

AN ORDINANCE TO ADOPT THE COMMUNITY AREA PLAN FOR CHARLOTTE SOUTH MIDDLE

WHEREAS, the Charlotte Future 2040 Comprehensive Plan (“Comprehensive Plan”) includes the Vision and Growth Framework for implementation of the planning goals for the City of Charlotte (the “City”) into a living document that integrates community input and best practices that will guide the City’s decision-making and investment in both the near and long term;

WHEREAS, the Comprehensive Plan and the Charlotte Future 2040 Policy Map (“Policy Map”) will guide the development and investments made in the City over the next two decades;

WHEREAS, Community Area Plans are the second major implementation item of the Comprehensive Plan adopted by City Council in June 2021, following adopting of the Policy Map by City Council in March 2022;

WHEREAS, the Community Area Plans are organized into four sections: Volume I - Program Guide; Volume II - CAP Policy; Volume III - Implementation; and the Revised Charlotte Future 2040 Policy Map.

WHEREAS, the Community Area Plan for Charlotte South Middle (the “South Middle Plan”) specifically addresses how to better reflect and advance community values and aspirations around land use, urban design, quality of life, transportation, infrastructure, health, safety, and sustainability in the South Middle geography, roughly bounded by Randolph and Sardis Roads to the north, Interstate 485 to the east and south, and Interstate 77, Archdale Drive and Briar Creek to the west;

WHEREAS, municipal zoning enabling statutes require that municipalities adopt and apply zoning regulations in accordance with a comprehensive or land-use plan.

WHEREAS, City Staff undertook a public engagement process consisting of advisory groups, public meetings, solicitation of feedback and comments, to gather input from and educate the community on the South Middle Plan.

WHEREAS, the City Council held a public hearing on the South Middle Plan on May 12, 2025.

WHEREAS, on June 9, 2025, staff provided an update to City Council during their regular business meeting on public engagement efforts, which reached 491,000 people and received 2,520 comments throughout the planning process.

WHEREAS, after an additional public comment period following the public hearing, the Planning Committee of the Planning Commission unanimously recommended adoption of the South Middle Plan, with proposed changes, on June 17, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA:

That Volumes I and II of the Community Area Plan for Charlotte South Middle as presented at the May 12, 2025, public hearing, with changes as recommended by the Planning Committee of the Planning Commission, are hereby adopted.

This ____ day of September 2025.