Farms Lane. Reduction of the required rear yard from 25 feet to 22 feet (3-foot reduction).

**Staff Recommendation:**

Staff recommends approval of the innovative request.

[1989-080 Innov 3605 SelwynFarmsLn](#)

**2. Rezoning Petition: 2022-036 by Shad Spencer with Moore Van Allen on behalf MPV Properties (property owner) - Innovative Request**

**Approved**

**Current Zoning:** CC (commercial center district)

**Staff Resource:** [John Kinley](#)

**Innovative Request:** Shad Spencer with Moore Van Allen on behalf MPV Properties (property owner) is requesting approval of Innovative provisions for a portion of the CC zoned Farmington development associated with petition RZP-2022-036. The overall development is approved for a mix of multifamily and commercial uses. The development is located northeast of the intersection of I-485 and Rocky River Rd. along the Mecklenburg County line. The development is split between City of Charlotte zoning and Town of Harrisburg zoning. The specific parcel requested for Innovative provisions is 10536193, located at the southeast corner of Creek Rock Ln and Dutch Creek Dr.

The following items are the requested innovative provisions:

1. Reduction of the front setback from 35 feet, measured from ROW to 32 feet measured from the back of curb along Dutch Creek Dr.
2. Reduction of the front setback from 35 feet, measured from ROW to 30 feet measured from the back of curb along Creek Rock Dr.

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

**Recommended for Approval**

**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)

**Motion:** Stuart

**2<sup>nd</sup>:** Caprioli

**Vote:** 6:0

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

**Recommended for Approval**

**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)

**Motion:** Caprioli

**2<sup>nd</sup>:** McDonald

**Vote:** 6:0

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

**Recommended for Approval**

**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)

**Motion:** McDonald

**2<sup>nd</sup>:** Shaw

**Vote:** 5:1

**6. Rezoning Petition: 2025-131 by Queen City Land, LLC**  
**Recommended for Approval**

**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)

**Motion:** McDonald

**2<sup>nd</sup>:** Millen

**Vote:** 6:0

**7. Rezoning Petition: 2025-133 by Carolinas Properties III, LLC**  
**Recommended for Denial**

**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)

**Motion: Stuart**

**2<sup>nd</sup>: Shaw**

**Vote: 4:2**

**8. Rezoning Petition: 2025-141 by Darway Dalmeida**  
**Recommended for Approval**

**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)

**Motion: Shaw**

**2<sup>nd</sup>: Caprioli**

**Vote: 6:0**

**9. Rezoning Petition: 2026-004 by Chuda Dhimal**  
**Recommended for Approval**

**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)

**Motion: Millen**

**2<sup>nd</sup>: Shaw**

**Vote: 6:0**

**10. Rezoning Petition: 2026-005 by Thurman Brooks**  
**Recommended for Approval**

**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)

**Motion: Shaw**

**2<sup>nd</sup>: Stuart**

**Vote: 6:0**

**11. Rezoning Petition: 2026-006 by Goode Properties**  
**Recommended for Approval**

**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)

**Proposed Zoning:** CAC-1 (community activity center-1)

**Motion: Stuart**

**2<sup>nd</sup>: Shaw**

**Vote: 6:0**

**12. Rezoning Petition: 2026-010 by HAD Holdings LLC**  
**Recommended for Approval**

**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)

**Motion: Stuart**

**2<sup>nd</sup>: Millen**

**Vote: 6:0**

**13. Rezoning Petition: 2026-013 by Avatar Holdings LLC**  
**Recommended for Approval**

**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)

**Motion: McDonald**

**2<sup>nd</sup>: Millen**

**Vote: 6:0**

**14. Rezoning Petition: 2026-022 by Orange Barrel Media for the Charlotte Hornets**  
**Recommended for Approval**

**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)

**Motion: Caprioli**

**2<sup>nd</sup>: McDonald**

**Vote: 6:0**

# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting

**APPROVED Minutes:** April 21, 2026– 5:00 p.m.

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### Attendance

**Planning Committee Members Present:** Chairperson Andrew Blumenthal, and Commissioners; Terry Lansdell, Shana Neely, Wil Russell, and Clayton Sealey

**Planning Committee Members Absent:** Vice Chairperson Rebekah Whilden

**Planning Staff Present:** Abie Bonevac, Robert Cook, Kathy Cornett, Gretchen Flores, and Will Snyder

**Other Staff:** Caroline Fortney, General Services, Real Estate and Warren Wooten, Neighborhood and Business Services

### Welcome and Introductions

Chairperson Blumenthal called the meeting to order at 5:05 p.m., welcomed everyone, and introduced each commissioner and staff member.

