



Zoning Committee Recommendation

Rezoning Petition 2025-043

September 3, 2025

REQUEST

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

LOCATION

Approximately 2.37 acres located on the south side of Chipley Avenue, west of Paul Buck Boulevard, and east of Monroe Road. (Council District 1 - Anderson)

PETITIONER

City of Charlotte

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:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Community Activity Center Place Type for this site.

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:

- This petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Community Activity Place Type.
- The site is a City owned parcel abutting the City owned Ovens Auditorium and the Bojangles Coliseum complex. It is compatible to incorporate the two sites under the same CAC Place Type.
- The Community Activity Center zoning district includes standards to adequately buffer and transition uses adjacent to more sensitive areas like the Neighborhood 1 Place Type.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

Motion/Second: Shaw / Millen

Yeas: Welton, Caprioli, McDonald, Millen, Shaw,
Stuart
Nays: None
Absent: Gaston
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Chairperson Welton inquired about attendance at the community meeting. Staff reported that three individuals were present.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225