



**REQUEST**

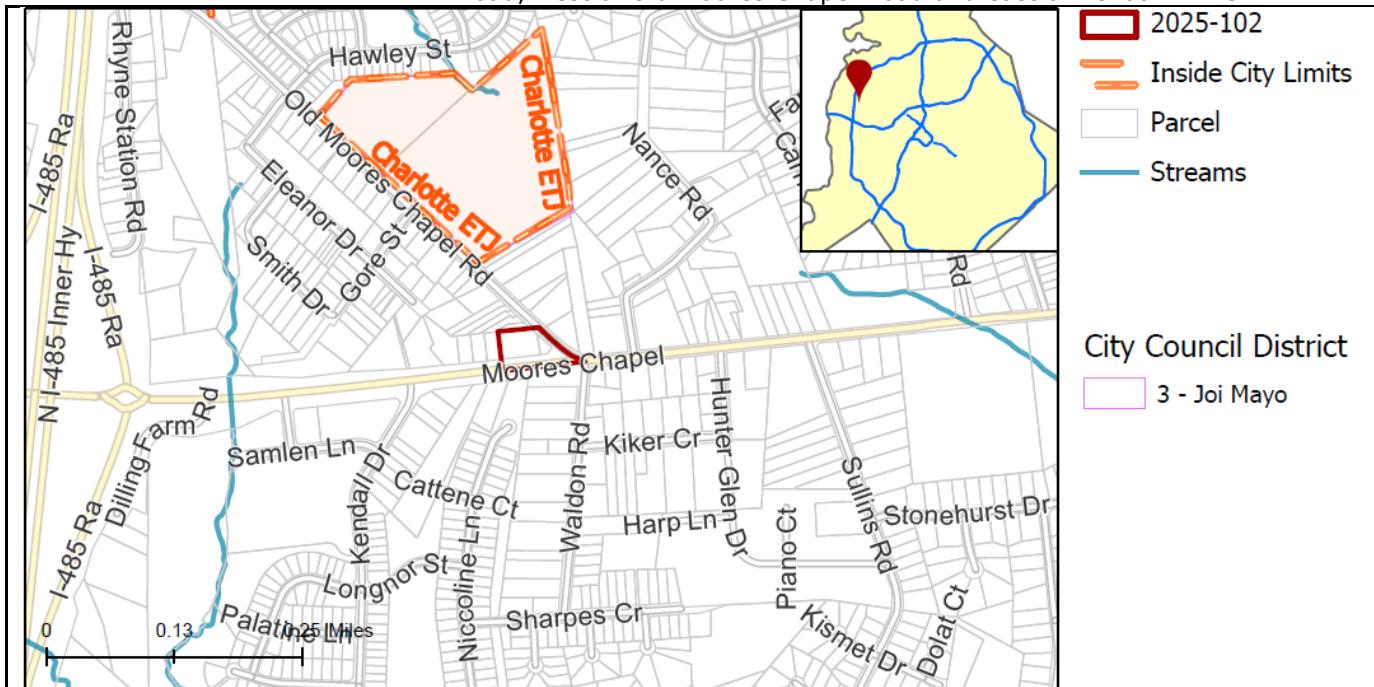
Current Zoning: CG (General Commercial)

Proposed Zoning: N1-E(CD) (Neighborhood 1-E, Conditional)

**LOCATION**

Address: 9111 Old Moores Chapel Road, Charlotte, NC 28214

Approximately 0.78 acres located on the north side of Moores Chapel Road, west of Old Moores Chapel Road and east of Kendall Drive.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted in the N1-E (Neighborhood 1-E) zoning district on a vacant site in the Moores Chapel Road corridor while limiting the number of driveways on Moores Chapel Road to two.

**PROPERTY OWNER**

Rickey Morrison

**PETITIONER**

Olympia & Wright Homes

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks PLLC

**COMMUNITY MEETING**

The community meeting was held on September 29, 2025 and 6 people from the community attended.

