

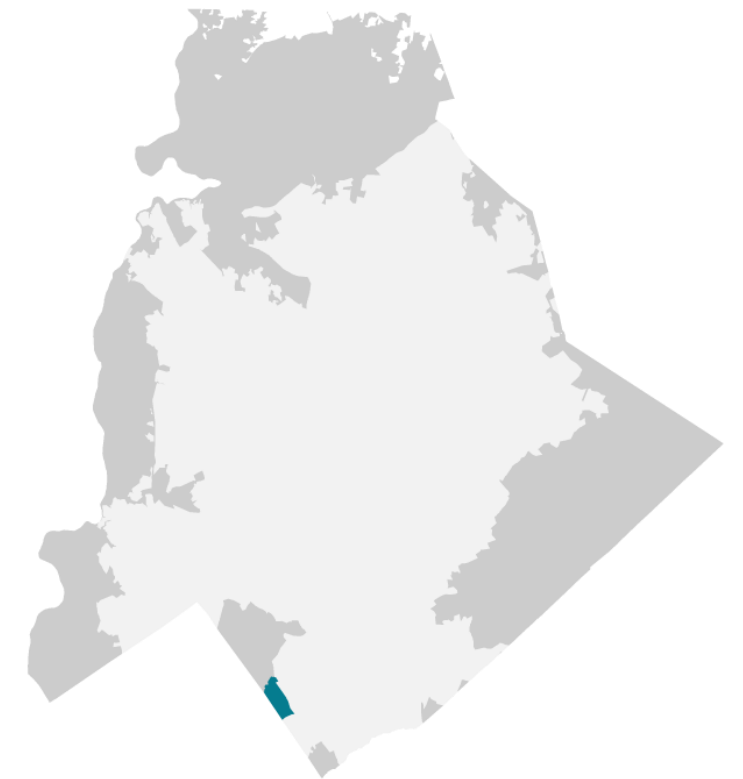
CPUSM COMPREHENSIVE PLAN FOR **UNINCORPORATED SOUTH MECKLENBURG**



