

Rezoning Process Updates



Rezoning Process Updates

Council Priority Alignment

- ☐ Transportation and Planning

Purpose

- ☐ Information only

Key Takeaways

- ☐ Overview of ongoing efforts to update the rezoning process for clarity and community awareness.

Rezoning Process Updates

Previous Council Communication

- August 4 – Transportation, Planning, and Development Committee

Upcoming

- September 15 - City Council Zoning Meeting
- October 17 - City Council Zoning Meeting

Why we're here today

□ Provide an update on ongoing enhancements to the rezoning process including:

- Education and outreach efforts
- Noticing enhancements
- Staff Analysis enhancements

Education and Outreach

☐ **Creating one page explanation documents**

- General rezoning information
- General Unified Development Ordinance (UDO) information

☐ **Regular Website Updates**

- New application packet
- New rezoning glossary
- Reorganization of information

☐ **In-person accommodations for pre-submittal meetings and general walk in questions**

REZONING



ZONING

Zoning is a set of regulations that determine how land and buildings can be used.

VS

REZONING

Rezoning is used when a property owner wants to develop or use their property in a way that is not allowed by their current zoning district regulations.

REZONING PROCESS



For more information about the rezoning process, visit our website at www.rezoning.org

Unified Development Ordinance

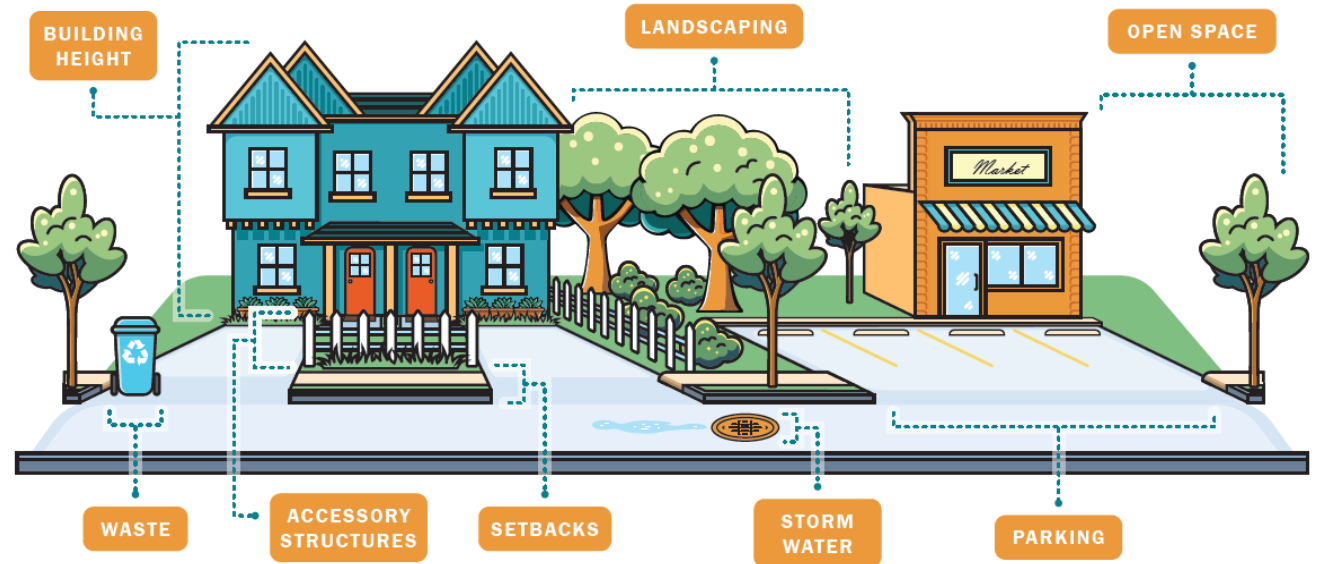


The Unified Development Ordinance is a set of rules used to make sure the growth of Charlotte fits our community's goals.

The UDO Covers

- Zoning
- General Development Standards
- Streets & Other Infrastructure
- Land Uses
- Subdivision
- Administration, Nonconformities, & Enforcement

Development regulations include things like...



