

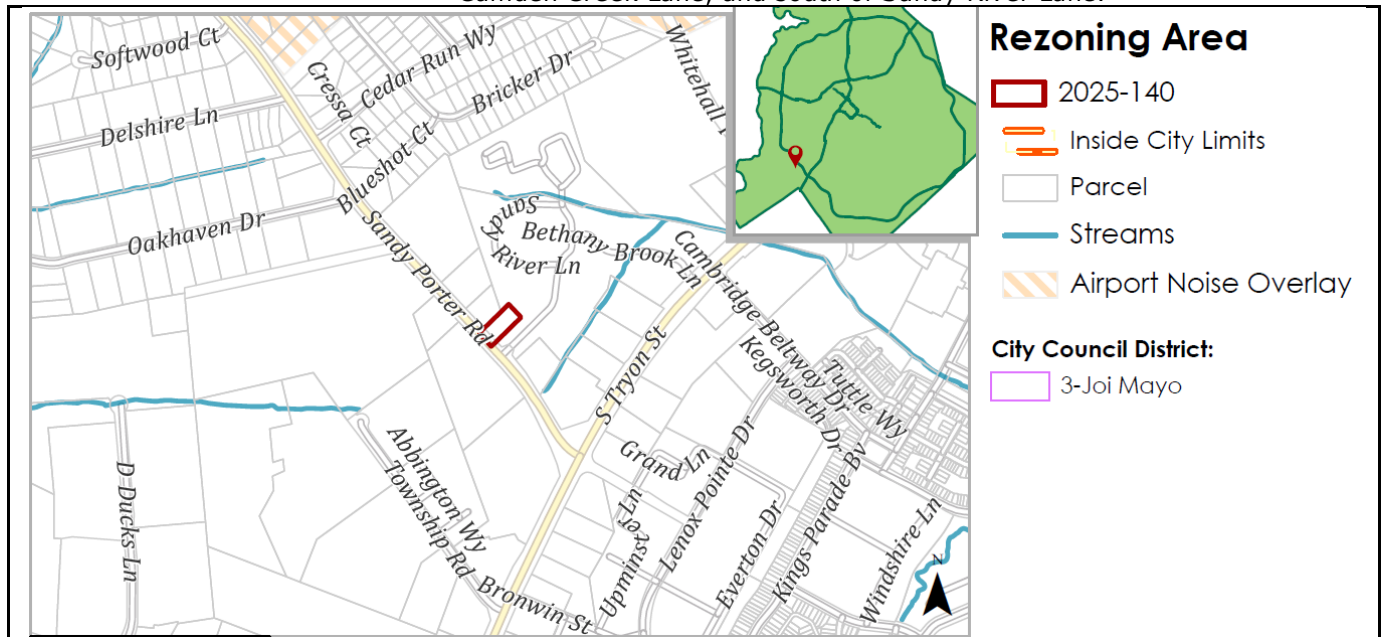
REQUEST

Current Zoning: N2-B (Neighborhood 2-B)
Proposed Zoning: CAC-1(CD) (Community Activity Center-1, conditional)

LOCATION

Address: 2500 Sandy Porter Road

Approximately 0.43 acres located east of Sandy Porter Road, north of Camden Creek Lane, and south of Sandy River Lane.



SUMMARY OF PETITION

The petition proposes the adaptive reuse of a single family home for activities permitted in the Community Activity Center district. The site is developed with a single family detached home.

PROPERTY OWNER

Excel Financial Services, Inc.

PETITIONER

Delores Howard Leith

AGENT/REPRESENTATIVE

Delores Howard Leith

COMMUNITY MEETING

The community meeting was held on February 18, 2026 and 4 people from the community attended.

The community meeting report notes that items discussed at the meeting included proposed uses for the site with attendees largely supportive and raising only one primary concern about whether the rezoning could increase nearby single-family property taxes.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *Southwest Outer Community Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by developing nonresidential uses, potentially including personal services establishments, that could expand access to goods and services to

the surrounding area, also its proximity to transit could also help facilitate this goal.