Mecklenburg County BOCC Public Policy Meeting
Wednesday, September 24, 2025

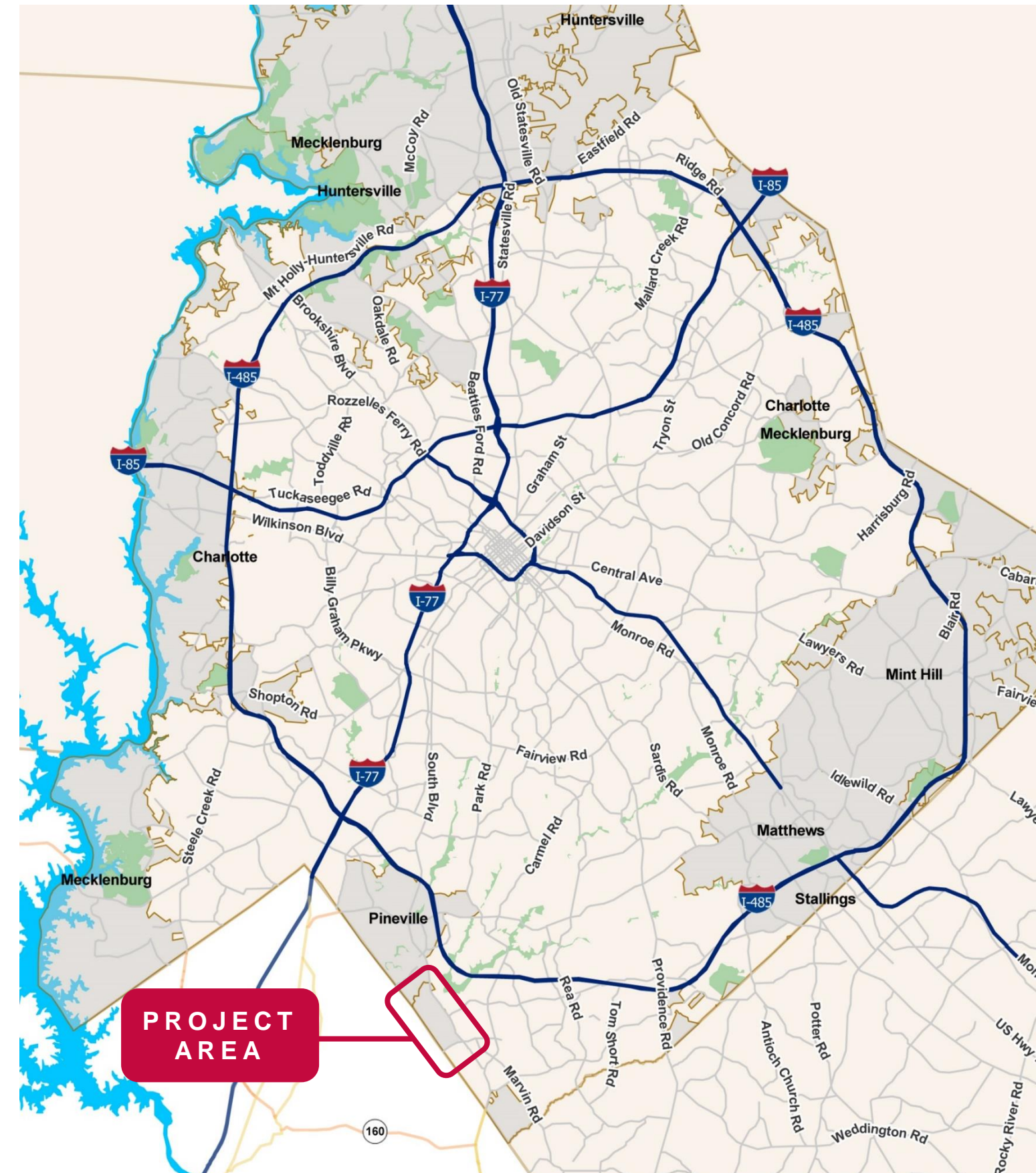
Project Summary

- **Legal Requirement:**
 - This project fulfills the state's legal requirement to provide land use guidance for this area.
- **Process:**
 - The effort began in the spring and has included opportunities for public engagement throughout the process.
 - We are now in the final phase of the project, where the draft plan is being finalized for review.
- **Next Steps:**
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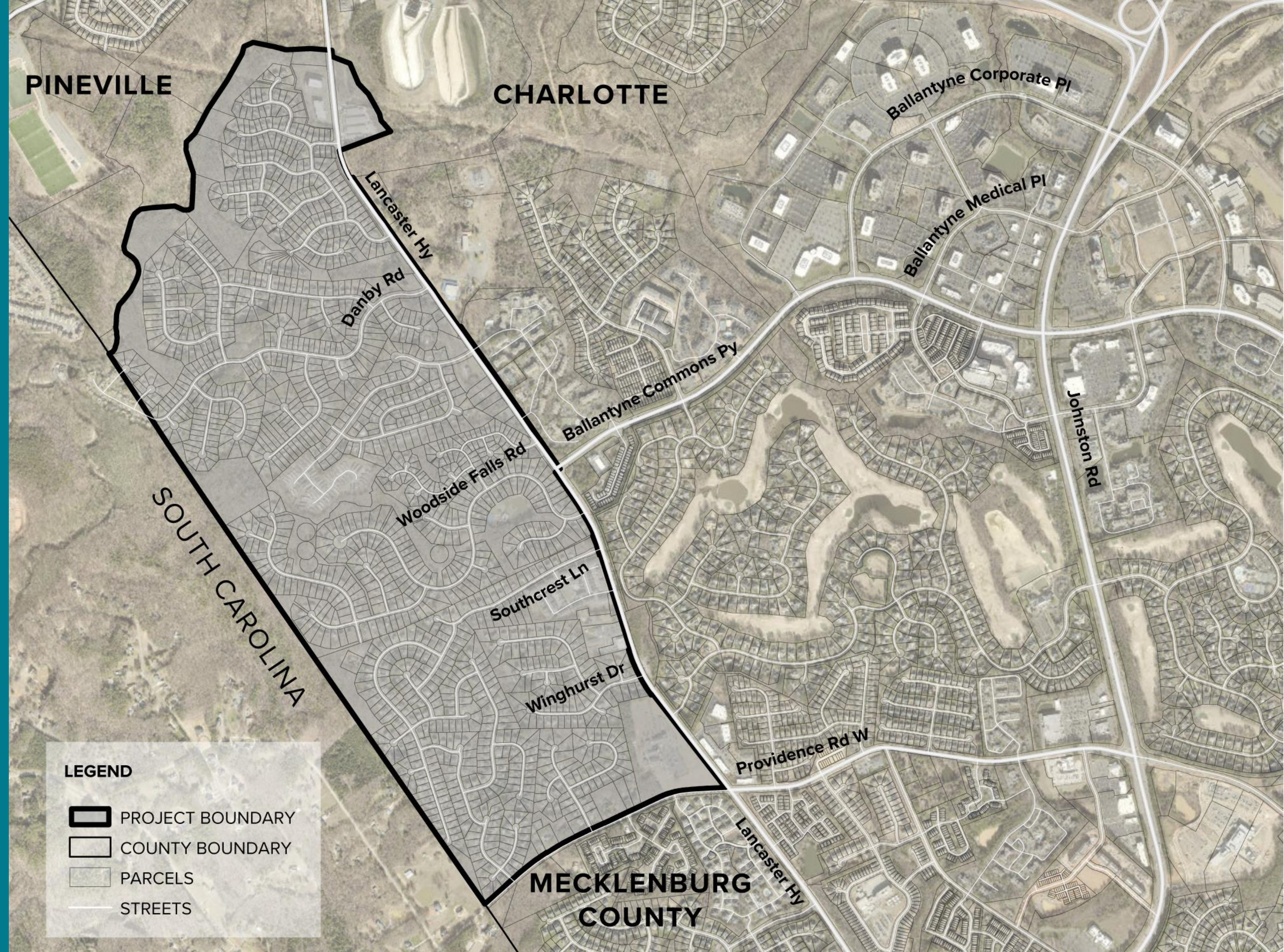


Overview

- Joint effort with Mecklenburg County & City of Charlotte to develop **future land use guidance (Place Types)** for the project area.
- **Legal requirement in NC:**
North Carolina Law Chapter 160D, Article 5
“As a condition of adopting and applying zoning regulations under this Chapter, a local government shall adopt and reasonably maintain a comprehensive plan or land-use plan.”



