

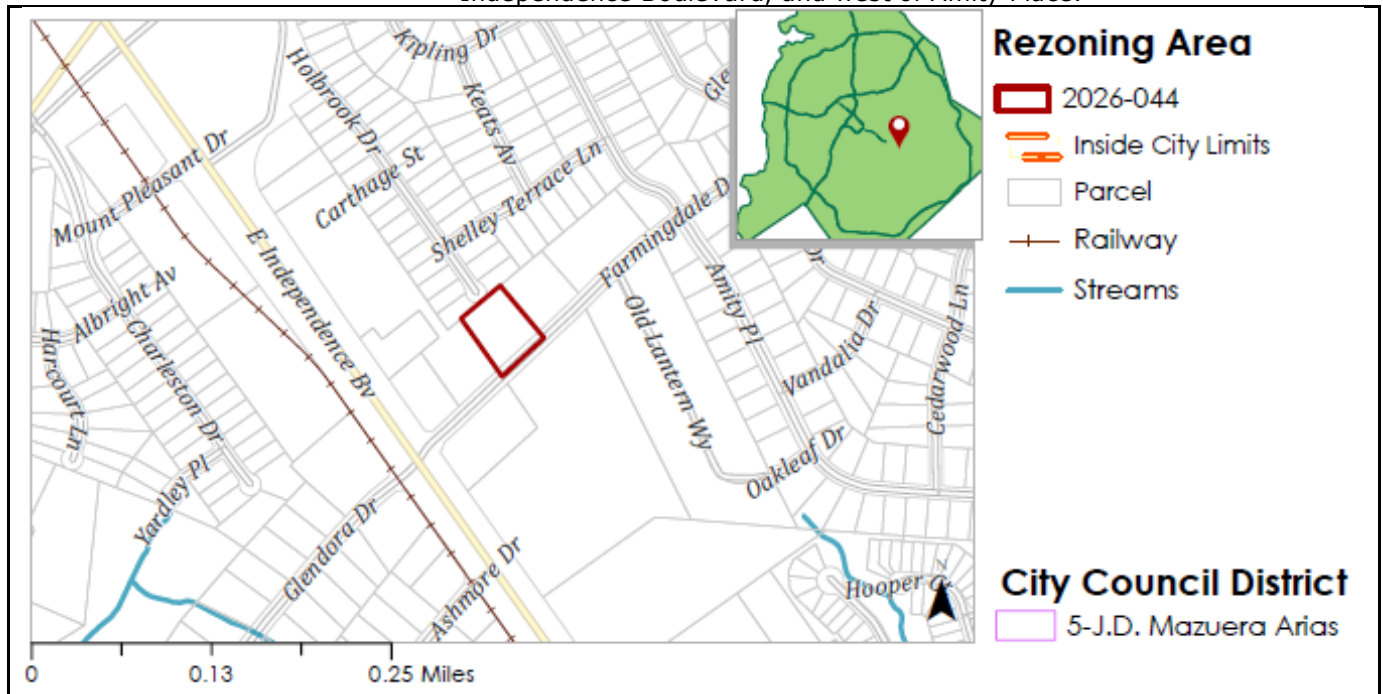
REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: CG(CD) (General Commercial, conditional)

LOCATION

Address: 6930 Farmingdale Drive, Charlotte, NC 28212

Approximately 1.03 acres located north of Farmingdale Drive, east of East Independence Boulevard, and west of Amity Place.



SUMMARY OF PETITION

The petition proposes to allow some uses permitted by-right and under prescribed conditions in the CG zoning district on a lot currently developed with a surface parking lot.

**PROPERTY OWNER
PETITIONER**

Hendrick Automotive Group
Hendrick Automotive Group

AGENT/REPRESENTATIVE

Greg Hartley, ACRO Development Services now IMEG

COMMUNITY MEETING

The community meeting was held on August 5th, 2026 and 1 person from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the rezoning proposal, including the intent to rezone the existing parking lot to align its current use with the correct zoning district. Representatives explained planned site improvements such as new asphalt, curb and gutter, landscaping, and security fencing. Attendees also discussed the rezoning process, community notification, and the continued use of the site as a parking lot. No additional concerns were raised, and the attendee expressed support for the proposed improvements.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of requested technical revisions.

Plan Consistency

The petition is **consistent** with the goals and policies of the *East Middle and Outer Area Plan*.