The community meeting report notes that items discussed at the meeting included permitted uses under the current and proposed zoning districts and the timeline for the rezoning. Community concerns centered on traffic along Moores Chapel Road.

The full meeting report is available online.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The petition would align zoning with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.
- The N1-E (Neighborhood 1-E) zoning district allows for residential uses and a small number of non-residential uses on lots of 3,000 square feet with 30' width.
- The uses permitted in the N1-E (Neighborhood 1-E) zoning district are more compatible with the surrounding residential uses than those permitted under the current CG (General Commercial zoning).
- The site is located on an arterial street (Moores Chapel Road) and is less than a 1/4 mile from a commercial area providing access to goods and services.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 2: Neighborhood Diversity & Inclusion

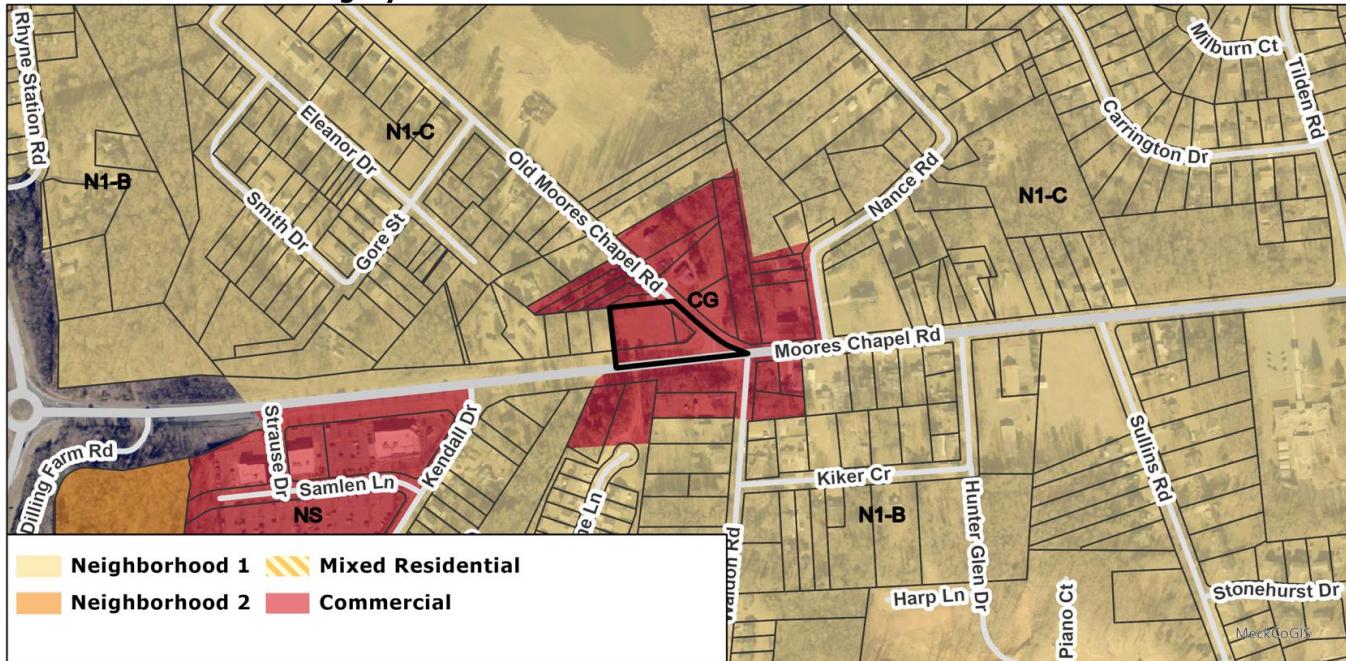
**PLANNING STAFF REVIEW****Background and Zoning District Summary**

- Existing Zoning:
  - CG (General Commercial): This district allows for general commercial uses along intersections and arterial streets, accommodating auto access while also encouraging improvement of the pedestrian environment.
- Proposed Zoning:
  - N1-E: This district allows for single family, duplex, triplex, and quadplexes in some situations, as well as a limited number of other uses on lots that are 3,000 square feet or greater.
  - Conditional (CD): This petition proposes site-specific commitments that further restricts the use of the site.

**Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

- Limits the number of driveways allowed on Moores Chapel Road to two.

**Site Context and Imagery**

- The site is zoned CG (General Commercial) and surrounded by properties zoned CG (General Commercial) to the north, east, and south. Adjacent properties to the west are zoned N1-C (Neighborhood 1-C) with many properties zoned N1-C (Neighborhood 1-C) and N1-B (Neighborhood 1-B) in the vicinity.



The site, marked by a red star, is surrounded primarily by single family detached residential uses. A commercial center, providing access to goods and services is located a  $\frac{1}{4}$  mile to the west of the site across Moores Chapel Road.



Street view of the vacant site as seen from the intersection of Moores Chapel Road and Old Moores Chapel Road.



Street view of single family detached residential uses to the north of the site along Old Moores Chapel Road.



Street view of single family detached residential uses to the east of the site across Old Moores Chapel Road.

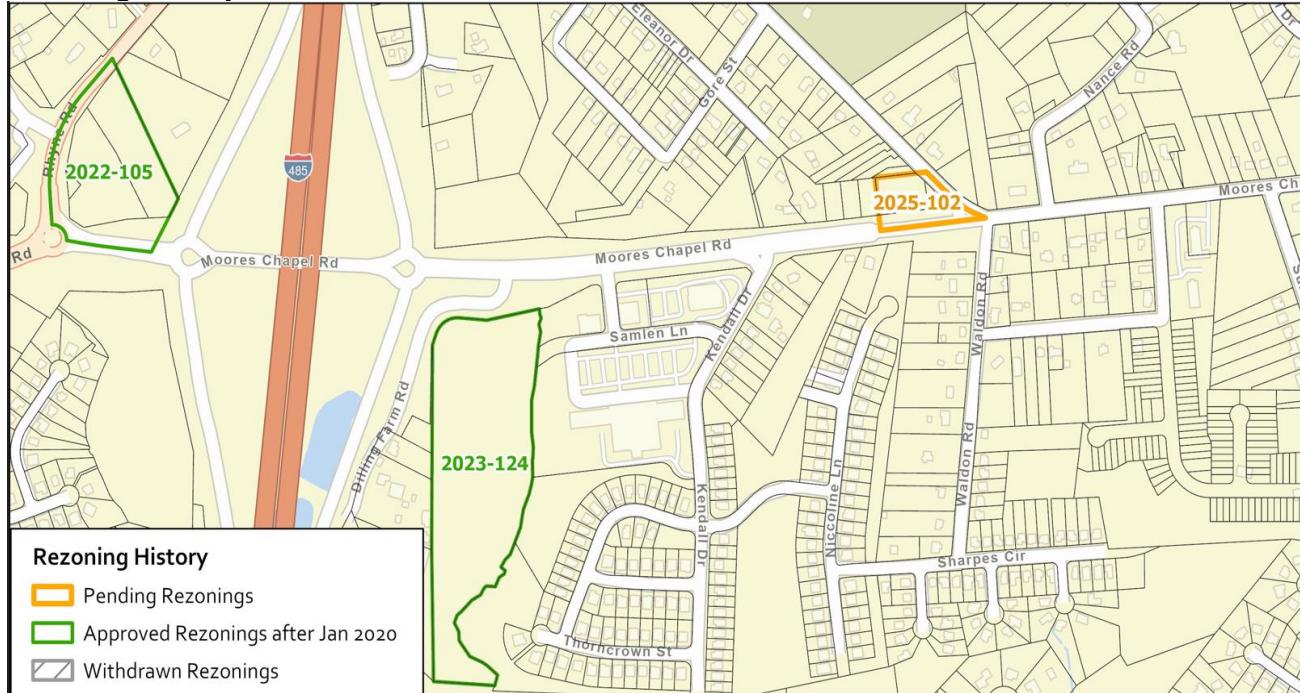


Street view of single family detached residential uses to the south of the site across Moores Chapel Road.