Rationale for Recommendation

- The petition is inconsistent with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type. However, the petition meets minor map amendment criteria described in the accompanying program guide document to the *Southwest Outer Community Area Plan* supporting a place type change to Community Activity Center. A rezoning to the CAC-1(CD) (Community Activity Center-, conditional) zoning district could help to implement the goals of the *Comprehensive Plan* by promoting a variety of uses such as retail, office, medical, personal service establishments, and restaurants.
- The site is abutting the Community Activity Center Place Type on two sides containing multi-family apartment development and a variety of commercial uses. It is adjacent to the Neighborhood 2 Place Type across Sandy Porter Road. The rezoning site borders only one property designated as Neighborhood 1 Place Type, though it is zoned N2-B (Neighborhood 2-B).
- This petition is appropriate and compatible with surrounding development and the Community Activity Center Place Type as it proposes adaptive reuse of the existing structure and expands access to goods and services in the area.
- The site is within a ¼-mile walk of CATS bus routes 16 local and 41x express, providing transit access to the Charlotte Transportation Center.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Community Activity Center Place Type for the site.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

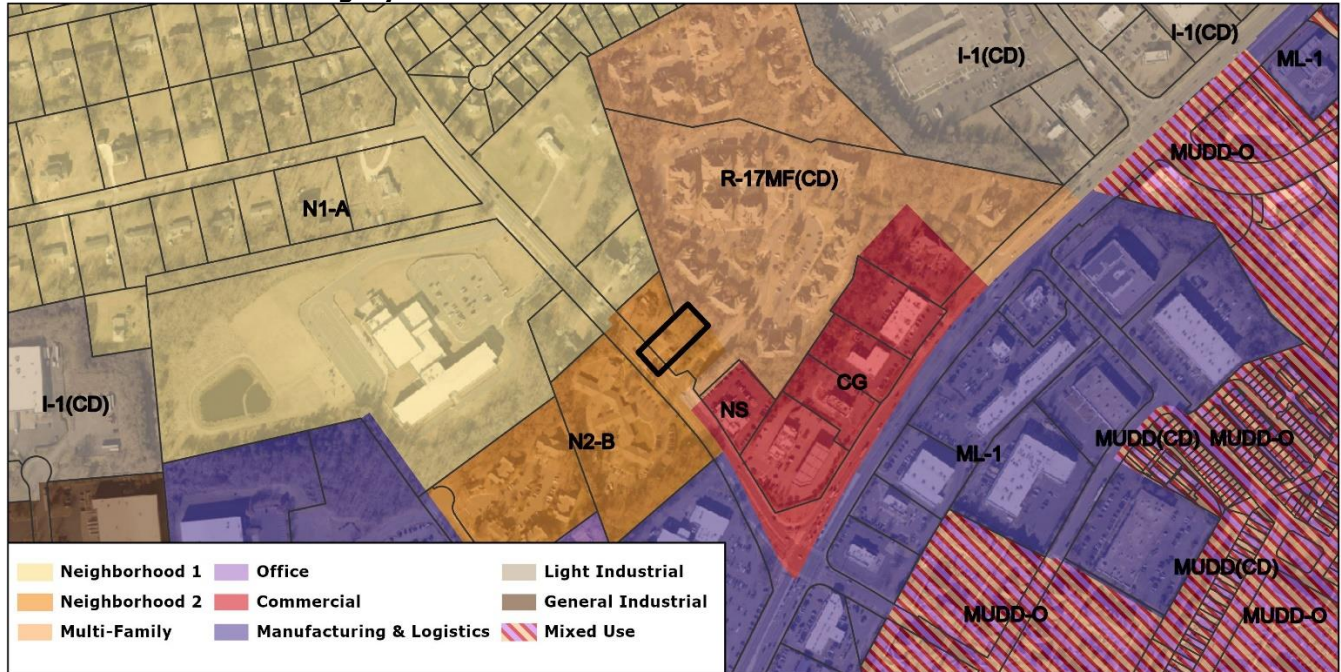
- Existing Zoning:
 - N2-B: This district is intended for the development of multi-family attached or stacked dwellings, either as standalone buildings or as components of multi-dwelling developments.
- Proposed Zoning:
 - CAC-1: This district is intended to accommodate those areas that are transitioning from a more automobile-centric orientation toward a more walkable, well-connected, moderate intensity mix of retail, restaurant, entertainment, office, and personal service uses, including some residential uses.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