Rationale for Recommendation

- The area surrounding the petition site consists of a blend of established single-family neighborhoods, older multifamily housing, and long-standing commercial and automotive uses concentrated along the Independence Boulevard corridor. This mix creates a transitional environment where commercial activity exists alongside residential areas, making the petition's continuation of an existing low-intensity commercial parking use generally compatible with the built context.
- Although the request proposes CG zoning, the petition aligns with the *2040 Policy Map* and the *East Middle and Outer Area Plan*, as it prohibits all the uses that would be inappropriate, making development types allowed on the site comparable to the NC (Neighborhood Center) district and corresponding Place Type.
- Maintaining the current zoning would keep the site in a legal nonconforming state that could limit or complicate future redevelopment. Rezoning now removes this barrier and creates a clear regulatory starting point for redevelopment.
- By limiting the range of permitted uses and reinforcing only neighborhood-compatible activities, the conditions allow the current low intensity use to continue while also setting up the site for future redevelopment options that align with the long-term Neighborhood Center vision for the area.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

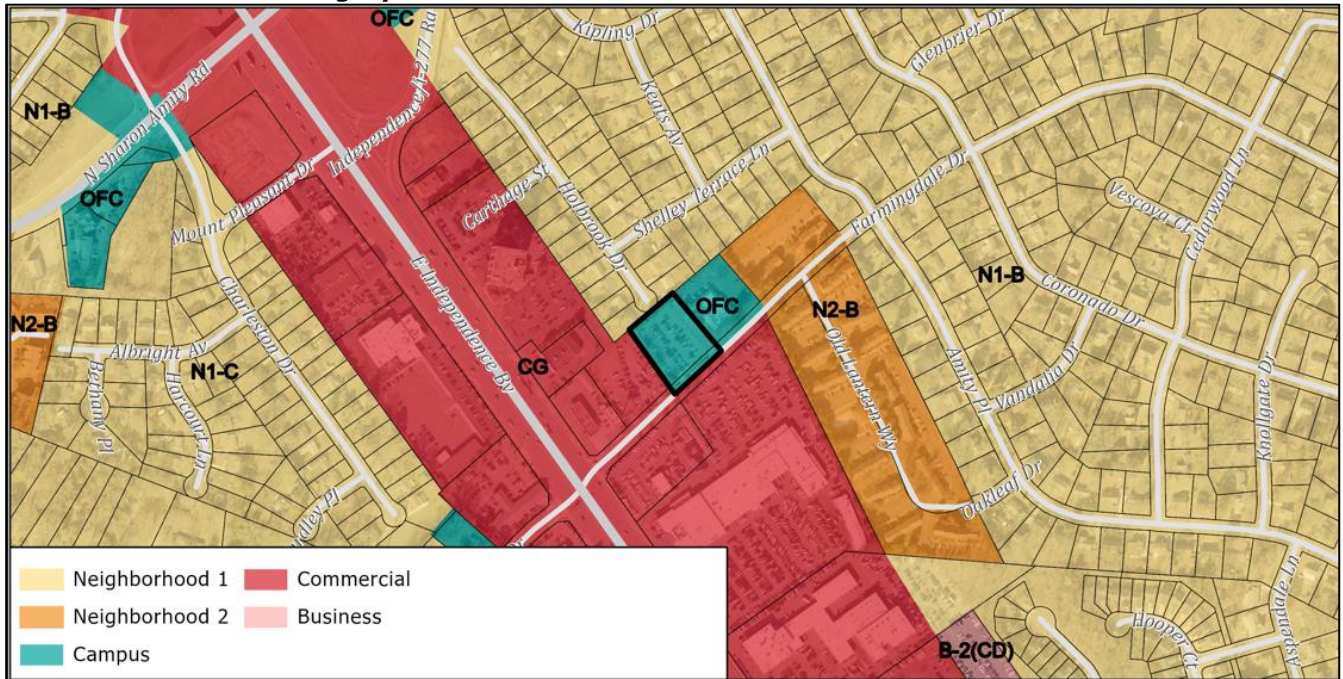
- Existing Zoning:
 - OFC: This district is intended to address large-scale office, research, and medical campuses that may include some light industrial components, with associated supporting uses to serve the everyday needs of employees and visitors. OFC developments are relatively low intensity and should foster walkability and connections to the external pedestrian network.
- Proposed Zoning:
 - CG: This district allows for general commercial uses along intersections and arterial streets, accommodating auto access while also encouraging improvement of the pedestrian environment.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