Location



Project Schedule

SPRING

PRE-PLANNING



- Project development & coordination
- Review of existing entitlements
- Mapping Methodology

JUNE - JULY

PHASE 1 ENGAGEMENT



- Public outreach
- Community Meetings
 - Education & Methodology
 - Review Translated Place Types Map
 - Place Type Discussions
 - Accept feedback
- Place Types Map Refinement
 - Review community feedback
 - Mapping revisions

AUGUST

PHASE 2 ENGAGEMENT



- Community Meetings
 - Education & Methodology
 - Review Future Place Types Map
 - Review feedback
 - Accept feedback
- Place Types Map Refinement
 - Review feedback
 - Mapping revisions
- Develop Project Brief

SEPTEMBER - DECEMBER

REVIEW & ADOPTION



- Mecklenburg County review & adoption process



How is the map developed?

- Step 1 **Translated existing zoning districts** to the most equivalent Place Type.
- Step 2 With community input, **reviewed conditions** that may warrant a revision to other place types. **Developed final recommendations.**
- Step 3 Recommendations will be **reviewed and adopted** by Mecklenburg County Board of County Commissioners.



What are Place Types?

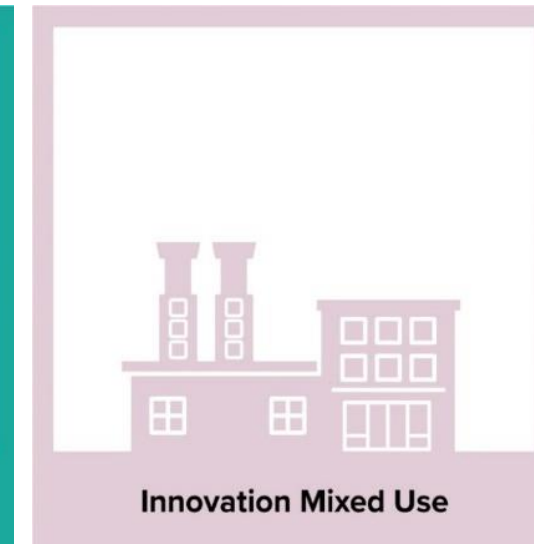
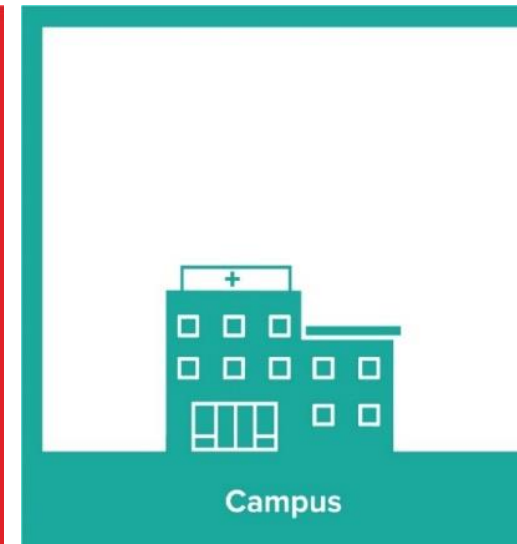
Place Types are a new classification system to organize patterns of development.

- They do **NOT** change zoning districts.
- They are more **holistic and comprehensive** than typical land use guidance.

LIVE



WORK



PLAY



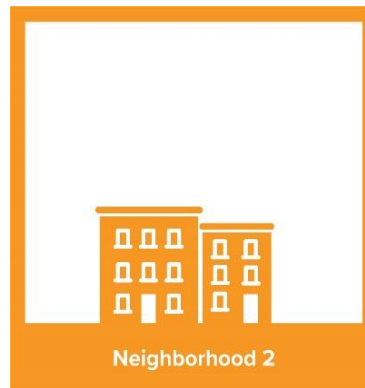
Place Types



Parks & Preserves



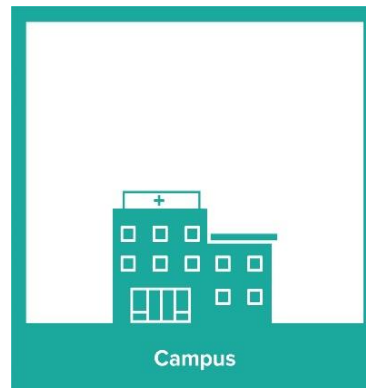
Neighborhood 1



Neighborhood 2



Commercial



Campus



Innovation Mixed Use



Manufacturing & Logistics



Neighborhood Activity Center



Community Activity Center



Regional Activity Center

PARKS & PRESERVES

Protect public parks and open spaces while providing rest, recreation and gathering places.

NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.

NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types like townhomes and apartments alongside neighborhood-serving shops and services.

COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.

CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.

INNOVATION MIXED USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.

MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

NEIGHBORHOOD ACTIVITY CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.

COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.

REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along major transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

Future Land Use (*Place Types*) v. Zoning

PLACE TYPES	ZONING
Vision for future development or redevelopment	Tool to implement the vision
Recommendations for range of land uses and building forms	Legal development standards + requirements
Community Participation	Staff Administration
Community Plans	Zoning Ordinance
Guidance: referenced via rezonings or capital investment planning	Law: administered during development approval and permitting

If someone wants to rezone their property, they must apply for a rezoning. Staff and officials will use the adopted Place Types to help decide whether to approve or deny the rezoning request.

To recap...

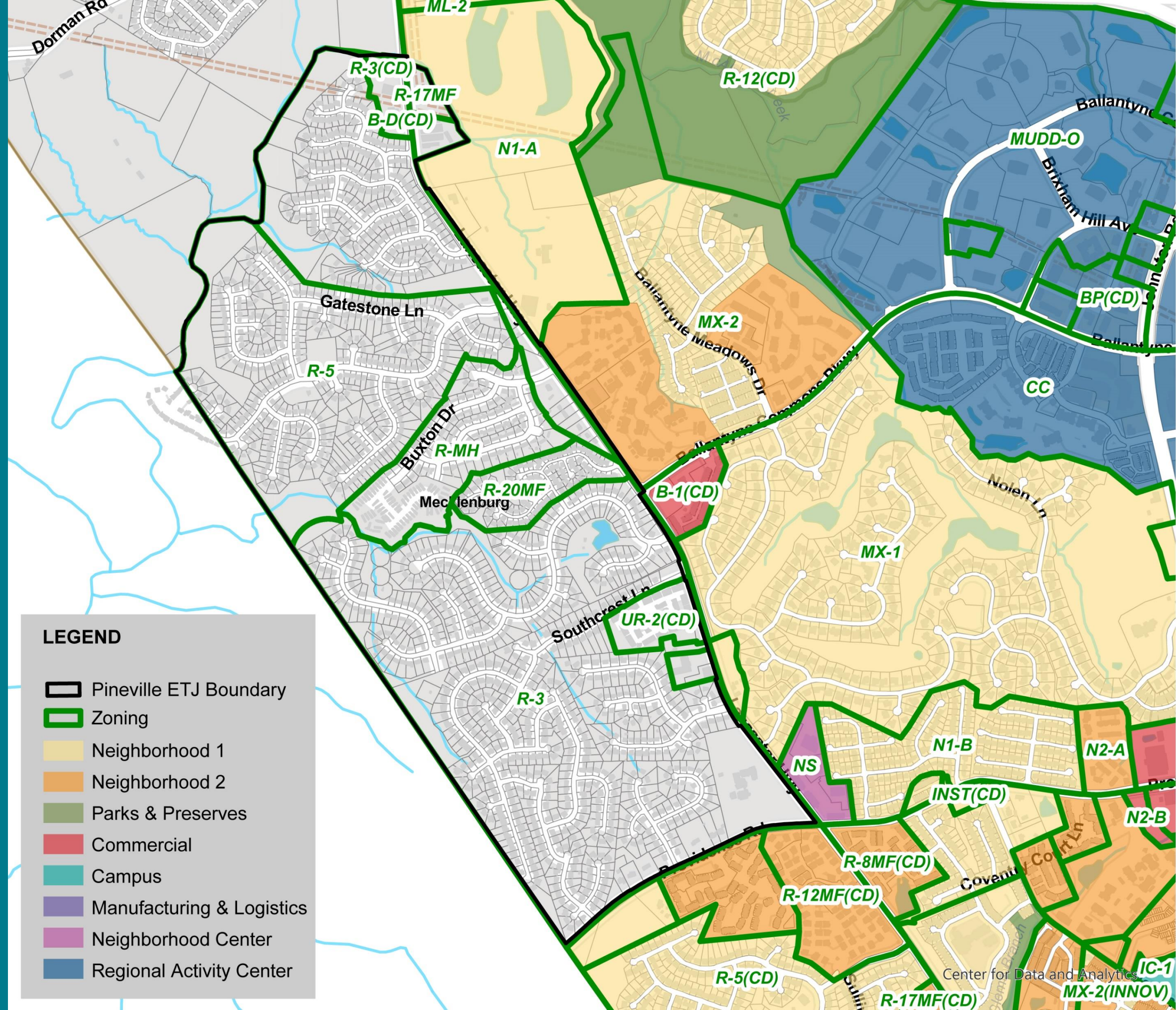
- Place Types do **NOT** change zoning districts or existing uses.
- Place Types provide **guidance for future land use**.
- If someone wants to change their zoning district in the future, they would need to apply for a rezoning, and staff and officials would refer to the adopted Place Types to **help inform their decisions on whether to deny or approve a request**.