CITY of CHARLOTTE

Charlotte Planning, Design & Development
600 East Fourth Street, Charlotte, NC 28202

www.charlotteudo.org

Noticing Updates

□ Improvements:

- Nextdoor noticing updates
- **NEW:** Mailing courtesy notice postcards to both property owners and **physical addresses** within 300' of the rezoning boundary if they are not the same
- **NEW:** Mailing public hearing notices to property owners and postcards to **physical addresses** within 300' if they are not the same
- Exploring **language accessibility** options for notices



□ Notices sent out twice during the process

- Sent to all neighborhoods within 1 mile of the rezoning site
- Frequency
 - **Start of Process** (typically 2-3 months before public hearing)
 - **Prior to Public Hearing**

 City of Charlotte Community Engagement ✓
Planner Technician Julia Stoll · 3 Apr

Rezoning Courtesy Notice (2025-032)

Hello neighbors,

A rezoning request was recently submitted for a property in your community located at 10328 Plaza Road, Charlotte, NC 28215 as petition 2025-032. This rezoning request would allow for the development of up to 96 multi-family attached residential units and up to 35,000 square feet of commercial space and change the current zoning of B-1(CD) to NC(CD) & N2-A(CD). A public hearing with the Charlotte City Council will be scheduled no sooner than Monday, June 16, 2025.





How can you participate in the rezoning process?


- Learn more about rezoning petition 2025-032 by visiting <https://www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Rezoning/2025/2025-032>
- Attend the community meeting hosted by the rezoning petitioner
- Attend the public hearing with City Council

For more information about the rezoning process, visit [rezoning.org](https://www.rezoning.org).




Posted to Subscribers of City of Charlotte Community Engagement in 9 neighborhoods


 1  · 158 Impressions  










 Add a comment...

Neighborhoods


10328 Plaza Road Extension, Charlotte, 

within

Deselect all 

- Brawley Farms 
- Caldwell Road 
- Cobblestone-Windrift Road 
- Farmwood North 
- McCarron 
- Memorial Gardens 
- Reedy Creek Mobile Park 
- Reedy Creek Plantation 
- The Reserve at Canyon Hills 

[Search by name](#)



9 neighborhoods selected (3k neighbors)

Courtesy Notice Postcard

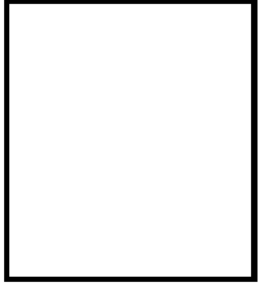
- ☐ All properties within 300 ft.
- ☐ Property owners
- ☐ Physical addresses

 **CITY of CHARLOTTE**
Planning Design, & Development
600 East Fourth Street,
Charlotte, NC 28202

How can you participate in the rezoning process?

- Attend the community meeting hosted by the rezoning petitioner
- Attend the public hearing with City Council

For more information about the rezoning process, visit rezoning.org.



2025-000
JOHN SMITH
123 STREET NAME
CHARLOTTE, NC 28201

REZONING COURTESY NOTICE

A rezoning request was recently submitted for a property in your community located at [123 Street Name, Charlotte, NC 28201](#) as rezoning petition 2025-000. This rezoning request would allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district and change the current zoning of N1-B to N1-C. A public hearing with the Charlotte City Council will be scheduled no sooner than [Monday, October 20, 2025](#).

Learn more about rezoning petition 2025-000 by visiting <https://www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Rezoning/2025/2025-000>

Rezoning Timeline (Total process 4-6 months)