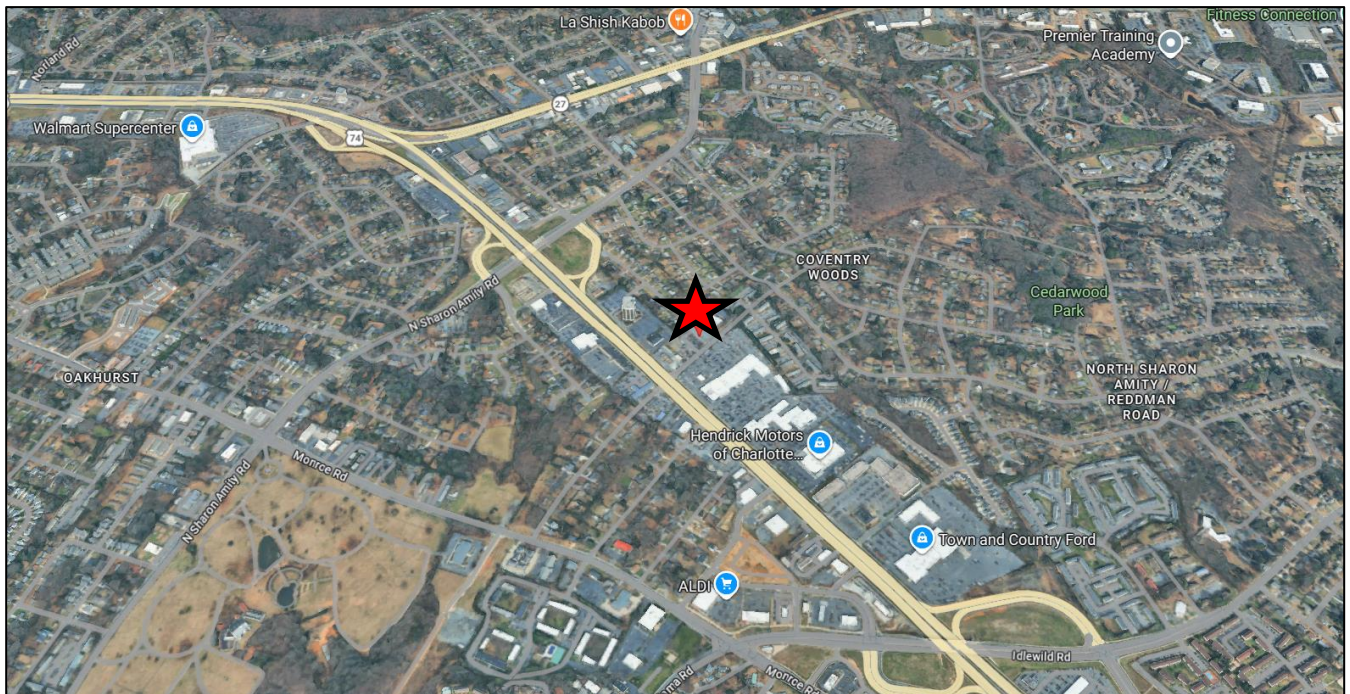
The development standards accompanying this petition contain the following provisions:

- The petition includes conditional notes that prohibit several uses, including:
 - Adult electronic gaming establishments
 - Adult uses
 - Drive-through establishments
 - Nightclubs
 - Telecommunications and data-storage facilities
 - Vehicle fueling facilities
 - Outdoor vehicle rental
 - Drug treatment clinics
 - Food pantries
 - Homeless shelters
 - Beneficial fill sites
 - Craft industrial uses
 - Solar farms
 - Cemeteries
 - Driving ranges
 - Bona fide farms
 - Golf courses