### Virtual Meeting Rules and Guidelines

The meeting was livestreamed on YouTube. A link for the public to view the meeting's livestream is posted on the Planning, Design & Development Department's webpage.

### Approval of Minutes

*A motion was made by Commissioner Lansdell and seconded Commissioner Neely to approve March 17, 2026, minutes. The minutes were unanimously approved. 5-0*

*A motion was made by Commissioner Lansdell and seconded by Commissioner Sealy to approve the Special Meeting, March 23, 2026, minutes. The minutes were unanimously approved. 5-0*

### Mandatory Referrals

Chairperson Blumenthal asked if any commissioners wished to pull a mandatory referral for additional review, discussion, or questions. Hearing none, the committee proceeded to a vote.

**MR 26-13** - The City of Charlotte Housing & Neighborhood Services Department through General Services is proposing the sale of four (4) properties located at 1809 Taylor Ave (PID 06912566), 2610 Dundeen St (PID 06906242), 429 Coxe Ave (PID

07110550), and 1727 Pegram St (PID 08114708) for affordable, infill housing development.

*A motion was made by Commissioner Lansdell and seconded by Commissioner Sealey stating that the Planning Committee reviewed MR#26-13, on April 21, 2026, and has no additional comments for the submitting agencies. The motion was approved. 5-0*

## **CRTPO Update on the Comprehensive Safety Action Plan**

The committee received a presentation from CRTPO staff on the Comprehensive Safety Action Plan (CSPA), a regional transportation safety initiative focused on reducing fatal and serious injury crashes across Mecklenburg, Iredell, and Union counties. Staff explained that the study was launched in response to high crash rates in North Carolina and the need for a coordinated regional approach to traffic safety. The presentation highlighted that more than 250,000 crashes occurred in the region between 2021 and 2025, including approximately 2,600 fatal or serious injury crashes. Vulnerable road users, including pedestrians and bicyclists, were identified as being disproportionately impacted.

Committee discussion focused on traffic safety, including pedestrian and bicycle safety, sidewalk and crossing improvements, ADA accessibility, funding priorities, enforcement, and transportation design practices. Additional discussion addressed autonomous vehicles, state transportation policies, and public access to safety data.

## **COMMISSIONER INQUIRIES**

Commissioners asked questions and shared comments related to:

- Balancing traffic flow with pedestrian and bicycle safety
- How CRTOP evaluates roadway design and safety improvements
- Examples of smaller transportation projects funded through grants
- Whether funding can support private or developer-led projects
- Use of crash data, high injury networks, and near-miss reporting
- Timing for releasing crash data and dashboard information to the public

## **Staff Follow Up/Next Steps for the Comprehensive Safety Action Plan include:**

- Continuing technical task force meetings and stakeholder coordination
- Launching the resident advisory group and public engagement process later this year
- Completing the regional high injury network analysis
- Identifying and reviewing priority project locations
- Developing local safety action plans for participating jurisdictions
- Finalizing and adopting the regional Comprehensive Safety Action Plan in early 2028

With no further business before the committee, the meeting adjourned.

**Adjourn** – The meeting adjourned at **5:45** pm

**CRTPO Board Members****Brad Richardson, Chair**

Town of Stallings

**Rusty Knox, Vice-Chair**

Town of Davidson

City of Charlotte | Town of  
Cornelius | Town of  
Davidson | Town of  
Fairview | Town of  
Huntersville | Town of  
Indian Trail | Iredell County  
| Town of Marshville |  
Village of Marvin | Town of  
Matthews | Mecklenburg  
County | Metropolitan  
Transit Commission | Town  
of Mineral Springs | Town  
of Mint Hill |  
City of Monroe | Town of  
 Mooresville | NCDOT |  
Town of Pineville | Town of  
Stallings | City of Statesville  
| Town of Troutman | Union  
County | Town of Waxhaw |  
Town of Weddington |  
Village of Wesley Chapel |  
Town of Wingate

**CRTPO Mission**

The CRTPO provides leadership and collaboration with member communities and partners in developing our region's transportation system.

**CRTPO Vision**

A connected and equitable transportation system that provides mobility choices for the region.



