



Community Area Plans

CHECKING IN + NEXT STEPS

Community Area Plans

Council Priority Alignment

↳ **Transportation and Planning**

Purpose

↳ **Information only**

Key Takeaways

↳ **Update on Community Area Plan & Revised Policy Map**

Community Area Planning (CAP)

Previous Council Communication

- **October 6, 2025:** TPD presentation
- **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

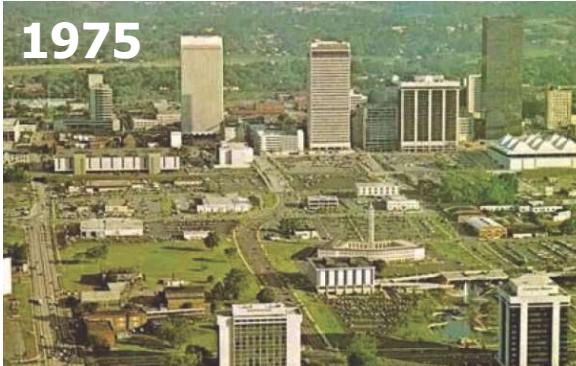


Agenda

- Community Area Planning Overview
- How Community Input Shapes the Plans
- Why The Plans Matter

Growth Is Coming

1975



2025



Without a plan, growth still happens – unchecked & uncoordinated.

Community Area Plans Provide are based on the Equitable Growth Framework

Access to Essential Amenities, Access to Housing Opportunities, Access to Employment, Access to Environmental Justice

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Why do Community Area Plans benefit the community?



- Provides community level guidance on areas of change and growth that refine the Charlotte Future 2040 plan
- Updates the Policy Map adopted in 2022 with the community's recommendations
- Community Needs are memorialized so future rezoning petitions have direction on community benefits that could be included in a petition
- Community area plans incorporate recommendations from previous area plans that are important to the community



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From Vision to Action



TOTAL
INTERACTIONS
500,000+

VOICES
7,500+



TOTAL
INTERACTIONS
750,000+

VOICES
2,700+

*Continuous engagement
from 2040 to CAP*

Phase 1
Set The Stage



Phase 2
Create Great Places



Phase 3
Support The Vision



Phase 4
Plan For Action



Phase 5
Review & Adoption



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What We Heard from the Deferral:



↳ How do neighborhoods and residents know their comments were understood, vetted and addressed?

- Reassessing comments and perspectives

↳ How do these plans reflect the Neighborhood's vision?

- Steeleberry Acres, Dilworth, Cherry, NorthEnd

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Continued Engagement

◀ November 6 Informational Webinar

Your Neighborhood, Your Plan: Charlotte Future 2040 Community Area Plans Explained

A collaboration with Housing and Neighborhood Services with over 90 Neighborhood Leaders

*Planning work is on-going and will continue.

◀ Neighborhood Meetings:

Discussions around specific issues

- Steeleberry Acres
- Cherry
- Dilworth
- North End

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Community Input

PHASES 1-4



DRAFT PLANS & REVISED MAP

Vision
Priorities for Growth
Preferred Place Types
Needed Investments

PHASE 5



| |
|------------------|
| PROPOSED CHANGES |
| NEW CONTENT |
| CLARITY |
| QUALITY |
| NEXT STEPS |

| CATEGORY | ACTION |
|-------------------------------|----------------------|
| QUESTIONS | ANSWERS |
| SUPPORT | ACKNOWLEDGMENT |
| OUT-OF-SCOPE ISSUES | EDUCATION |
| OPPOSITION TO GROWTH OR GOALS | INFORMATION |
| SITE-SPECIFIC ISSUES | SHARED WITH PARTNERS |

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[Virtual Open House](#)
[Draft Plans](#)
[Revised Policy Map](#)

[CAP OPEN HOUSE](#)
[VIEW THE PLANS](#)
[SIGN UP](#)

GET INVOLVED:

- Your Neighborhood, Your Plan: Charlotte Future 2040 Community Area Plans Explained Webinar
- November 6th | 6:00 p.m. – 7:00 p.m. | [Register Here](#)
- Meet with staff at office hours | [Sign Up Here](#)
- Invite staff to a neighborhood meeting | Email cltfuture2040@charlottenc.gov

WHAT WE HEARD FROM YOU:

Community feedback submitted during Phase 5 is available below and can be viewed by plan area or by Council District. The comment log has also been updated with more detailed labels to show how comments were addressed and how they influenced plan changes.

- View the Phase 5 comments by plan area [HERE](#).
- View the Phase 5 comments by Council Districts [HERE](#).

