

Community Area Plans

CHECKING IN + NEXT STEPS

Community Area Plans

Council Priority Alignment

◀ Transportation and Planning

Purpose

◀ Information only

Key Takeaways

◀ Overview of Community Area Plan status

Community Area Planning (CAP)

Previous Council Communication

- ◀ September 22, 2025: Deferral
- ◀ August 4, 2025: TPD Presentation
- ◀ June 23, 2025: Action review/Manager's Report
- ◀ June 9, 2025: Action review
- ◀ June 2, 2025: TPD presentation
- ◀ May 12, 2025: Public hearing
- ◀ May 5, 2025: TPD presentation
- ◀ April 28, 2025: Action review/Manager's Report
- ◀ April 7, 2025: TPD presentation
- ◀ March 3, 2025: TPD presentation
- ◀ Jan. 6, 2025: TPD presentation
- ◀ Dec. 2, 2024: Action review

Upcoming

- ◀ November 24: Council Decision



Agenda

- ◀ Community Area Planning Overview
- ◀ Engagement To Date
- ◀ What We've Heard
- ◀ Next Steps + Path Forward

Community Area Planning (CAP)

Purpose: Refine [CLT Future 2040 Plan](#) and provide [community-level guidance](#) for growth + development

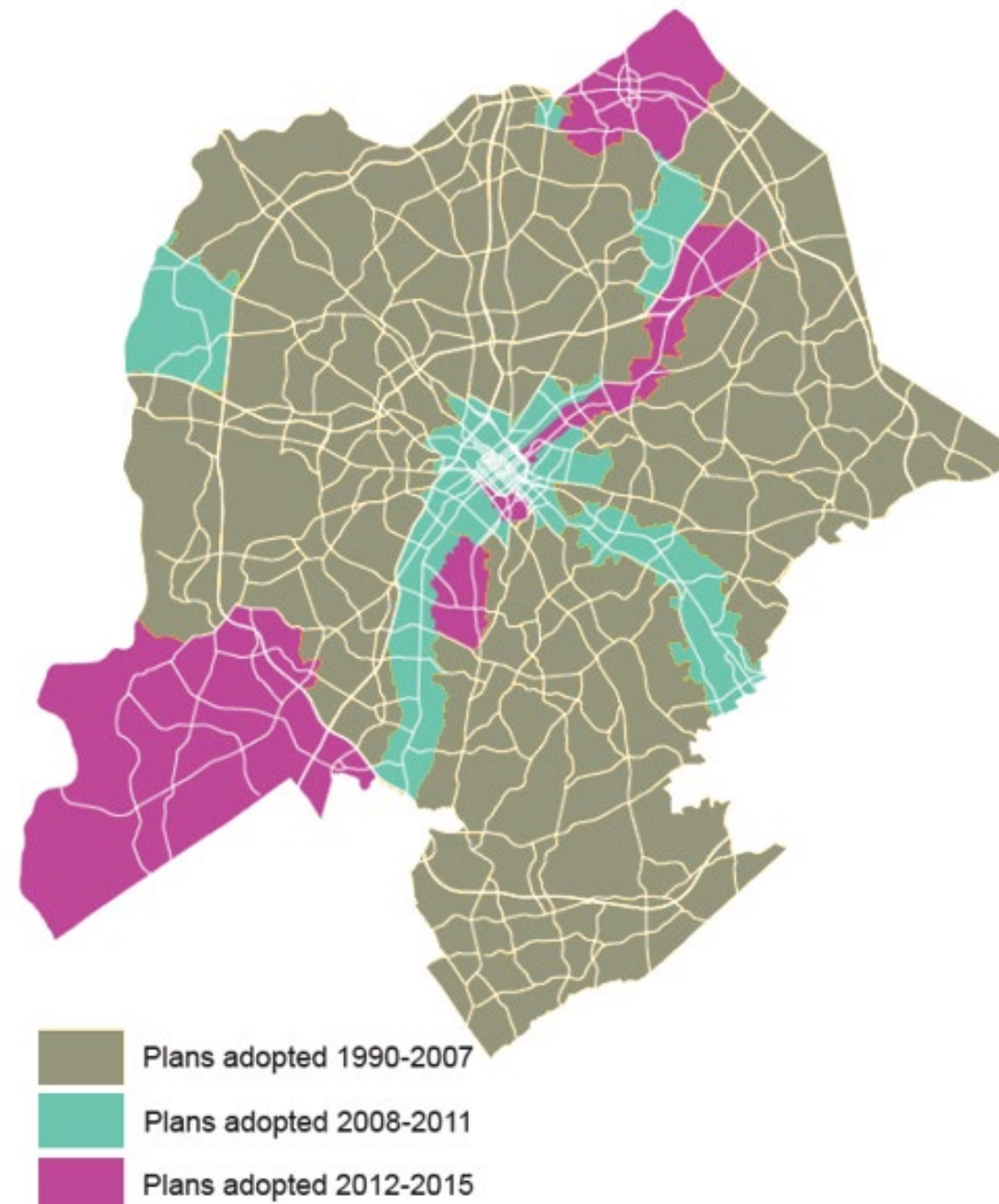
More specificity on: Areas of change, mobility, open space, capital facilities, and environmental justice issues