• **Proposed Request Details**

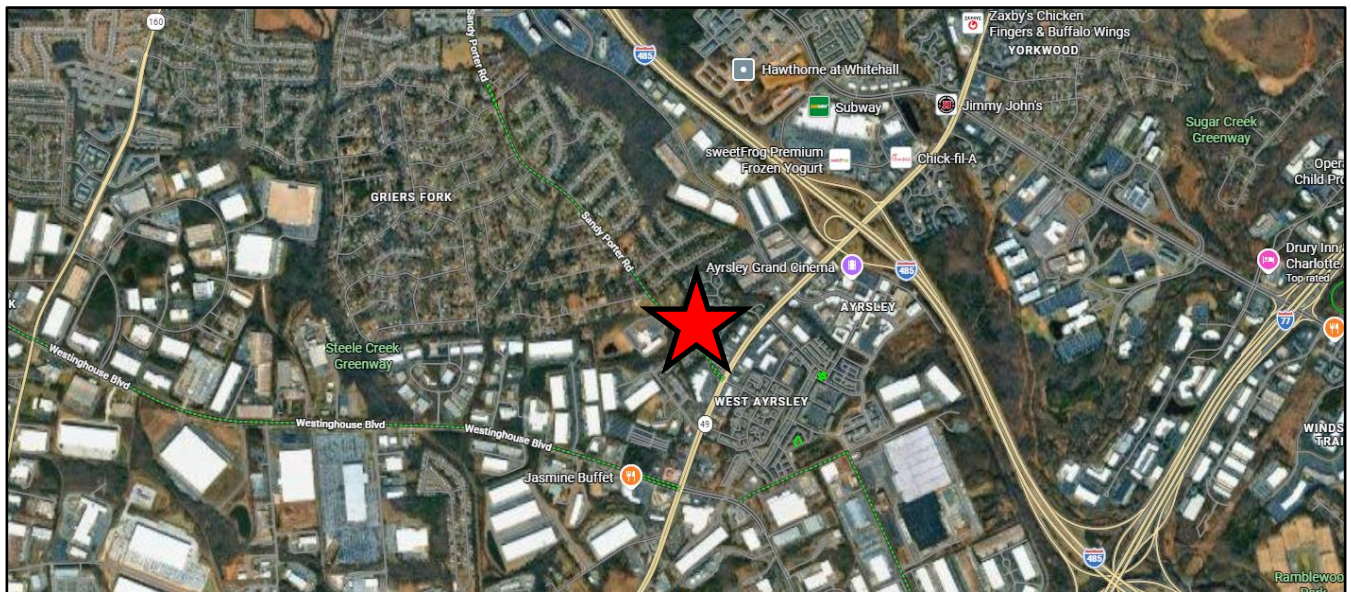
The site plan accompanying this petition contains the following provisions:

- Proposal allows adaptive reuse of the existing structure to accommodate uses permitted by -right or under prescribed conditions in the CAC-1 district, such as personal services, office, and medical/dental office.
- Site may be developed with any principal or accessory use allowed in the CAC-1(CD) zoning district, except those specifically prohibited by the plan, including:
 - Dormitory, group home, vehicle fueling facility, enclosed vehicle rental, minor vehicle repair, indoor amusement facility, homeless shelter, domestic violence shelter, food pantry, beneficial fill site, principal-use parking lot, passenger terminal, public transit facility, utility uses, wireless telecommunications, temporary outdoor entertainment, accessory drive-through, and outdoor entertainment.

• Site Context and Imagery



The site is zoned N2-B (Neighborhood 2-B). It abuts properties to the southeast and northwest along Sandy Porter Road that are also zoned N2-B, and it is located across Sandy Porter Road from additional N2-B zoned parcels. The multi-family apartment development to the northeast is zoned R-17MF(CD) (Multi-Family, conditional). Within ¼-mile to the southeast, at the intersection of Sandy Porter Road and South Tryon Street, there are properties zoned NS (Neighborhood Services), CG (General Commercial), and ML-1 (Manufacturing & Logistics-1). Properties to the northwest along Sandy Porter Road are zoned N1-A (Neighborhood 1-A).



The site (indicated by the red star above) is located on the east side of Sandy Porter Road, approximately 2/3-mile southwest of the Interstate I-485 interchange at South Tryon Street. It is currently developed with a single family detached dwelling. The site abuts a single family dwelling and a multi-family apartment development, and it is located across Sandy Porter Road from an assisted living facility. It is also situated northwest of a commercial center at the intersection of Sandy Porter Road and South Tryon Street that includes grocery, retail, restaurant, and personal service uses.



View of the site looking east from Sandy Porter Road. The site is developed with a single family detached dwelling.



View of a multi-family apartment development looking northeast from Sandy Porter Road. The multi-family development is abutting the subject site to the northeast and is designated as the Community Activity Center Place Type by the *2040 Policy Map*.



View of commercial development at the intersection of Sandy Porter Road and South Tryon Street, to the southeast of the site. The area around this intersection is developed with a variety of nonresidential uses including grocery, retail, restaurant, and personal service uses.