PHASE 1 OVERVIEW

ZONING MAP

Existing Zoning:

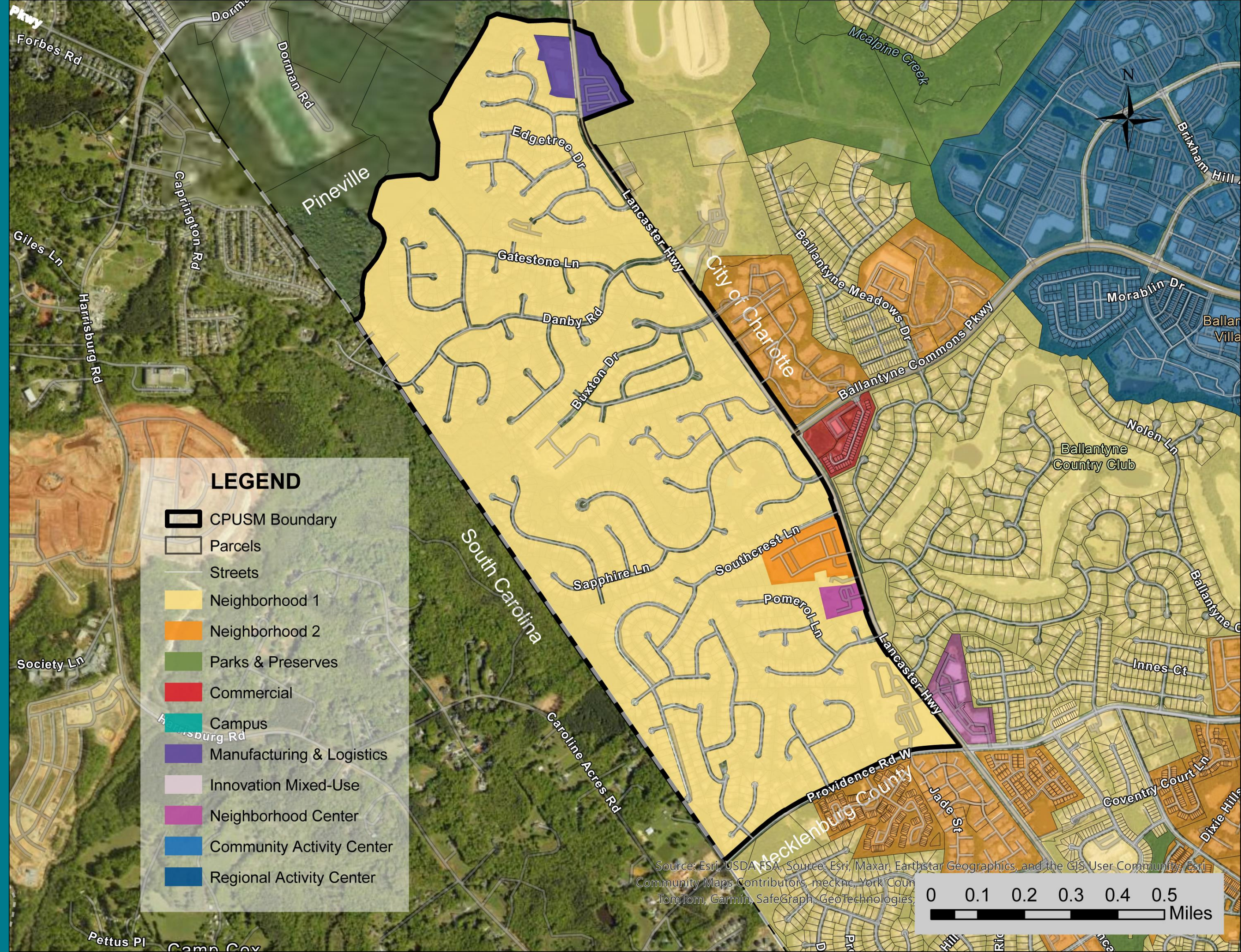
- R-3
- R-5
- R-20MF
- R-MH
- UR-2(CD)
- NS
- BD(CD)



PLACE TYPES TRANSLATION

Existing uses and zoning districts translated to Place Types:

- R-3, R5, R-20MF, R-MH translated to **Neighborhood 1**
- UR-2(CD) translated to **Neighborhood 2**
- B-D(CD) translated to **Manufacturing & Logistics**
- NS translated to **Neighborhood Activity Center**