Approach:

- Citywide = Equitable
- Larger geographies = Efficient

Benefits:

- Collaborative between neighborhoods
- Levels the playing field for all communities on policy
- Efficiently identify citywide policy updates





What Can You Expect From a CAP?

Clarify the Vision + Goals for the Area

Informs decision making

But not...

Create regulations or laws

Identify public and private **investments**

But not...

Provide funding

May recommend future zoning changes

But not...

Change zoning

Guide development

But not...

Stop development

Comprehensive Plan 2040 → Community Area Plans



COMMUNITY AREA GOAL PRIORITIES

COMMUNITY PLANNING AREA	GOAL 1	GOAL 2	GOAL 3	GOAL 4	GOAL 6	GOAL 7	GOAL 8	GOAL 9
East Inner		★	★	★	★	★		
East Middle & Outer	★	★	★	★			★	
North Inner	★	★	★	★	★	★		
North Middle & Outer	★	★	★	★			★	
Northeast Inner		★	★	★				★
Northeast Middle & Outer	★	★	★	★			★	
South Inner		★	★	★				★
South Middle	★	★	★	★			★	
South Outer	★	★	★				★	
Southwest Middle	★	★	★		★	★		
Southwest Outer	★	★	★				★	
West Inner		★	★	★	★	★		
West Middle	★	★	★	★	★	★	★	
West Outer	★	★	★	★			★	

40+ WAYS TO CONNECT WITH CHARLOTTEANS

TRADITIONAL + IN-PERSON METHODS

	WORKSHOPS + COMMUNITY MEETINGS		FOCUS GROUPS
	POP-UP MEETINGS		CHURCH GROUPS
	SURVEYS		OPEN HOUSES
	BUS RIDER ALERTS		FOCUS GROUPS
	AMBASSADORS & STRATEGIC ADVISORS		KEY INFORMANT INTERVIEWS
	GROWING BETTER PLACES BOARD GAME		FLYERS
	COUNCIL WORKSHOPS		GUEST SPEAKERS
	POSTCARDS		TRANSLATED MATIERALS