UPDATES & RESOURCES:

- 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 above.
- Watch the Community Area Plans & How They Impact You Webinar recordings [HERE](#).
- View the Community Area Plan Executive Summary for the 14 Draft Plans [HERE](#).

- View Phase 5 Comments
- Navigate a sortable spreadsheet
- See Proposed Changes
- View the Webinar Series that includes breakout rooms for each of the 14 Community Area Plans

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Sample Comments that Didn't Warrant Changes

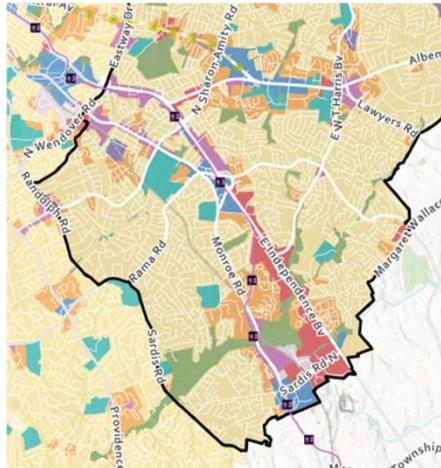
[Theme](#)
[Description](#)
[Examples](#)

| | | |
|-------------------------------------|--|---|
| 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 |

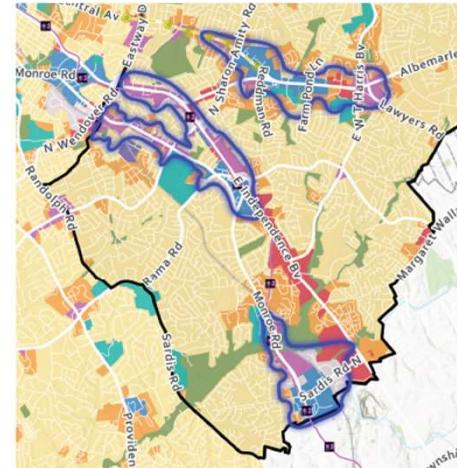
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General Changes – Clarity on Anticipated Change



Draft Plans

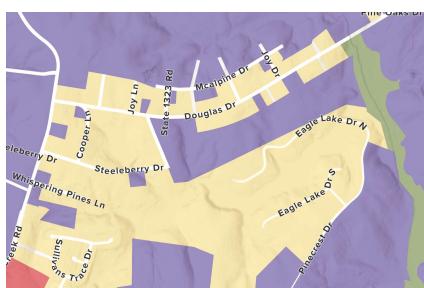


Proposed Changes

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Policy Map Changes: Steeleberry Acres



ADOPTED POLICY MAP



REVISED 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.

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Policy Map Changes: Cherry



ADOTTED POLICY MAP



REVISED POLICY MAP WITH CHANGES

(yellow outlined parcels represent changes)

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.

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South Inner Illustrative Concepts



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

FIGURE 9: SOUTH BOULEVARD & TREMONT AVENUE ILLUSTRATIVE CONCEPT



NOTE: This concept is not an endorsement or guarantee of what will be built.

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Policy Map Changes: Dilworth



ADOPTED POLICY MAP



REVISED POLICY MAP WITH CHANGES

(yellow outlined parcels represent changes)

COMMENT: The sites are residential properties and should be designated as Neighborhood(s).

RECOMMENDED CHANGES: Through a collaborative community effort, parcels outlined in yellow are recommended for changes.

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How do Community Area Plans clarify the Charlotte Future 2040 Plan?



▷ Guardrails that protect existing Single Family Neighborhoods from Neighborhood 1 Rezonings

• Evaluate the following:

- Existing neighborhood pattern and character
- Average lot sizes
- Road frontages
- Location

▷ New Information:

• Revised Policy Map

- More accuracy
- Less inconsistencies
- Clear guidance on how map evolves

- Adding **Environmental Justice** Recommendations

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Why do Community Area Plans benefit the community?

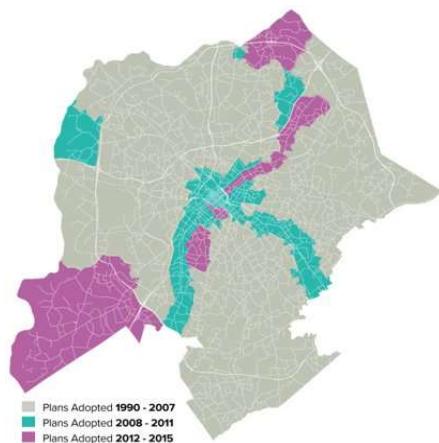
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Why These Plans Matter



Plans provide guidance for private and public investments across the city

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