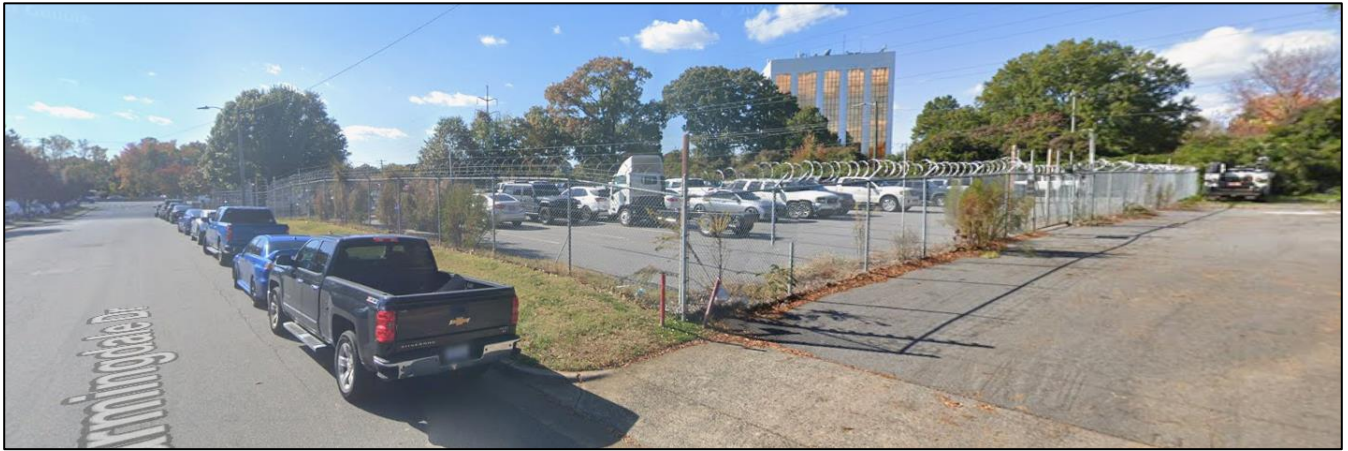
- **Site Context and Imagery**



- The site is currently zoned OFC and is situated within a transitional area along the Independence Boulevard corridor, where commercial and office districts such as CG and OFC cluster around existing auto-oriented and retail uses. Surrounding the site, Neighborhood 1 districts (N1-B and N1-C) form the predominant single-family residential pattern to the north while adjacent N2-B (Neighborhood 2-B) parcels provide a mix of housing types.



The site, shown by the red star, sits along a corridor that is broadly characterized by commercial and office uses associated with Independence Boulevard, including retail, autocentric, and service-oriented establishments. While residential neighborhoods including single-family and multifamily areas are located to the north and east, the immediate corridor context is shaped primarily by these commercial uses. The surrounding mix of residential, commercial, and institutional development creates a transitional environment, within which the existing parking lot use fits.



- This is a street view of the site which is currently developed with a surface parking lot.



- This is a street view northwest of the site showing a neighborhood consisting of single story, single family residential homes.



- This is a street view northeast of the site showing a single story, office building.