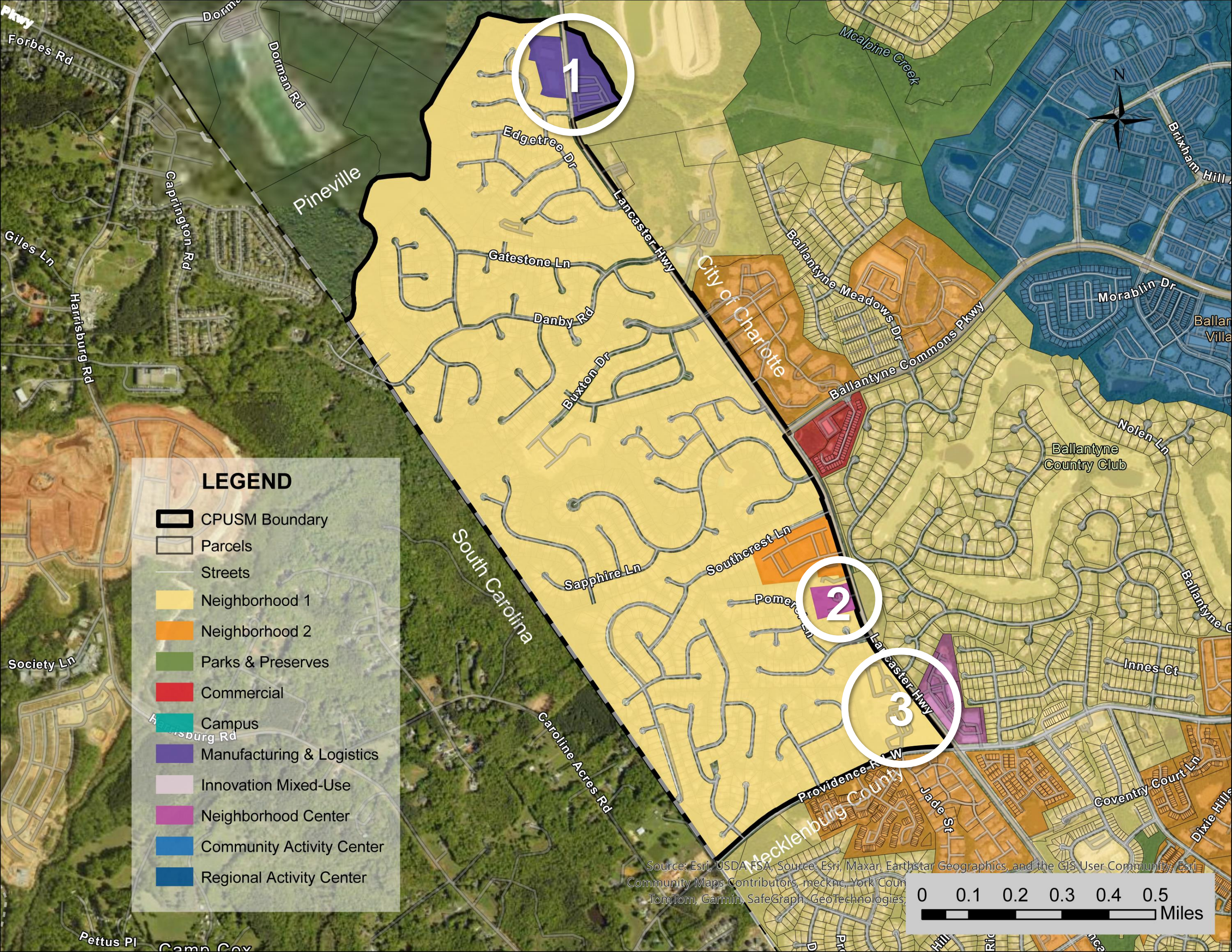
Established neighborhoods are respected and mapped as Neighborhood 1.