**Board Meeting**  
**Agenda Packet**  
**Wednesday, May 20, 2026**  
**6:00 PM**

CRTPO Staff Contact: Charlotte-Mecklenburg Government  
Neil Burke, AICP PTP Center, 600 E. 4th Street  
704-336-2205 Room 267 (Second Floor)  
[Neil.Burke@charlottenc.gov](mailto:Neil.Burke@charlottenc.gov) Charlotte, NC 28202

**Agenda Items**

- Consent Agenda
  - 2026 - 2035 TIP Amendments
  - FY 2026 CRTPO Self-Certification
  - Section 5307 Funding Amendment (ICATS)
- Memorandum of Understanding and Board Bylaws Text Amendment
- 2028-2037 TIP Development Process (NCDOT Prioritization 8.0) Local Input Points
- BASICS ACT - Federal Reauthorization Update

**Non-Discrimination and Americans with Disabilities Act Policy**

It is the policy of the Charlotte Regional Transportation Planning Organization to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities.

In compliance with the Americans with Disabilities Act (ADA), reasonable accommodations will be provided for persons who require assistance to participate in CRTPO meetings. The CRTPO will use a "five business day" notification statement to accommodate public requests. If assistance is needed or to request documents in an alternative format, please contact CRTPO at [704-336-2205](tel:704-336-2205) or send an email to [email@crtpo.org](mailto:email@crtpo.org).



The Charlotte Regional Transportation Planning Organization (CRTPO) is the Metropolitan Planning Organization (MPO) that coordinates transportation planning initiatives for the greater Charlotte urbanized area, including Iredell, Mecklenburg, and Union counties. The CRTPO Board reviews and votes on consensus-based technical recommendations provided by the Technical Coordinating Committee (TCC).

### **Non-Discrimination Policy**

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### **Accessing the Charlotte-Mecklenburg Government Center (CMGC)**

CMGC is located at 600 East Fourth Street, at the corner of Fourth and Davidson streets in Uptown Charlotte. From I-85 N, I-77 N and US-74 W, take exit 2A from I-277 S/ NC-16 S onto East Fourth Street. Parking is available in the CMGC parking deck located on Davidson Street between 3<sup>rd</sup> and 4<sup>th</sup> streets. On-street parking is also available, but CRTPO is only able to validate deck parking. Check in with a staff member about parking validation for the CMGC deck when you arrive for the meeting.

Enter the building either through the entrance at the top of the large staircase on the Davidson Street side of the building, or through the handicapped entrance at the bottom of the large staircase on the right. The handicapped entrance is the only open entrance after 6 p.m. Everyone who enters CMGC undergoes a security screening, after which you may proceed to room 267 on the second floor.





**Board Meeting  
May 20, 2026**

**Charlotte-Mecklenburg  
Government Center, Room 267**

## **6:00 PM Meeting Agenda**

- |                                  |                        |
|----------------------------------|------------------------|
| <b>1) Call to Order</b>          | <b>Brad Richardson</b> |
| <b>2) Adoption of the Agenda</b> | <b>Brad Richardson</b> |
| <b>3) Public Comment Period</b>  | <b>Brad Richardson</b> |

CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes.

- |  |                        |
|--|------------------------|
| <b>4) Ethics Awareness &amp; Conflict of Interest Reminder</b> | <b>Neil Burke</b>      |
| <b>5) <u>Consent Agenda</u></b>                                | <b>Brad Richardson</b> |

All items below are considered to be routine by the CRTPO Board or have been the subject of detailed presentations at previous meetings. There will be no separate discussion on these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda.

- a) March 25, 2026 CRTPO Board Meeting Minutes
- b) 2026-2035 TIP Amendments
- c) 2026-2035 TIP Amendment: Mecklenburg Transportation System (MTS)
- d) FY 2027 UPWP Amendment: CATS

Attachments: [March 25, 2026 CRTPO Board Minutes](#); [2026-2035 TIP Amendments Memorandum](#); [2026-2035 TIP Amendments](#); [MTS TIP Amendment and Resolution](#); [FY 2027 UPWP Amendment CATS Memorandum and Resolution](#); [CATS TIP Amendment Resolution](#)

- |  |                    |
|--|--------------------|
| <b>6) <u>Memorandum of Understanding and Board Bylaws Text Amendment</u></b> | <b>Robert Cook</b> |
|--|--------------------|

Action Requested: FYI.

Background:

- The passage of the P.A.V.E. Act in November 2025 dissolved the Metropolitan Transit Commission (MTC) and created the Metropolitan Public Transportation Authority (MPTA). These changes have made revisions to the Memorandum of Understanding and Board Bylaws necessary.

- The text amendments within both documents are limited to replacing the MTC with the MPTA in the voting members section of both documents.
- The MPTA will become a voting member of the Board only after the text amendment is approved and all MOU signatures from the jurisdictions and the Governor are received.

Attachments: [MOU & Bylaws Amendments Memoranda](#)

**7) 2028-2037 TIP Development Process (NCDOT Prioritization 8.0) Local Input Points**

**Travis Johnson**

Action Requested: FYI.