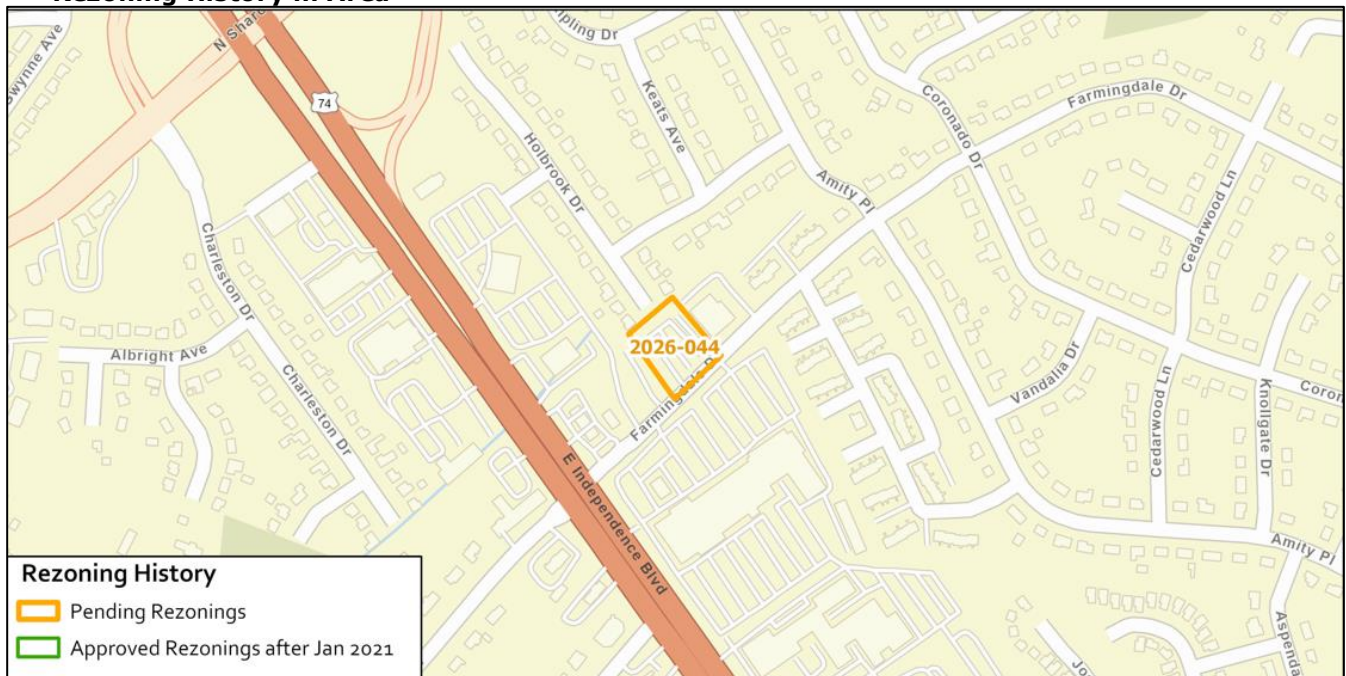


- This is a street view southwest of the site showing a vehicle fueling station.



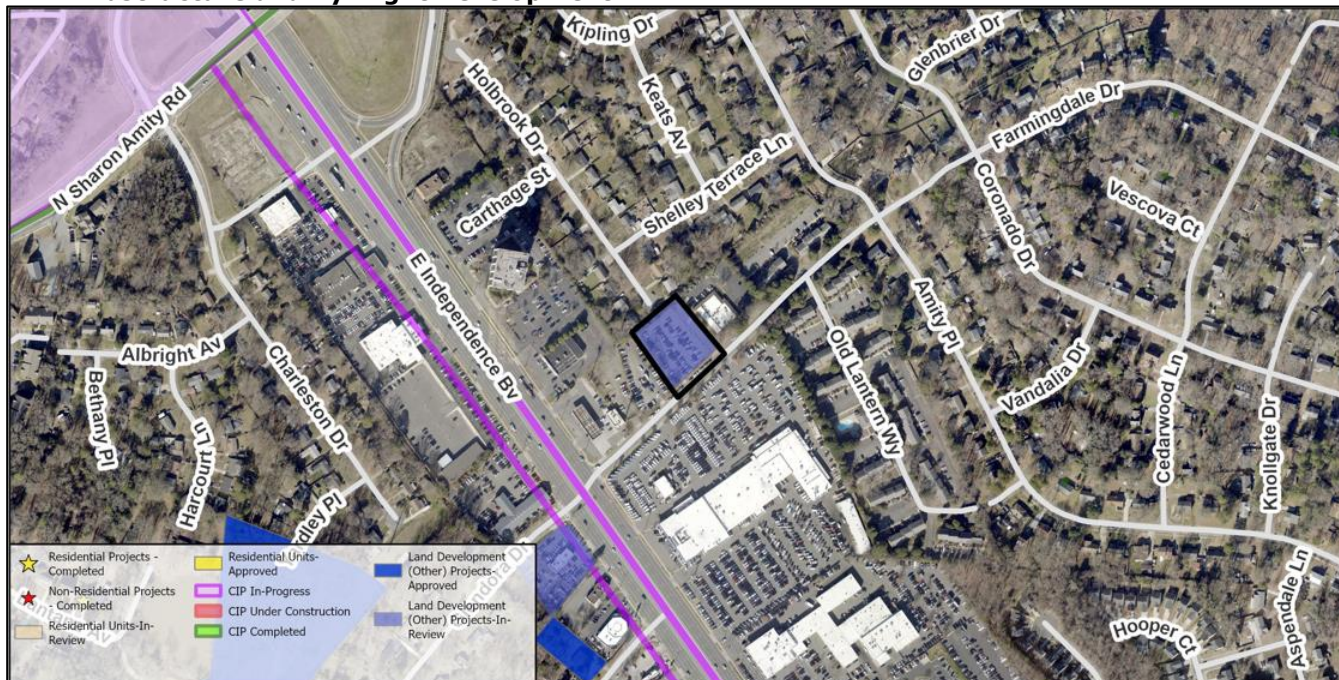
- This is a street view southeast of the site showing a vehicle dealership with outdoor storage.