MEDIA

	MEDIA COVERAGE
	RADIO INTERVIEWS
	PODCASTS

SOCIAL MEDIA



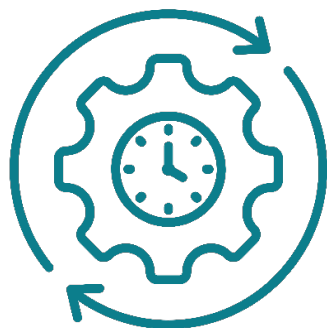
DIGITAL/VIRTUAL METHODS

	EMAILS		CHARLOTTE FUTURE CITY- BUILDING GAME
	WEBSITE		VIRTUAL LISTENING SESSIONS
	WEBINARS		DRIVE-IN WORKSHOP
	VIRTUAL OPEN HOUSE		AMBASSADORS & STRATEGIC ADVISOR ACTIVITIES
	DIGITAL ADS		AMBASSADOR TOOLKIT
	LIVESTREAMED MEETINGS		COLORING SHEETS
	FOCUS GROUPS		GUEST SPEAKERS
	WORKSHOPS + COMMUNITY MEETINGS		



Overall Project Engagement (2+ Years)

CONSTANT



85+

Neighborhood +
Town Hall Meetings

COORDINATED



1,100+

Office Hours +
Webinars

COLLABORATIVE



100+

Presentations,
Discussions,
Workshops



What We Heard:

- ◀ How do neighborhoods and residents know their comments were understood, vetted and addressed?
- ◀ How do these plans reflect the Neighborhood's vision?



[www.cltfuture2040.com](https://cltfuture2040.com)

CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN

[Plan Document](#) [2040 Policy Map](#) [Community Area Planning](#) [FAQ](#) [Resources](#)

- Visit the [Virtual Open House](#) for an overview of the planning process.
- View the [Draft Plans here](#) and the [Revised Policy Map here](#).
- Meet with staff during Office Hours [sign up here](#) or invite staff to a neighborhood meeting by emailing cltfuture2040@charlottenc.gov.

Not sure which Plan applies to your community? [Click here](#) to find your Community Area Plan.

UPDATES:

- On June 17, 2025, the Planning Committee of the Charlotte-Mecklenburg Planning Commission unanimously referred the Community Area Plans and Revised Policy Map – **along with proposed changes** – for adoption.
- **The public comment period closed on Friday, July 18, 2025.** All comments and staff responses were posted on this website on Friday, July 25 and are available to view below.
- [CLICK HERE](#) to view a PDF of the Phase 5 comments.
- [CLICK HERE](#) to view a sortable spreadsheet of the the Phase 5 comments.
- [CLICK HERE](#) to view the *Community Area Plans & How They Impact You* Webinar recordings.

- View Comments
- Navigate a sortable spreadsheet
- See Proposed Changes
- View the Webinar Series that includes breakout rooms for each of the 14 Community Area Plans





Phase 5 Comments

PROPOSED CHANGES Types of Action

New Content & Policies: Specific Plans, ETJ Policies, Displacement Policies, Revisions to Minor Map Amendment Criteria

Clarify: Circle Areas of Change, Place Type Descriptions, User Guide for Assessment Tables, Index, Glossary, Urban Heat Methodology

Quality: Amend maps to improve legibility, Enlarge Implementation Disclaimers, Correct scrivener's errors.

Next Steps: Implementation Roadshow, Update Rezoning Staff Analysis, Share requests for Specific Projects with Interdepartmental Partners

Revised Policy Map: Revise Place Type designations around Cherry Neighborhood and within Steeleberry Acres Neighborhood

Quality Comment Example:

COMMENT:

The rendering is misleading and is too big for the neighborhood.

PROPOSED CHANGES:

- Modify the Rendering + Recommendations
- ADD and EMPHASIZE Disclaimer that images are illustrative



