
TO: Sheighla Tippet, MS, Entitlement Services
FROM: Erin Hinson, AICP, Long Range Planning
SUBJECT: RZP 2026-044: 2040 Comprehensive Plan Consistency
LOCATION: 930 Farmingdale Drive
DESCRIPTION: Zoning Change Request from OFC to CG(CD) to NC
ACREAGE: 1.03 acres
DATE: 9/17/2026

The Long-Range Division of the Planning, Design and Development Department offers the following comments on the above referenced rezoning petition.

Recommendation Summary

The petition is **inconsistent** with the [goals and policies of the East Middle & Outer Community Area Plan](#).

The petition is **not in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Neighborhood Activity Center Place Type

EAST MIDDLE & OUTER COMMUNITY AREA PLAN

The petition does not directly facilitate any of the priority goals for the East Middle & Outer Community Area Plan.

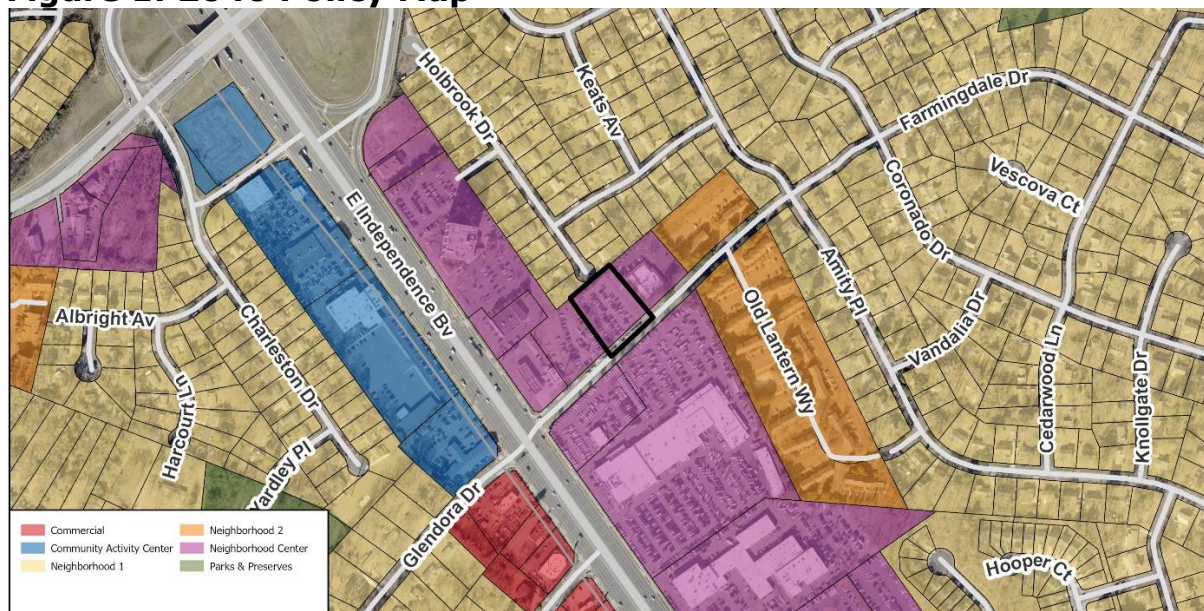
2040 COMPREHENSIVE PLAN

The petition does not facilitate any additional Comprehensive Plan Goals.

POLICY MAP

This petition **is not in alignment** with the Neighborhood Activity Center (NAC) Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



Minor Map Amendment Criteria

The petition with the **Neighborhood Activity Center Place Type** designation meets the Minor Map Amendment Criteria referenced in the adopted Policy Map Manual to **change the recommended Place Type to Commercial as follows:**