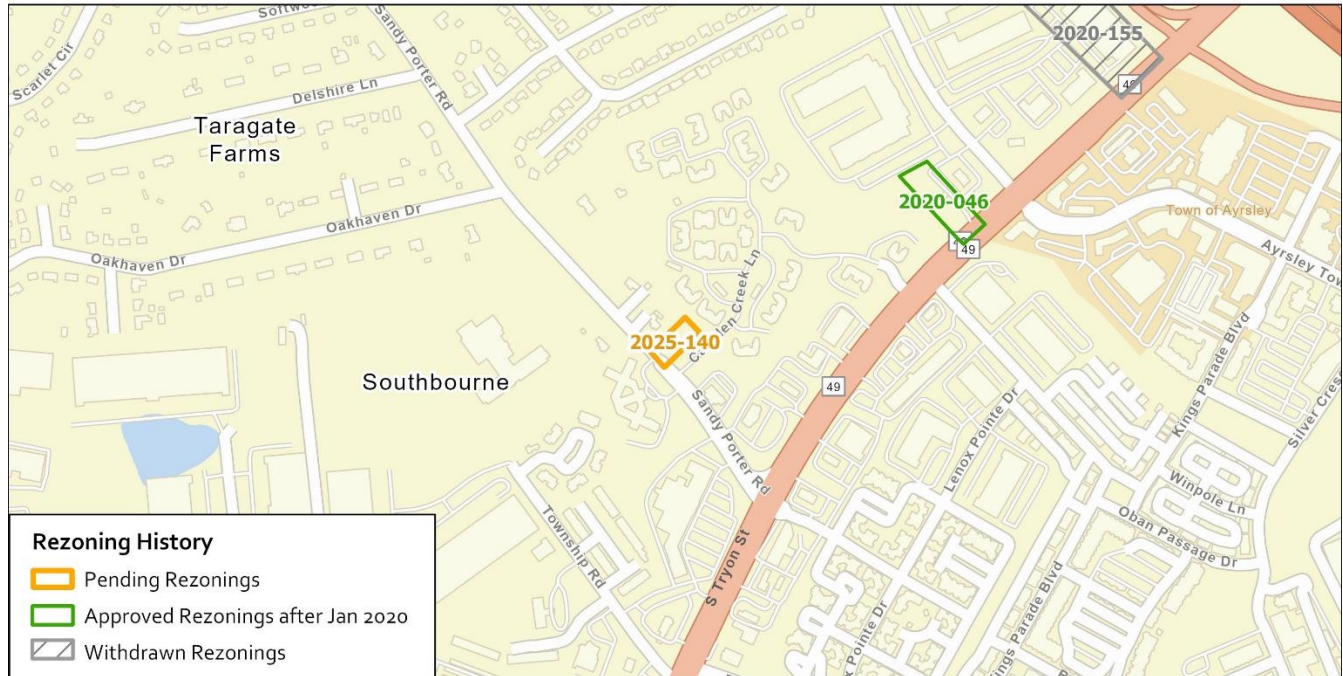


View of single family homes located along Sandy Porter Road to the northwest of the site. The section of Sandy Porter Road has a few remaining large lot single family tracts.



View of the assisted living facility located across Sandy Porter Road from the site, zoned N2-B (Neighborhood 2-B) and designated as Neighborhood 2 Place Type by the *2040 Policy Map*.