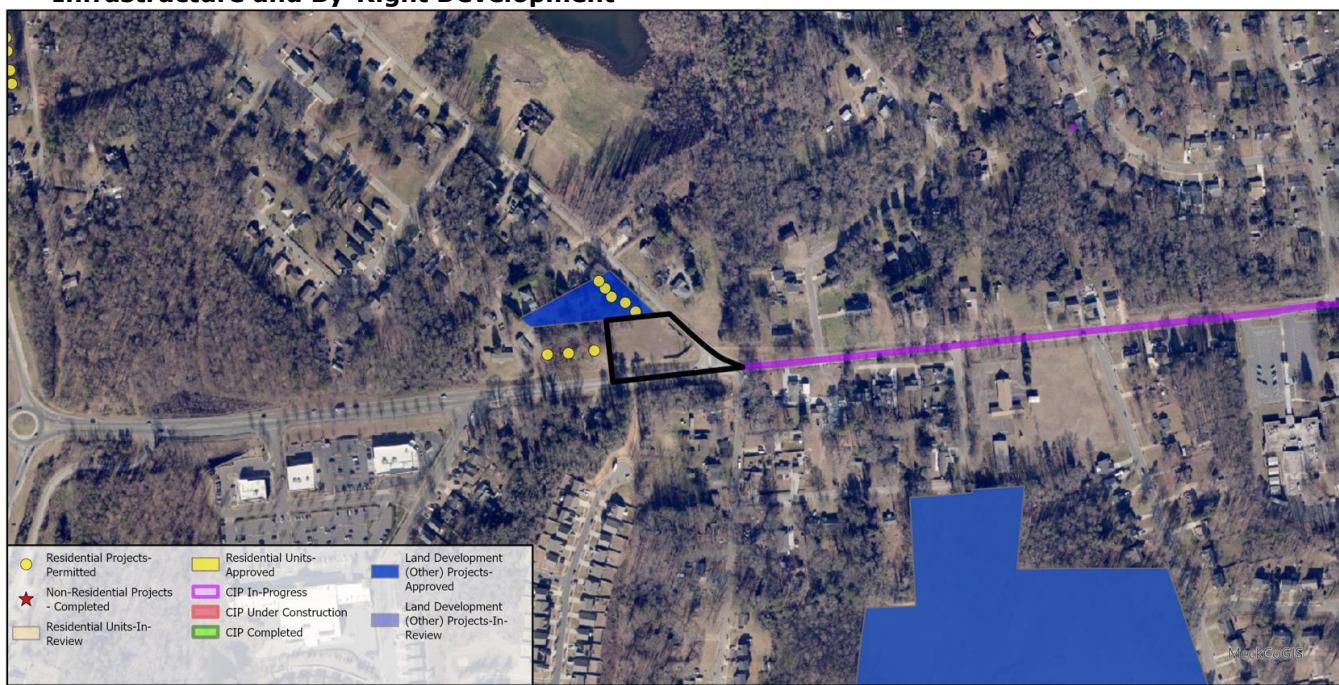
Street view of single family detached residential uses to the west of the site along Moores Chapel Road.