Table 1: Minor Map Amendment Criteria

Criteria for Commercial	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	10 acres	The petition is for 1.03 acres. It does not meet the Minor Map Amendment Criteria's minimum acreage requirement.
Preferred Place Type Adjacency	N2; CAC; RAC; CAMP; IMU; ML	The petition does not have any of the Minor Map Amendment Criteria's preferred Place Type adjacencies.
Locational Criteria	All considered: <ul style="list-style-type: none"> Not within Uptown Not within 1 mile walkshed of high-capacity transit 	The petition is not located within Uptown. The petition is located within 1 mile walkshed

	station or within ½ mile of major transportation corridor • Within Access to Amenities Gap (EGF)	of high-capacity transit station and is within ½ mile of major transportation corridor. The petition is not located within an Access to Amenities, Goods and Services gap.
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Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans

Community Area Plan (CAP) – East Middle & Outer, adopted April 13, 2026

Community Area Plan - Priority Goals of the Area Plan:

While it is important to advance all ten of the Charlotte Future 2040 Comprehensive Plan goals across the City, some goals are more of a priority for a geography based on the community's needs for increased access and reduced impacts.

Based on the East Middle & Outer CAP's need for increased access to employment opportunities as well as access to housing choices and daily goods & services, Table 2 below represents an analysis of how the petition could facilitate the priority Comprehensive Plan Goals for the geography.

Table 2: Community Area Plan Priority Goals

Community Area Plan Priority Goal	How does the petition specifically facilitate the priority goal?
Goal 1: 10-Minute Neighborhoods	N/A
Goal 2: Neighborhood Diversity and Inclusion	N/A
Goal 3: Housing Access for All	N/A
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	N/A
Goal 8: Diverse and Resilient Economic Opportunity	N/A

Additional Comprehensive Plan Goal(s) Facilitated by the Petition:

In addition to the priority goals of the area plan, Table 3 below represents an analysis of how the petition may facilitate additional Comprehensive Plan Goals.

Table 3: Additional Comprehensive Plan Goals

Comprehensive Plan Goal	How does the petition specifically facilitate additional goals?
Goal 1: 10-Minute Neighborhoods	N/A
Goal 2: Neighborhood Diversity and Inclusion	N/A
Goal 3: Housing Access for All	N/A
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	N/A
Goal 5: Safe and Equitable Mobility	N/A
Goal 6: Healthy, Safe and Active Communities	N/A
Goal 7: Integrated Natural and Built Environments	N/A
Goal 8: Diverse and Resilient Economic Opportunity	N/A
Goal 9: Retain our Identity and Charm	N/A
Goal 10: Fiscally Responsible	N/A