• **Rezoning History in Area**



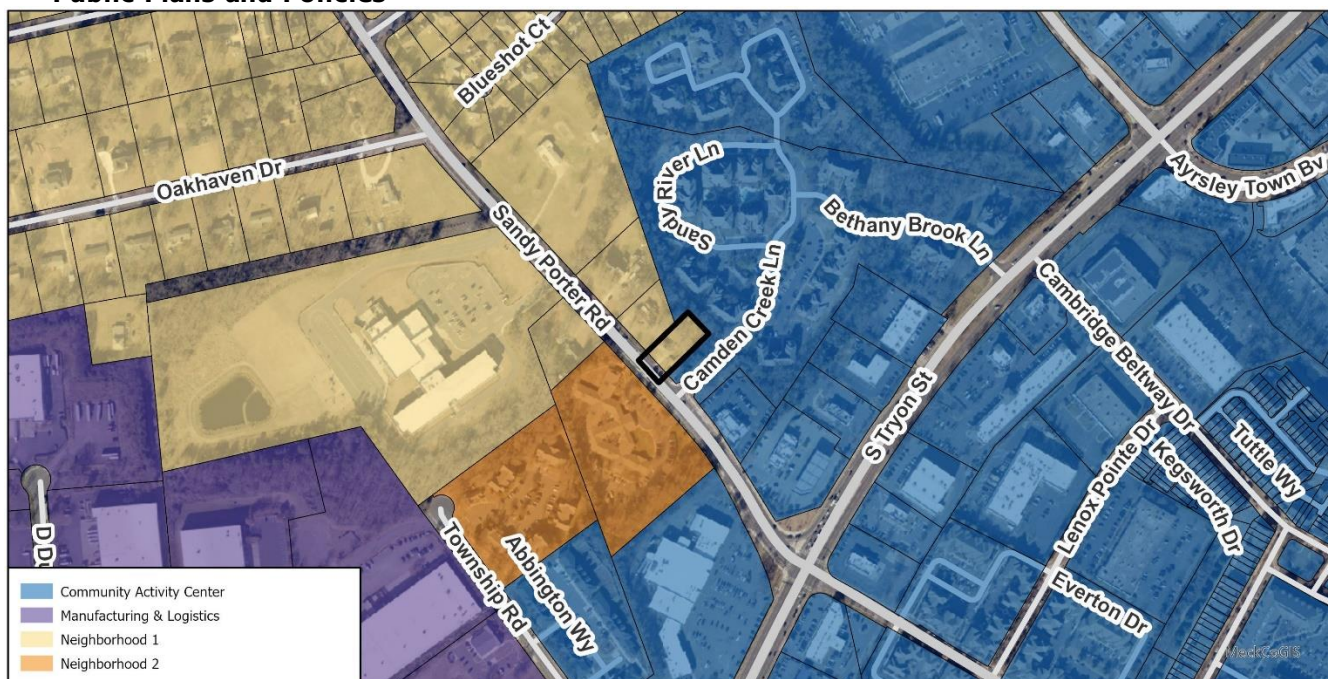
Petition Number	Summary of Petition	Status
2020-046	Rezoned 5.39 acres from I-1(CD) (Light Industrial, conditional) to I-1(CD) SPA (General Industrial, conditional, site plan amendment) to allow for an automotive repair facility and prohibit automotive service station use.	Rezoning approved. LDC-2020-00194 approved, construction complete.
2020-155	Rezoned 5.39 acres from I-1 (Light Industrial) to I-2(CD) (General Industrial, conditional) for redevelopment of the site with limited uses, including office, warehouse, and retail.	Withdrawn

• Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The *Southwest Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is not in alignment with the adopted Community Activity Center Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Community Activity Center Place Type.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single family or small multi-family homes or ADUs.

- Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.
- This site is within the *Southwest Outer Community Area Plan*. The rezoning petition may help facilitate priority goal 1 given its commitment to developing nonresidential uses, potentially including personal services establishments, that could expand access to goods and services to the surrounding area, also its proximity to transit could also help facilitate this goal.
- Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site's place type to Community Activity Center.

Criteria for Community Activity Center Minor Map Amendment	Description	Site Information
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	20 acres	The site is 0.43 acres. But combined with the abutting Community Activity Center Place Type, the center exceeds the 20-acre minimum.
Preferred Place Type Adjacencies	N2; CAMP; IMU; NAC; RAC; COMM; PP	The site is adjacent to N2 across the street as well as adjacent to N1. However, the N1 properties are zoned N2-B.
Locational Criteria (all considered)	Not within Uptown Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor	This site is not within Uptown. The site is approximately 0.2 miles from a high-capacity transit station, CATS bus routes 16 local and 41x express.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located adjacent to Sandy Porter Road, a City-maintained minor arterial, north of Camden Creek Lane, a privately maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- Active Projects:**
 - N/A
- Transportation Considerations:**
 - No outstanding issues.
- Vehicle Trip Generation:**
 - Current: N2-B
 - Existing Use: 10 trips per day (based on 1 single family dwelling unit).
 - Existing Zoning Entitlements: 40 trips per day (based on 7 multi-family dwelling units).
 - Proposed Zoning: CAC-(CD). 48 trips per day (based on 1,336 square feet of medical/dental office).

• Storm Water Services

- Considerations:**
 - No comments submitted.

- **Charlotte Water**
 - Accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Sandy Porter Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Sandy Porter Rd.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
 - Nonresidential petitions do not impact the number of students generated.
 - **Considerations:**
 - No comments submitted.
- **Charlotte Area Transit System**
 - **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818