- **Rezoning History in Area**



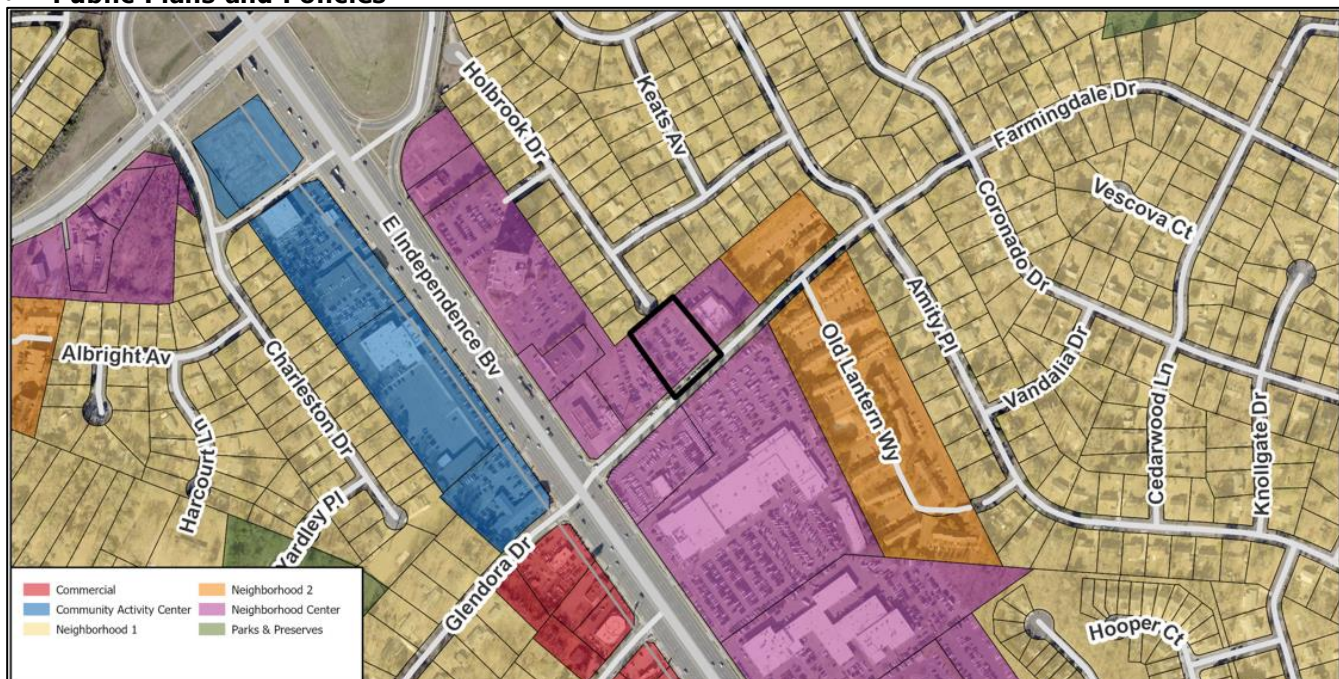
- There have been no rezonings in the past 5 years around the subject site.

• 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 *East Middle and Outer Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood Center Place Type. The proposed rezoning is in alignment with the adopted Neighborhood Center Place Type
 - Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
 - This site is within the *East Middle & Outer Community Area Plan*. The petition incorporates conditional notes to actively guide the site toward future development that better reflects the

city's long-term intent for the area by prohibiting incompatible uses otherwise allowed in the CG district—uses that would conflict with the recommended place type. Although the request does not directly advance the East Middle & Outer Community Area Plan's priority goals, these restrictions serve as an important step toward guiding the site toward future redevelopment that better aligns with the long-term vision for the area.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Farmingdale Drive, a City-maintained major collector, east of Independence Boulevard, a State-maintained freeway. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor nature of this conditional 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. The tier 1 conditions do not impact any transportation improvements.
- **Active Projects:**
 - NCDOT Independence Boulevard project
 - Independence adding additional lanes from Idlewild Road to Interstate 495.
 - Scheduled for construction in 2029
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 389 trips per day (based on Surface Parking Lot).
 - Existing Zoning Entitlements: 230 trips per day (based on Office).
 - Proposed Zoning: 841 trips per day (based on CG).

- **Storm Water Services**

- **Considerations:**
 - Reviewed, no comments.

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Farmingdale Dr.
- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Holbrook Dr.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.
- **Considerations:**
 - Reviewed, no comments.

- **Charlotte Area Transit System**

- **Considerations:**
 - Reviewed, no comments.

CITY DEPARTMENT COMMENTS

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

MECKLENBURG COUNTY COMMENTS

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

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGLand Use

1. Please add a binding effect of the rezoning application statement: 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.
2. Please add an amendment to the rezoning plan statement: 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.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Sheighla Tippet (980) 384-4632