

6930 Farmingdale Drive
Rezoning Petition No. 2026-044
TIER 1 CONDITIONAL REZONING

Site Development Data:

Acreage: 1.030

Tax Parcel: 13302545

Existing Zoning: OFC (Office Flex Campus)

Proposed Zoning: CG (General Commercial) Tier 1 Conditional

Existing Uses: Parking

Proposed Uses: Parking Lot

Applicant/Petitioner: Hendrick Automotive Group

Purpose of zoning change:

The site is currently utilized as a parking lot that has been tied to the operations of the adjoining dealership. This affiliation has constrained the property's ability to be redeveloped as a standalone parcel with a broader range of commercial uses. Rezoning to CG will eliminate this dependency and allow the site to be evaluated and developed on its own merits, consistent with the intent of the Charlotte Unified Development Ordinance (UDO).

Tier 1 Conditional Notes - Prohibited Use List

- Adult Electronic Gaming Establishment
- Adult Use
- Drive-Through Establishment
- Nightclub
- Telecommunications and Data Storage Facility
- Vehicle Fueling Facility
- Vehicle Rental: Outdoor
- Drug Treatment Clinic
- Food Pantry
- Homeless Shelter
- Beneficial Fill Site
- Industrial, Craft
- Solar Farm
- Cemetery
- Driving Range
- Farm, Bona Fide
- Golf Course

Binding affect: If a conditional plan amendment is approved, all conditions applicable to development of the site imposed under the site plan will be binding upon and inure to the benefit of the petitioner and the current and subsequent owners of the site and their respective successors in interest and assigns. Future Amendment: Future amendments to these development standards may be applied for by the then owner or owners of the parcel or parcels within the site involved in accordance with the provisions of Article 37 of the UDO.