



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



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

CLTFUTURE2040.COM

 CITY of CHARLOTTE

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



CLTFUTURE2040.COM

 CITY of CHARLOTTE

From Vision to Action



*Continuous engagement
from 2040 to CAP*

TOTAL
INTERACTIONS

500,000+



VOICES

7,500+



TOTAL
INTERACTIONS

750,000+



VOICES

2,700+



Phase 1
Set The Stage



Phase 2
Create Great Places



Phase 3
Support The Vision



Phase 4
Plan For Action



Phase 5
Review & Adoption

CLTFUTURE2040.COM

CITY of CHARLOTTE

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

CLTFUTURE2040.COM

CITY of CHARLOTTE



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

◁ Neighborhood Meetings:

Discussions around specific issues

- Steeleberry Acres
- Cherry
- Dilworth
- North End

*Planning work is on-going and will continue.

CLTFUTURE2040.COM

CITY of CHARLOTTE

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

CLTFUTURE2040.COM

CITY of CHARLOTTE



www.cltfuture2040.com

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 District [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

CLTFUTURE2040.COM


 CITY of CHARLOTTE



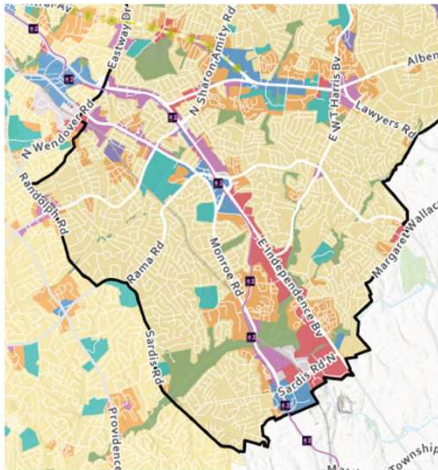
Sample Comments that Didn't Warrant Changes

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

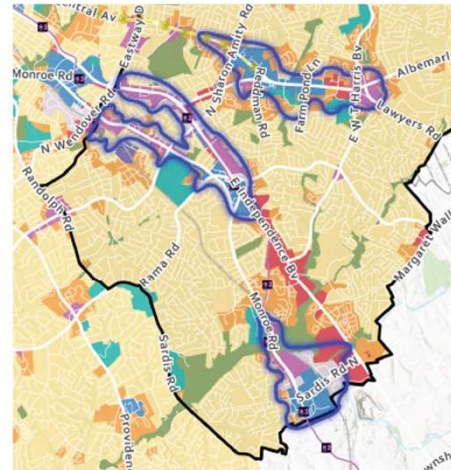
CLTFUTURE2040.COM

 CITY of CHARLOTTE

General Changes – Clarity on Anticipated Change



Draft Plans

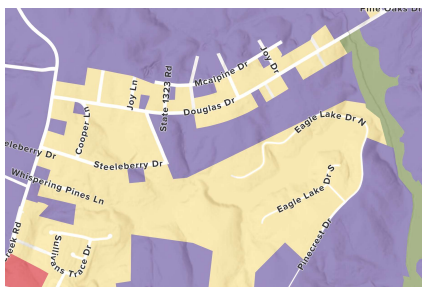


Proposed Changes

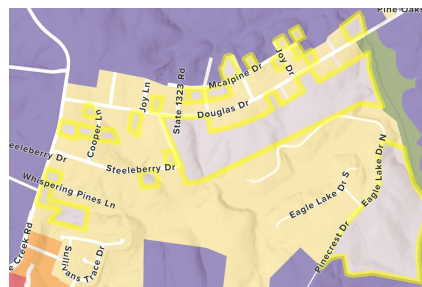
CLTFUTURE2040.COM

CITY of CHARLOTTE

Policy Map Changes: Steeleberry Acres



ADOPTED POLICY MAP



REVISED POLICY MAP WITH CHANGES

(yellow outlined parcels represent changes)

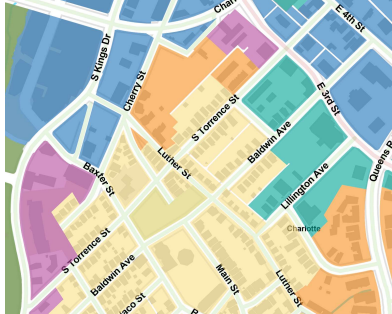
COMMENT: "Steeleberry Acres is a unique neighborhood and does not fit into a cookie cutter plan."

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

CLTFUTURE2040.COM

CITY of CHARLOTTE

Policy Map Changes: Cherry



ADOPTED 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.

CLTFUTURE2040.COM

CITY of CHARLOTTE

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

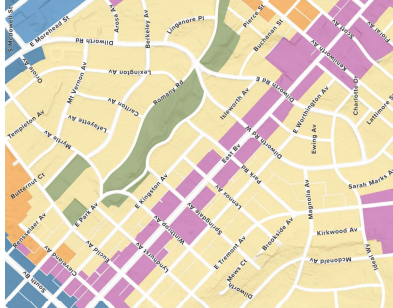


NOTE: This concept is not an endorsement or guarantee of what will be built.