- **Rezoning History in Area**



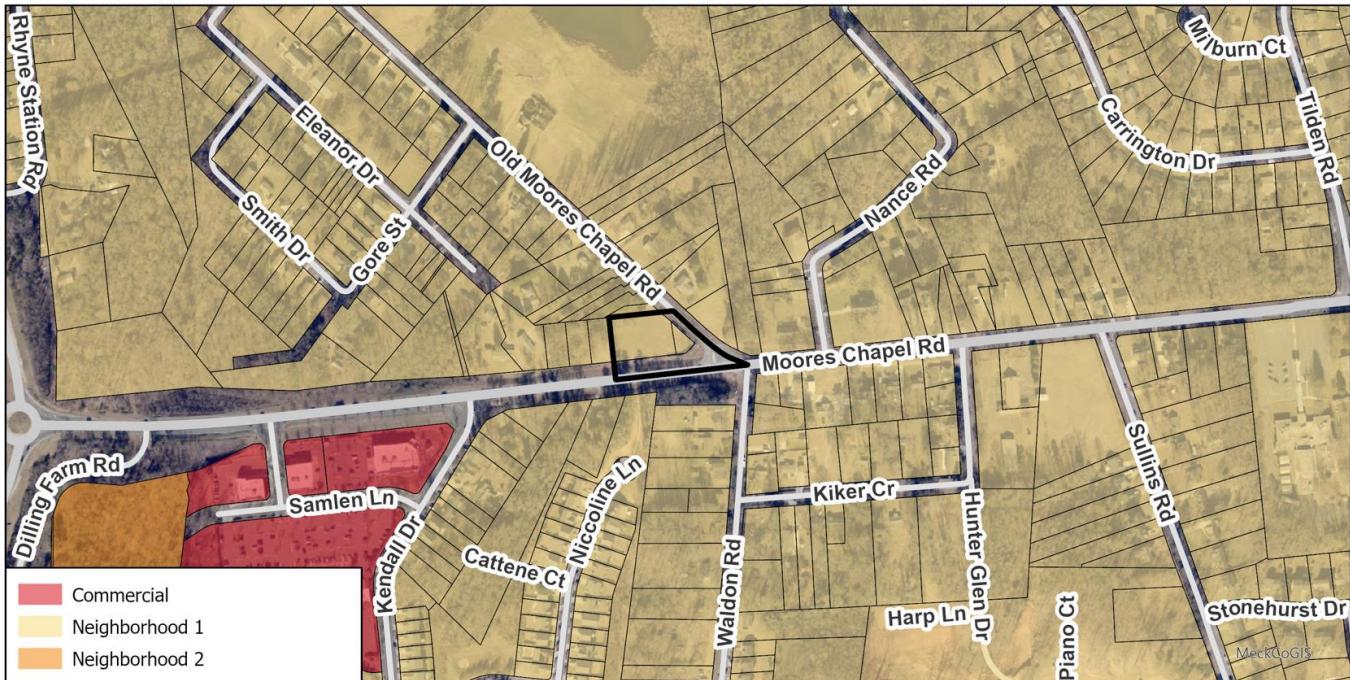
| Petition Number | Summary of Petition   | Status   |
|-----------------|---|--|
| 2023-124        | Rezoned 10.54 acres from MX-2 (Mixed-Use Residential to N2-B(CD) (Neighborhood 2-B, Conditional to allow for 120 age-restricted apartments.   | Approved, no permits submitted.  |
| 2022-105        | Rezoned 3.99 acres from N1-A (Neighborhood 1-A) to B-1(CD) (Neighborhood Business, Conditional) to allow for 10,000 square feet of uses permitted in the B-1 zoning district including 16 fuel pumps and a fast-food restaurant with drive-through. | Approved, permit submitted as LDCP-2025-00079 and currently in review. |

- **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 *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 1 Place Type.
  - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Moores Chapel Road, a City-maintained minor arterial, west of Old Moores Chapel Road, a City-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional 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.
    - **Active Projects:**
      - No active project near the site.
    - **Transportation Considerations:**
      - No outstanding issues.
    - **Vehicle Trip Generation:**
      - Current:
        - Existing Use: 0 trips per day (based on vacant land).
        - Existing Zoning Entitlements: 1,065 trips per day (based on 7,800 square feet of retail allowed in CG zoning).
      - Proposed Zoning: 140 trips per day (based on 11 dwelling units estimated in N1-E zoning).

- **Charlotte-Mecklenburg Schools**

- Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students.
    - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
      - Whitewater Academy Elementary at 111%
      - Whitewater Middle at 82%
      - West Mecklenburg High at 75%.
    - See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Charlotte Area Transit System**

- **Considerations:**
      - No comments submitted.

#### **CITY DEPARTMENT COMMENTS**

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry:** No comments submitted.

#### **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](http://www.rezoning.org)
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908