2040 Policy Map

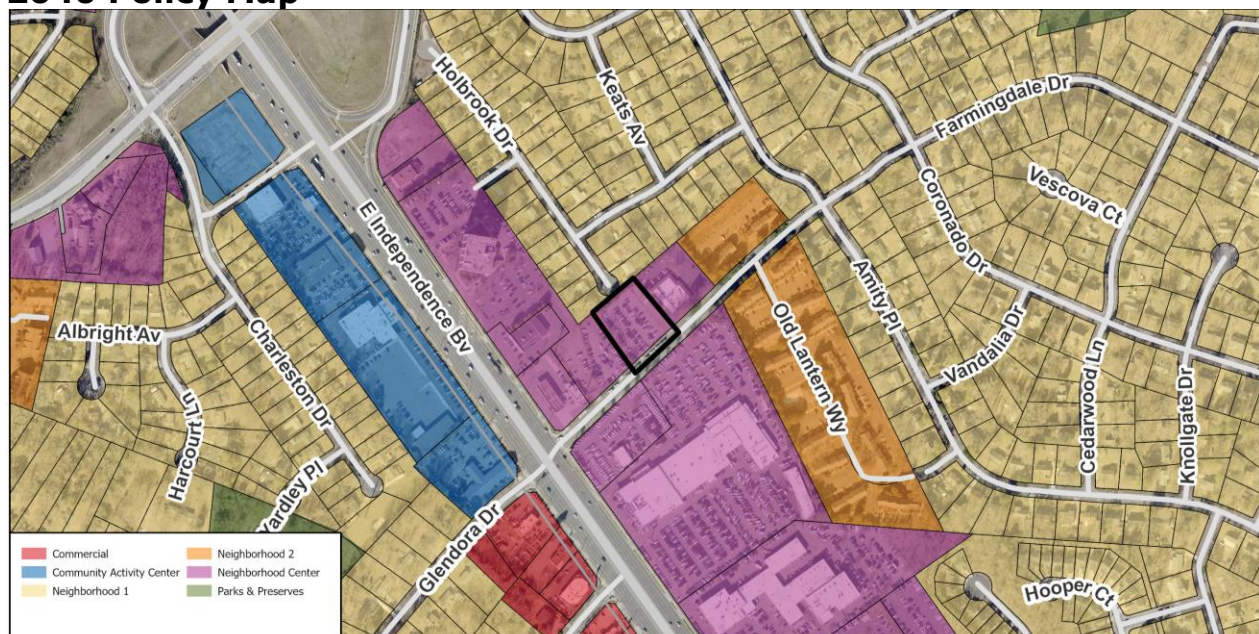


Table 4 below represents an analysis of Alignment with the 2040 Policy Map.

Table 4: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
	<p>NOT IN ALIGNMENT WITH the recommendation for Neighborhood Activity Center (NAC).</p> <p>If the petition is approved, the recommended place type for the site would be revised to Commercial (COMM).</p>

Table 5 below represents an analysis of how the petition meets the components of the proposed **Commercial (COMM)** Place Type.

Table 5: Commercial Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	Typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations.	<p>The petition proposes a surface parking lot for an adjacent business, Hendrick Automotive Group. The site currently operates as a parking lot, and the intent of the rezoning request is to align the existing use with the appropriate zoning district and remove the non-conforming use designation.</p> <p>If the site is ever redeveloped in the future, the petitioner has committed to and submitted a Prohibited Use List to include:</p> <ul style="list-style-type: none"> • Adult Electronic Gaming Establishment • Adult Use • Drive-Through Establishment • Nightclub • Telecommunications and Data Storage Facility

		<ul style="list-style-type: none"> • 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
Character	This Place Type is characterized by low-rise retail structures with a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian design elements.	The petitioner has committed to new asphalt, curb and gutter, and landscaping.
Mobility	Commercial places are typically located along high-volume arterial streets, limited access roadways, and near interstate interchanges. While uses and sites are generally automobile-oriented, streets are designed to accommodate safe and comfortable travel by all modes of travel. Cross-access between adjoining sites limits the number of driveways off arterial streets, thereby improving the public realm and circulation. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.	N/A
Building Form	The typical building height is four or fewer stories. Some sites include accessory drive	N/A

	through facilities and gas pumps. Buildings include entrances on the street-facing side(s) to provide pedestrian access from the public sidewalk.	
Open Space	This Place Type includes numerous improved open spaces such as plazas, patios, and courtyards that may include landscaping. Natural open spaces, such as tree preservation areas, are also found and encouraged here. Landscaping provides an attractive public realm by softening street edges.	N/A

Minor Map Amendment Criteria

The petition with the **Neighborhood Activity Center Place Type** designation meets the Minor Map Amendment Criteria referenced in the adopted Policy Map Manual to **change the recommended Place Type to Commercial as follows:**

Table 6: Minor Map Amendment Criteria

Criteria for Commercial	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	10 acres	The petition is for 1.03 acres. It does not meet the Minor Map Amendment Criteria's minimum acreage requirement.
Preferred Place Type Adjacency	N2; CAC; RAC; CAMP; IMU; ML	The petition does not have any of the Minor Map Amendment Criteria's preferred Place Type adjacencies.
Locational Criteria	All considered: <ul style="list-style-type: none"> • Not within Uptown • Not within 1 mile walkshed of high- 	The petition is not located within Uptown.

	<p>capacity transit station or within ½ mile of major transportation corridor</p> <ul style="list-style-type: none"> • Within Access to Amenities Gap (EGF) 	<p>The petition is located within 1 mile walkshed of high-capacity transit station and is within ½ mile of major transportation corridor.</p> <p>The petition is not located within an Access to Amenities, Goods and Services gap.</p>
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Table 7 below represents an analysis of how the petition meets the components of the proposed **Commercial (COMM)** Place Type.