Noticing Updates

□ QR Codes on Rezoning Signs

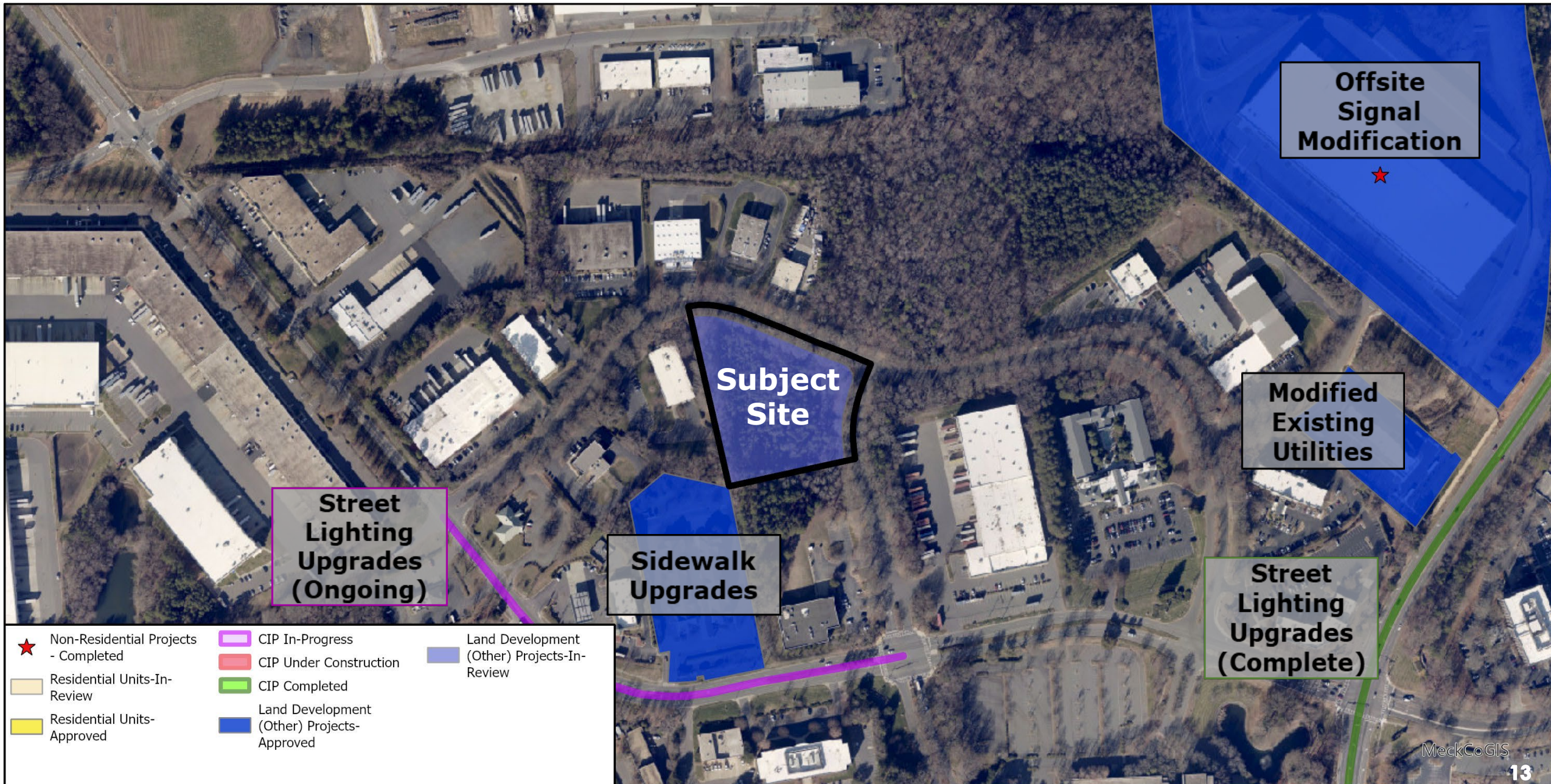
- Launched for all petitions submitted in July
- Leads to the Rezoning website home page
- Signs with QR codes are already up in the community