FOCUS AREAS

1. Manufacturing & Logistics on Lancaster Highway

2. Neighborhood Center on Lancaster Highway

3. Harrison United Methodist Church at Lancaster Highway & Providence Road

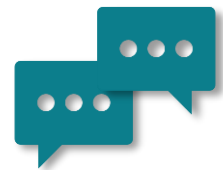


Phase 1 Feedback Summary



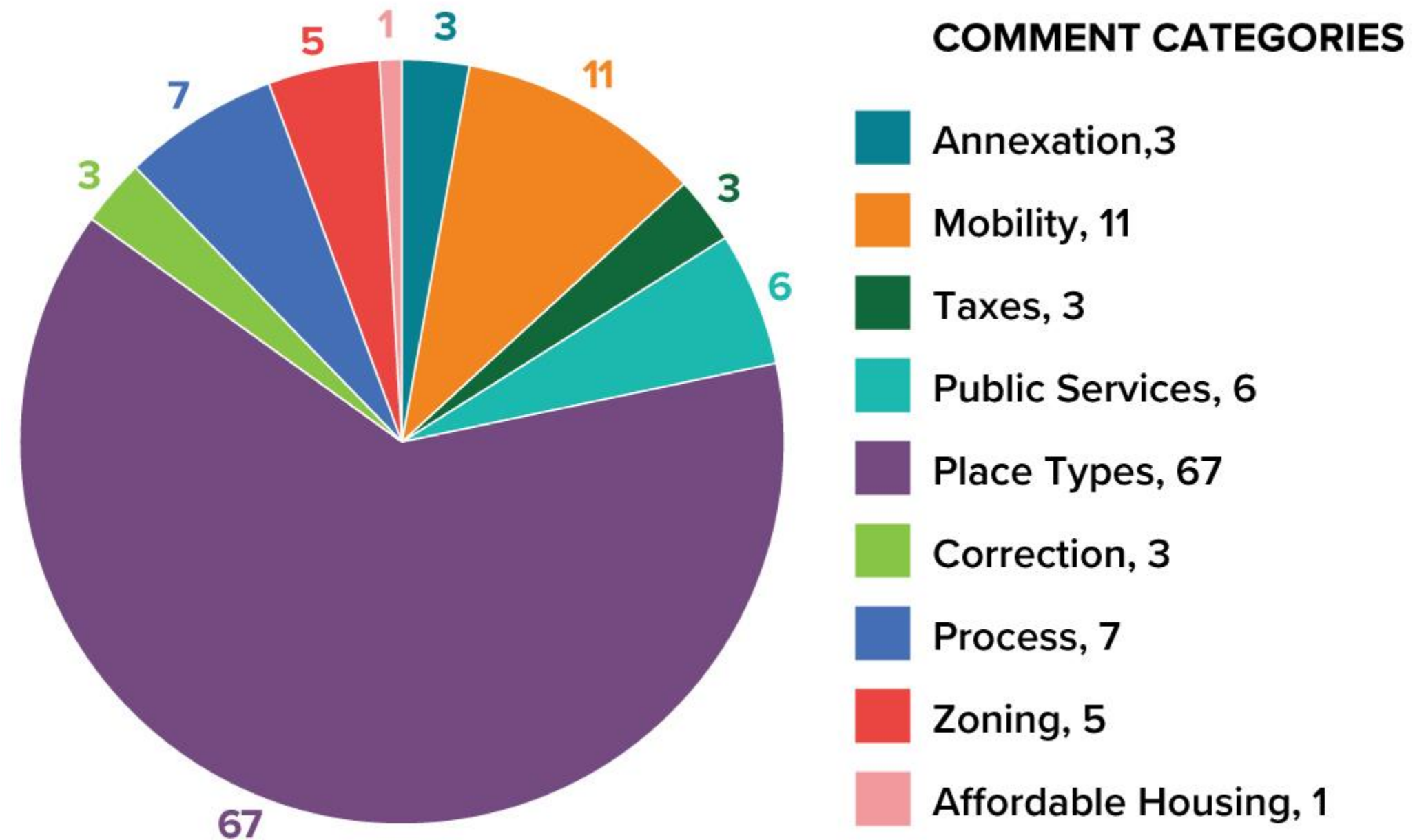
~ 150

meeting attendees
(in-person & online)



106

responses received
(including in-person meetings, online
comment form responses, emails,
phone calls)