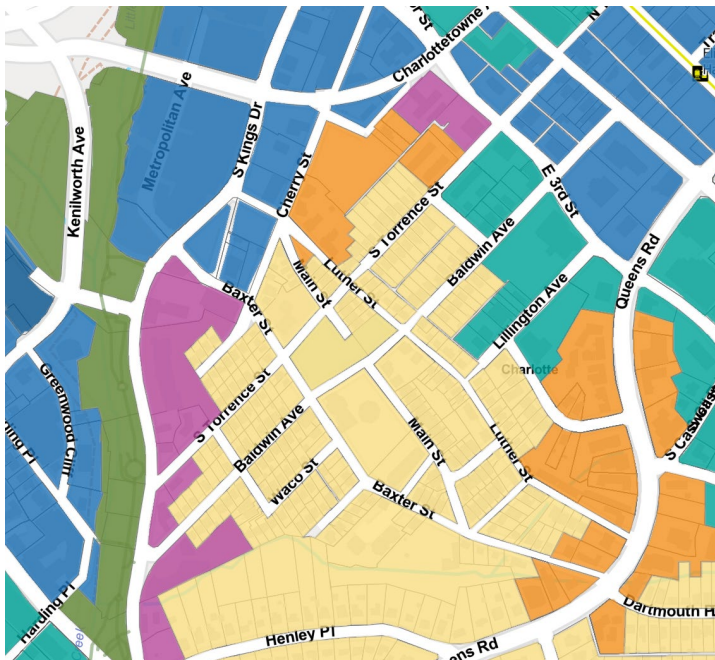
Policy Map Change Example: Cherry



Legend

Adopted 2040 Place Types

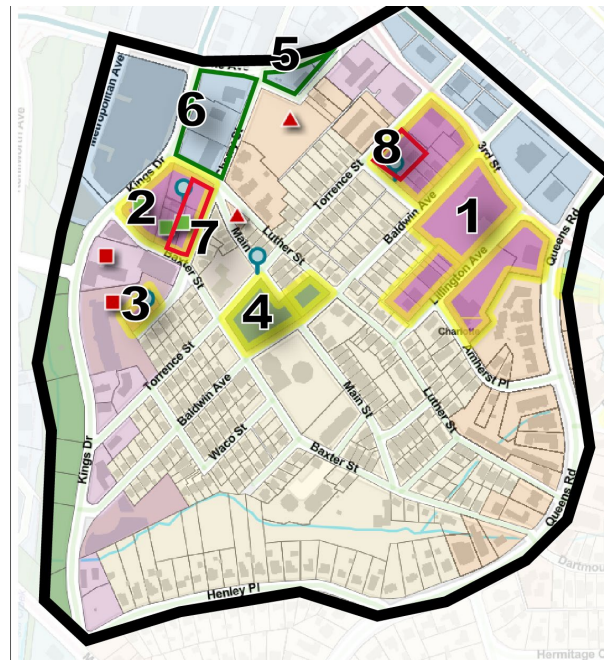
- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



ADOPTED POLICY MAP

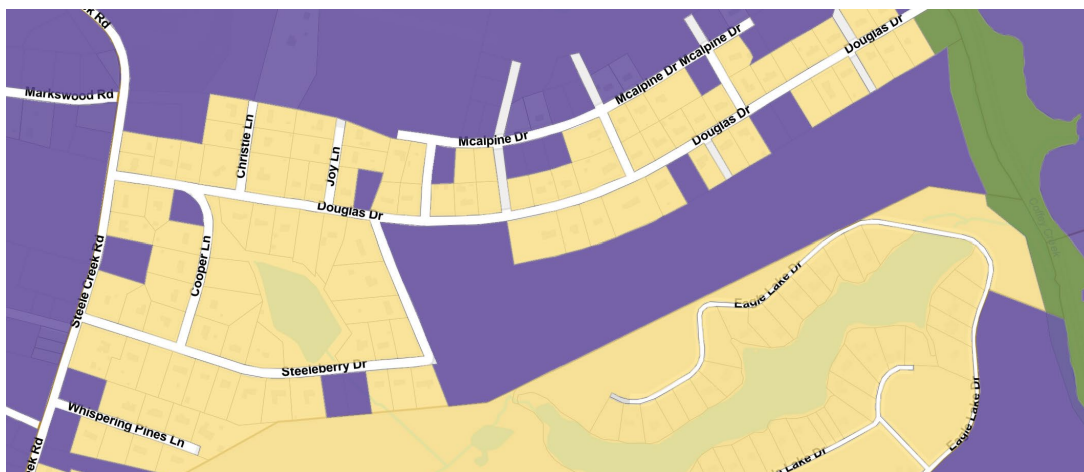
COMMENT: The borders of Cherry are examples of commercial encroachment that is not aligned with our community's history.