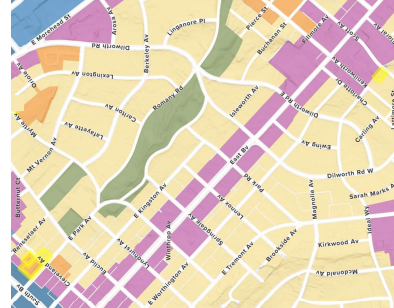
CLTFUTURE2040.COM

CITY of CHARLOTTE

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.

CLTFUTURE2040.COM

 CITY of CHARLOTTE

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



◁ Guardrails that protect existing Single Family Neighborhoods from Neighborhood 1 Rezoning

• 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

CLTFUTURE2040.COM

 CITY of CHARLOTTE

Why do Community Area Plans benefit the community?

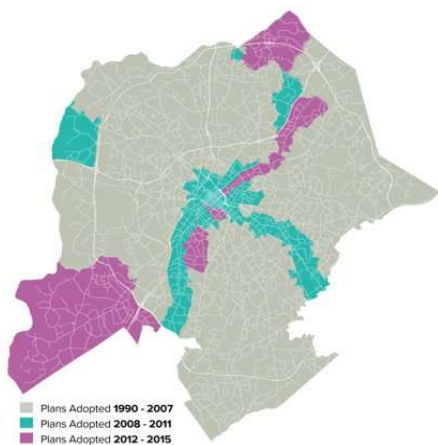
- ◁ Provides community level guidance on areas of change and growth that refine the Charlotte Future 2040 plan
- ◁ Updates the Policy Map adopted in 2022 with the community's recommendations
- ◁ Community Needs are memorialized so future rezoning petitions have direction on community benefits that could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



CLTFUTURE2040.COM

 CITY of CHARLOTTE

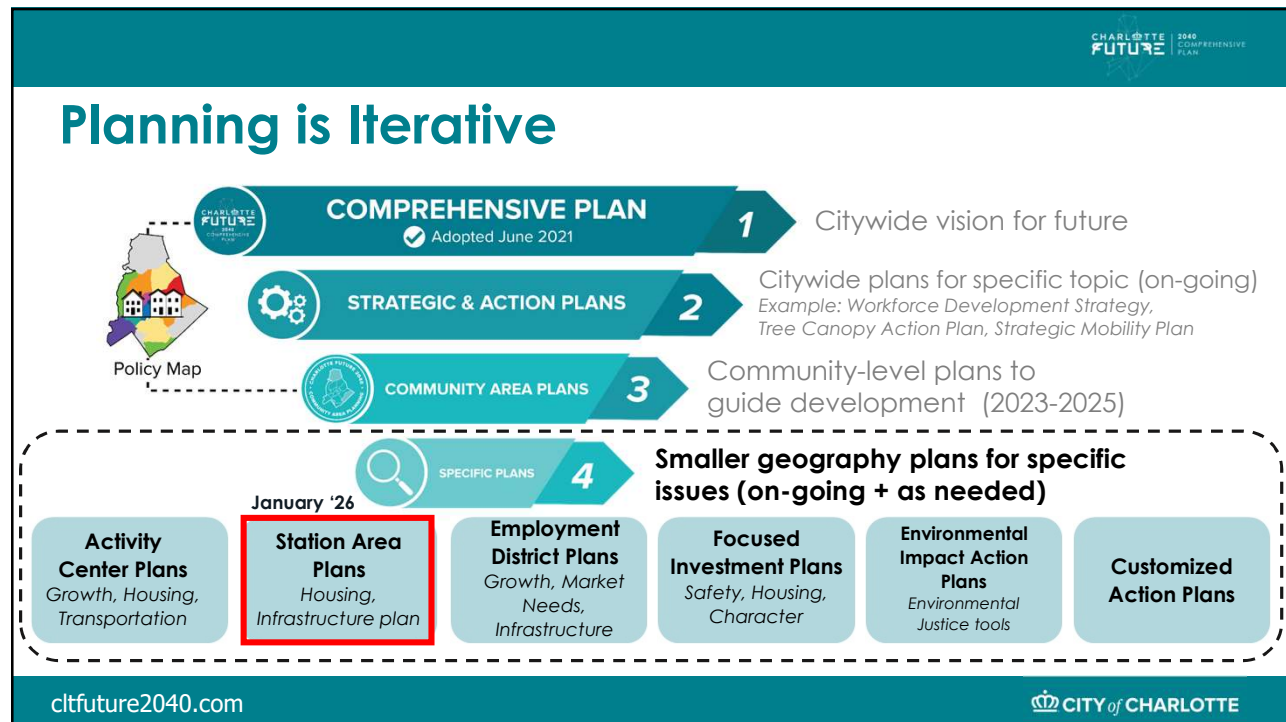
Why These Plans Matter



Plans provide guidance for private and public investments across the city

CLTFUTURE2040.COM

 CITY of CHARLOTTE



CHARLOTTE FUTURE 2040 COMMUNITY AREA PLANNING

Path Forward

- ◁ November 24: Council Action
- ◁ If adopted:
 - Update Rezoning Staff Analysis (January 2026)
 - CAP Implementation Roadshow (January 2026)
 - Planning + Kickoff for Specific Plans (2026)
 - Charlotte Future 2040 Comprehensive Plan 5-Year Assessment (2026)

CLTFUTURE2040.COM

CITY of CHARLOTTE