Background:

- NCDOT Prioritization 8.0 will develop the 2028-2037 TIP.
- The process will conclude with the release of the draft 2028-2037 TIP in January of 2027.
- The purpose of this presentation is to share an overview of the Local Input Points allocation process.

Attachment: [CRTPO NCDOT P8.0 Local Input Points Methodology](#)

**8) BASICS Act - Federal Reauthorization Update**

**Brian Elgort**

Action Requested: FYI

Background:

- The federal surface transportation reauthorization is the legislative process by which Congress renews, funds, and updates federal transportation programs.
- The BASICS Act (H.R. 7437) is a marker bill for the reauthorization process supported by the Local Officials in Transportation (LOT) Coalition, NCAMPO, and other organizations.
- A marker bill is a piece of legislation introduced in Congress to signal policy ideas, gather support, and build momentum, with the intent of being included in a larger, comprehensive legislative package, rather than passing on its own.

**9) Upcoming Agenda Items**

**Neil Burke**

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

**10) NCDOT Division 10 & Division 12 Updates** **Felix Obregon & Mark Stafford**

**11) Board Member Comments**

**Brad Richardson**

**12) Adjourn**

**HDC WORKSHOP 12:00 PM**

Staff Announcements  
Approve Minutes  
Pre-Application Review

**HDC MEETING: 1:00 – 7:00 PM**

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

**CONSENT**

1. 1226 Myrtle Av (PID 12305607)  
HDCRMI-[2026-00289](#)  
Dilworth  
Justin Harper, Applicant  
**APPROVED WITH CONDITIONS**
2. 305 N Graham St (PID 07806501)  
HDCCMI-[2026-00292](#)  
Fourth Ward  
Kim Wakefield/Angela Swartz, Applicants  
**APPROVED WITH CONDITIONS**
3. 805 Walnut Av (PID 07102219)  
HDCRMI-[2026-00291](#)  
Wesley Heights  
Calli Hudgins/Hunter Dockery, Applicants  
**APPROVED WITH CONDITIONS**

**CONTINUED FROM JANUARY 14, 2026 MEETING**

4. 316 Rensselaer Av (PID 12307213)  
HDCCDEMO-[2025-00676](#)  
Dilworth  
Garrett Sullivan, Applicant  
**APPROVED WITH 365-DAY STAY**

**CONTINUED FROM MARCH 11, 2026 MEETING**

5. 2019 Park Rd (PID 12108803)  
HDCRMA-[2025-00581](#)  
Dilworth  
Angie Lauer, Applicant  
**APPROVED WITH CONDITIONS**

**CONTINUED FROM APRIL 8, 2026 MEETING**

6. 1815 Madison Av (PID 07839910) – Decision Required  
HDCRMA-[2025-00779](#)  
McCrorey Heights  
Cameron Singh, Applicant  
**APPROVED WITH CONDITIONS**

**CONTINUED FROM APRIL 8, 2026 MEETING**

7. 1911 S Mint St (PID 11907603)  
HDCRMA-[2026-00026](#)  
Wilmore  
Angie Lauer, Applicant  
**APPROVED WITH CONDITIONS**
8. 1311 Myrtle Av (PID 12309402)  
HDCRMA-[2025-00696](#)  
Dilworth  
Jessica Hindman/Sarah Curme, Applicants  
**APPROVED WITH CONDITIONS**

**NEW CASES**

9. 1652 Dilworth Rd W (PID 12311317)  
HDCRMAA-[2026-00087](#)  
Dilworth  
Cay Perry Freihofer, Applicant  
**DENIED**
10. 705 Woodruff Pl (PID 07102112)  
HDCRMA-[2026-00027](#)  
Wesley Heights  
Harold Jordan/Michelle Harrison, Applicants  
**APPROVED WITH CONDITIONS**
11. 1501 S Mint St & 325 W Summit Av (PID 1908314)  
HDCCMIA-[2025-00801](#)  
Wilmore  
Jason Hood, Applicant  
**CONTINUED**

# Approved

## Upcoming Meeting Dates

### June, 2026

Mon Jun 15	4:00 p.m. – 4:30p.m.	Executive Committee Meeting
Tue Jun 16	5:00p.m. – 7:00p.m.	Planning Committee Meeting

### July, 2026

	No Meeting	Zoning Committee Work Session
Mon Jul 13	12:00p.m. – 2:00p.m.	Planning Commission Work Session
Mon July 20	4:00 p.m. – 4:30p.m.	Executive Committee Meeting
Tue July 21	5:00p.m. – 7:00p.m.	Planning Committee Meeting