RECOMMENDED CHANGES: Through a collaborative community effort, parcels outlined in yellow are recommended for changes. The ones in red – staff is open to further discussing.

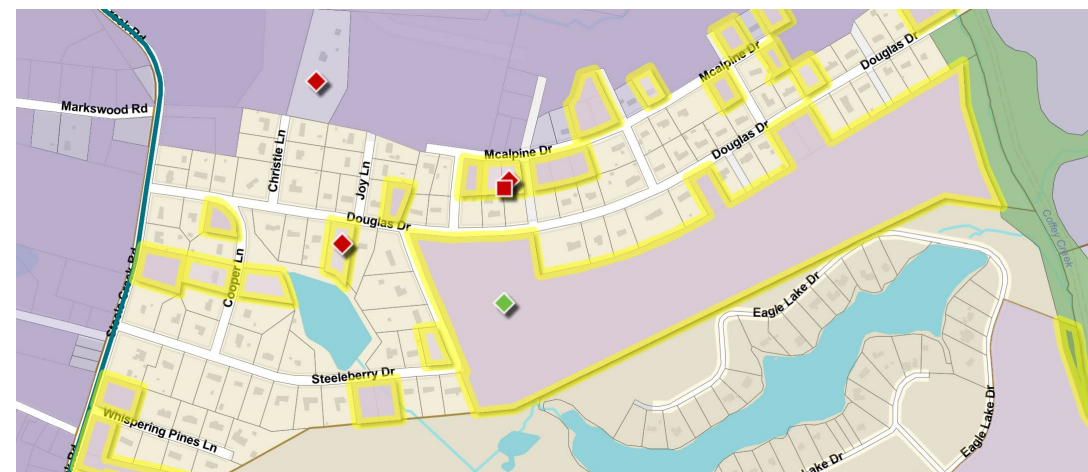


RECOMMENDED POLICY MAP WITH CHANGES
(yellow outlined parcels represent changes today)

Policy Map Change Example: Steeleberry Acres



ADOPTED POLICY MAP



RECOMMENDED POLICY MAP WITH CHANGES
(yellow outlined parcels represent changes)

COMMENT: “Steeleberry Acres is a unique neighborhood and does not fit into a cookie cutter plan.”

RECOMMENDED CHANGES: Through a collaborative effort, parcels adjacent to Steeleberry Acres are recommended for Industrial Mixed Use instead of Manufacturing and Logistics.



Sample Comments that Didn't Warrant Changes

Theme	Description	Examples
Clarification Questions	Requests for explanation about the planning process, zoning, or implementation	"Who created the plan?" / "Will this affect my zoning?"
General Support	Expressions of agreement or appreciation for plan elements	"I support the Neighborhood 1 designation."
Concerns Already Addressed	Issues covered by existing policies or regulations	"What about tree canopy?" → Already addressed in UDO or EJ policies
Out-of-Scope Issues	Topics outside the plan's authority or jurisdiction	Helmet laws, school funding, police enforcement
Opposition to Citywide Goals	Disagreement with foundational policies like housing diversity or equity	"Don't support more apartments or mixed-use."
Site-Specific Issues	Parcel-level or intersection concerns not requiring plan edits	"Add a traffic light at X" → Forwarded to CDOT or CATS
Misunderstandings	Comments based on confusion about Place Types vs. zoning	"This zoning allows too much height" → Clarified that Place Types ≠ zoning

Planning is Iterative





We are committed to transparency in the process and to educate neighborhoods on how to use the plans.

For more info: www.cltfuture2040.com

**To comment or schedule:
cltfuture2040@charlottenc.gov**