Table 7: Commercial Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	Typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations.	<p>The petition proposes a surface parking lot for an adjacent business, Hendrick Automotive Group. The site currently operates as a parking lot, and the intent of the rezoning request is to align the existing use with the appropriate zoning district and remove the non-conforming use designation.</p> <p>If the site is ever redeveloped in the future, the petitioner has committed to and submitted a Prohibited Use List to include:</p> <ul style="list-style-type: none"> • Adult Electronic Gaming Establishment • Adult Use • Drive-Through Establishment • Nightclub

		<ul style="list-style-type: none"> • 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
Character	This Place Type is characterized by low-rise retail structures with a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian design elements.	The petitioner has committed to new asphalt, curb and gutter, and landscaping.
Mobility	Commercial places are typically located along high-volume arterial streets, limited access roadways, and near interstate interchanges. While uses and sites are generally automobile-oriented, streets are designed to accommodate safe and comfortable travel by all modes of travel. Cross-access between adjoining sites limits the number of driveways off arterial streets, thereby improving the public realm and circulation. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.	N/A

Building Form	The typical building height is four or fewer stories. Some sites include accessory drive through facilities and gas pumps. Buildings include entrances on the street-facing side(s) to provide pedestrian access from the public sidewalk.	N/A
Open Space	This Place Type includes numerous improved open spaces such as plazas, patios, and courtyards that may include landscaping. Natural open spaces, such as tree preservation areas, are also found and encouraged here. Landscaping provides an attractive public realm by softening street edges.	N/A

Community Area Plan - Supporting the Vision Policy and Assessment Recommendation Review

Supporting the Vision section outlines adopted and recommended policies, regardless of Place Type designations, to help guide decisions for Mobility, Open Space, Environmental Justice & Sustainability, Community Character and Public Facilities & Services.

The Mobility, Open Space and Community Character Assessments apply to petitions within an area designated by the 2040 Policy Map as an activity center. To fully realize the aspirations of those mixed-use Place Type recommendations and advance Charlotte's goals, future development should help further aspirations related to Mobility, Open Space and Community Character.

Table 8 below represents an analysis of how the petition meets the policy recommendations. These policies are specifically tracked for rezoning petitions.

Table 8: Policy Recommendations

Policy Recommendation	How does the petition specifically meet the policy?
Open Space	N/A

OS-1: To increase access to open space, ensure new development/redevelopment provides enhanced open space(s), as encouraged by the designated Place Type and required by the Unified Development Ordinance.	
Environmental Justice EJ-1: To ensure future residents do not live near undesirable or unhealthy land uses, discourage residential development/redevelopment in areas designated Manufacturing & Logistics. When existing Manufacturing & Logistics sites are adjacent to residential development and request new entitlements, approve the least intense zoning district (ML-1).	N/A
Environmental Justice EJ-2: To ensure compatible land uses near industrial land uses, encourage Commercial or Innovation Mixed-Use development/redevelopment adjacent to areas designated Manufacturing & Logistics.	N/A
Environmental Justice EJ-8: To reduce brownfields and hazardous sites, the City should consider adjacent Place Type designations and preferred adjacencies, as outlined in the Policy Map Manual, when approving new land uses for redeveloped "Areas of Environmental Concern."	N/A
Environmental Justice EJ-11: To ensure existing residents adjacent to Manufacturing & Logistics are protected from more undesirable or unhealthy land uses, discourage the expansion of Manufacturing & Logistics development into areas designated Neighborhood 1 or Neighborhood 2.	N/A
Community Character	N/A

CC-5: To retain neighborhood culture and identity, Charlotte should use pattern books and regulatory tools such as neighborhood character overlays, historic districts, and other community-driven strategies to guide residential infill development.	
Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte's annexation policy with public facility needs.	N/A
Place Type PT-4 - When a zoning transition is needed because the recommended Place Types next to each other create a non preferred adjacency, refer to Table 2: Place Type Adjacencies & Zoning Districts in the Program Guide. This table explains when a zoning transition is appropriate. If a transition is required, choose the least intense zoning district that still aligns with the area's designated Place Type	N/A