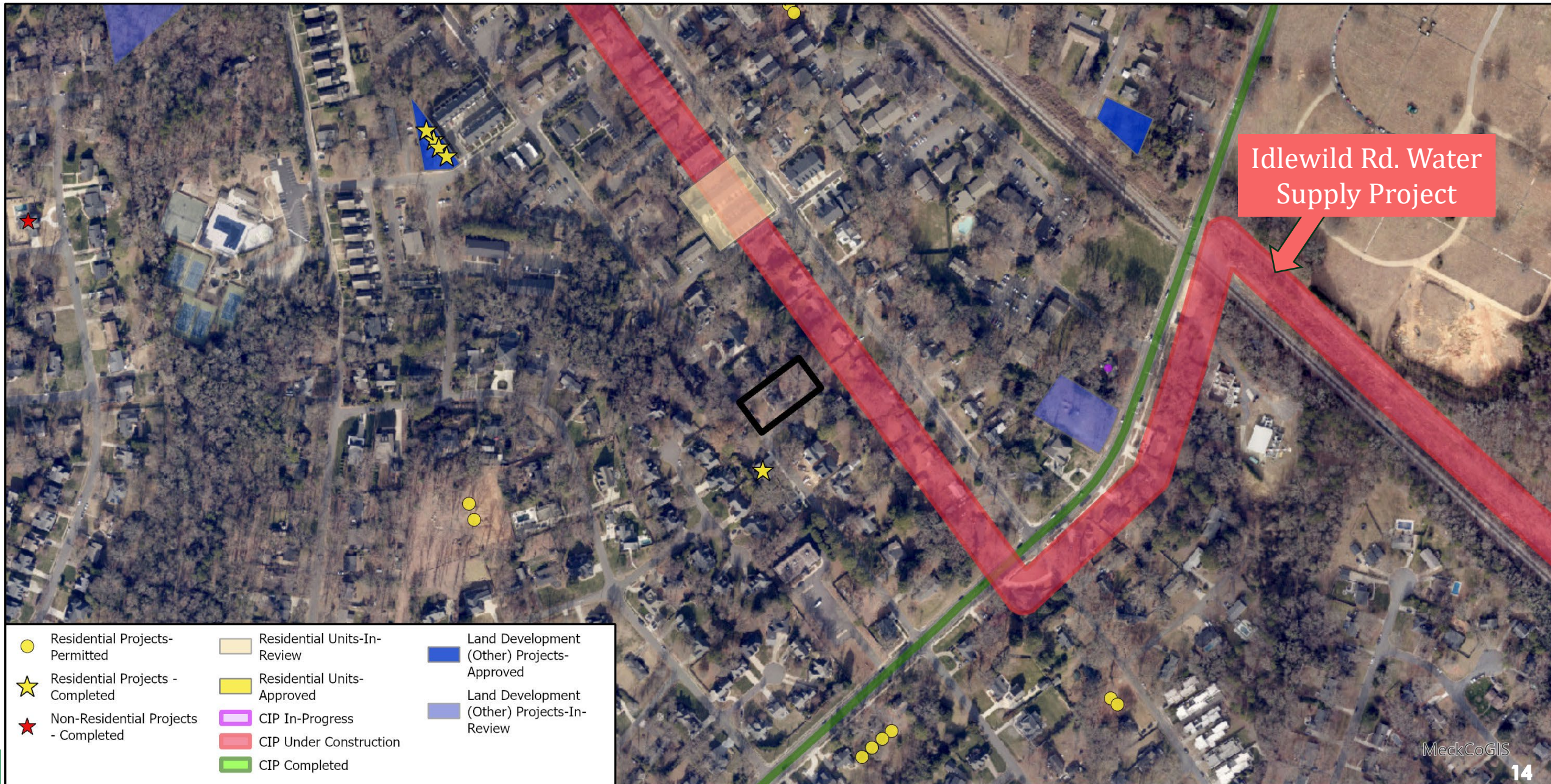
Staff Analysis Improvements

- **NEW:** Plain, accessible language
- **NEW:** Map showing by-right development and nearby infrastructure
- **NEW:** Reorganization of department comments
 - Infrastructure section
 - *CDOT, CATS, CLT Water, Stormwater, CMS*
 - City departments
 - County departments

By-Right Development and Infrastructure Map



By-Right Development and Infrastructure Map



Staff Analysis Improvements

- ❑ **NEW:** Policy information and priorities specific to the Community Area Plans (following adoption)
- ❑ **NEW:** Petitions that are inconsistent with the adopted Place Type Map will include consistency analysis with the Charlotte Future 2040 and Community Area Plans



Criteria for Community Activity Center	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	20 acres	No
Preferred Place Type Adjacency	N2, CAMP, IMU, NAC, RAC, COMM, PP	Yes
Locational Criteria	Required: Not within Uptown Must also meet one requirement below: Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor Within EGF gap of any type	Yes

EXAMPLE

Next Steps

- Ensure information is understandable and accessible
- Improve coordination with petitioners on Community Meeting scheduling and noticing
- Refine how Community Area Plan(CAP) priorities are integrated into staff analysis
- Provide detailed overview of updated staff analysis in October to City Council
 - Updated staff analysis would be used at the October Zoning meeting following adoption of Community Area Plans scheduled on 9/22

Community Area Plan Update

- Communicating Feedback
- On-going office hours and neighborhood meetings
- Council Action: September 22
- What's next?
 - Community Area Planning Road Show
 - Updated Staff Analysis
 - Pre-planning for Specific Plans
 - Charlotte Future 2040 5-Year Assessment