** All comments and responses are available to view on the project website.*

Place Types Comments

Other Place Type Comments

- Questions
- Suggestions
- Concerns
- General Support

Focus Area Place Type Support

Focus Area 1

- Manufacturing & Logistics
- Commercial



Focus Area 2

- Neighborhood Activity Center
- Commercial



Focus Area 3

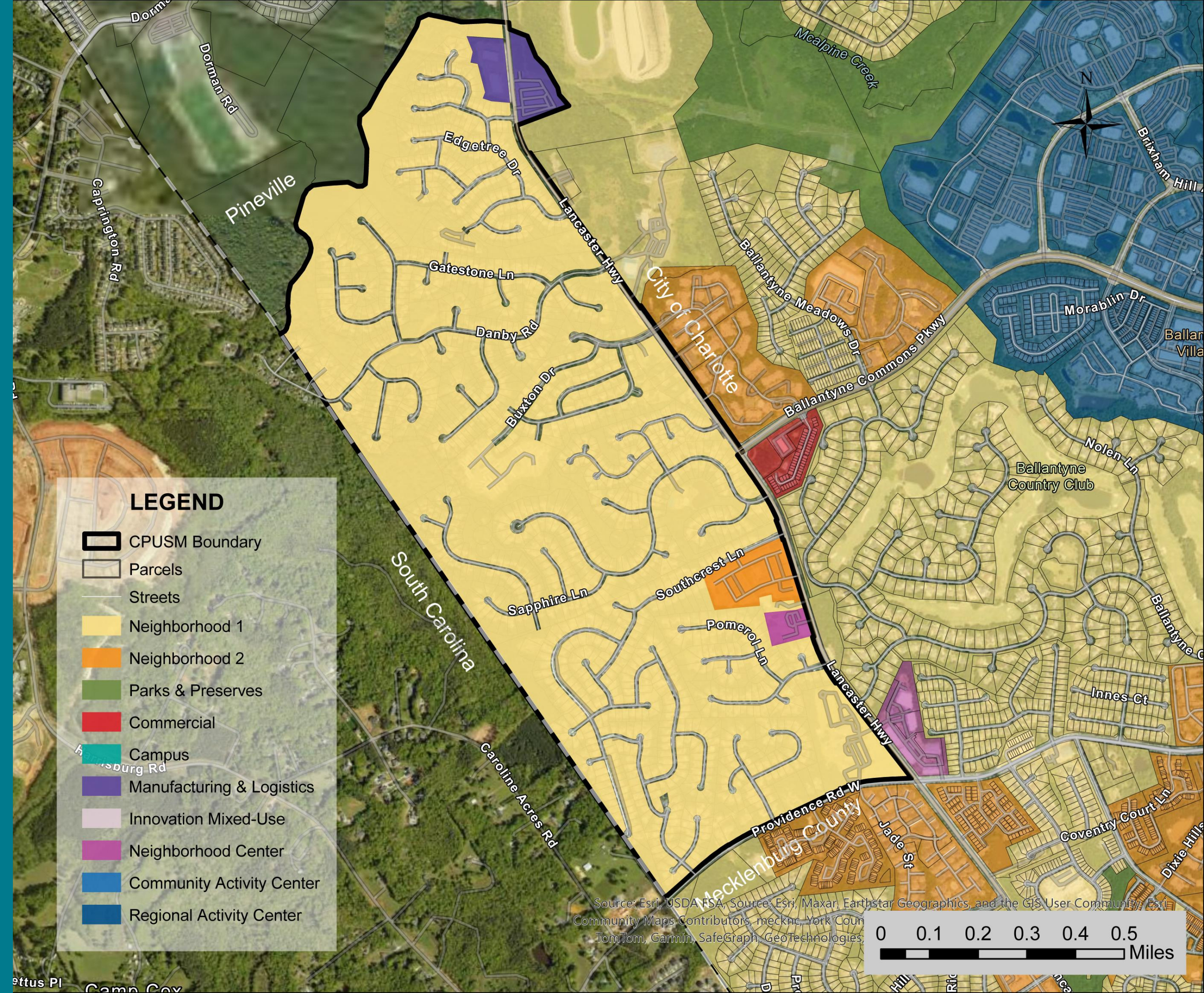
- Neighborhood 1
- Campus



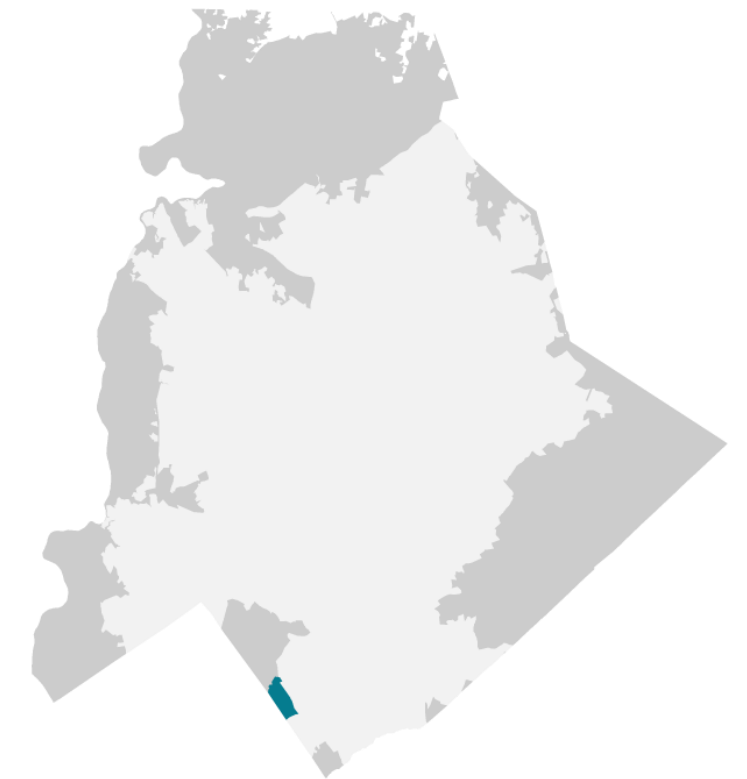
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RECOMMENDED MAP

- Focus Area 1 remained **ML**
- Focus Area 2 remained **NC**
- Focus Area 3 remained **N1**
- *The map colors may change over time after adoption via the **rezoning process** or **future planning efforts**.*
- *For rezonings, cases should meet the **Minor Map Amendment Criteria**, with final decisions resting on the **Mecklenburg County Board of County Commissioners**.*



Project Summary Recap



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Key Dates

Sep. 24	Mecklenburg County BOCC: Public Policy Meeting
Oct. 10	Draft Plan Release
Oct. 21	Mecklenburg County BOCC: Request for Public Hearing
Nov. 5	Mecklenburg County BOCC: Public Hearing
Nov. 18	Charlotte Mecklenburg Planning Committee
Dec. 2 or 16	Mecklenburg County BOCC: Adoption Decision

****All dates are tentative***



engage.mecknc.gov/southmeckplan

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