



Zoning Committee Recommendation

Rezoning Petition 2025-140

April 7, 2026

REQUEST

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

LOCATION

Approximately 0.43 acres located east of Sandy Porter Road, north of Camden Creek Lane, and south of Sandy River Lane.
(Council District 3 - Mayo)

PETITIONER

Delores Howard Leith

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

The petition is **consistent** with the goals and policies of the *Southwest Outer Community Area Plan* based on the information from the staff analysis and the public hearing. 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.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- 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-1, 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.

Motion/Second: Stuart / Caprioli

Yeas: Stuart, Caprioli, Gaston, Shaw, Millen, and Welton

Nays: None

Absent: McDonald

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

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