



Comprehensive Plan for Unincorporated South Mecklenburg

ADOPTED BY MECKLENBURG COUNTY BOARD OF COUNTY COMMISSIONERS
ON JANUARY 21, 2026



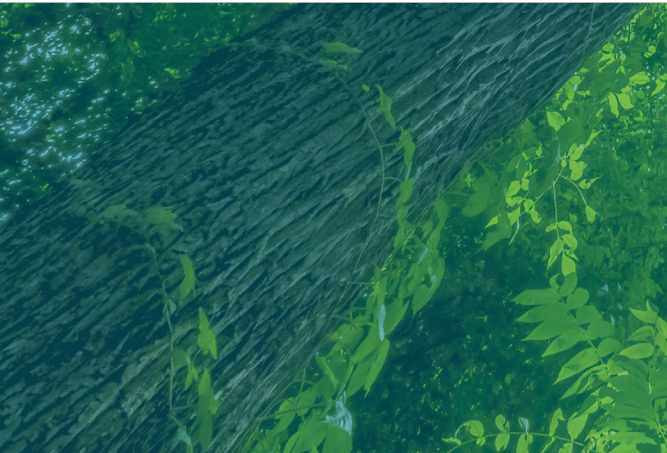


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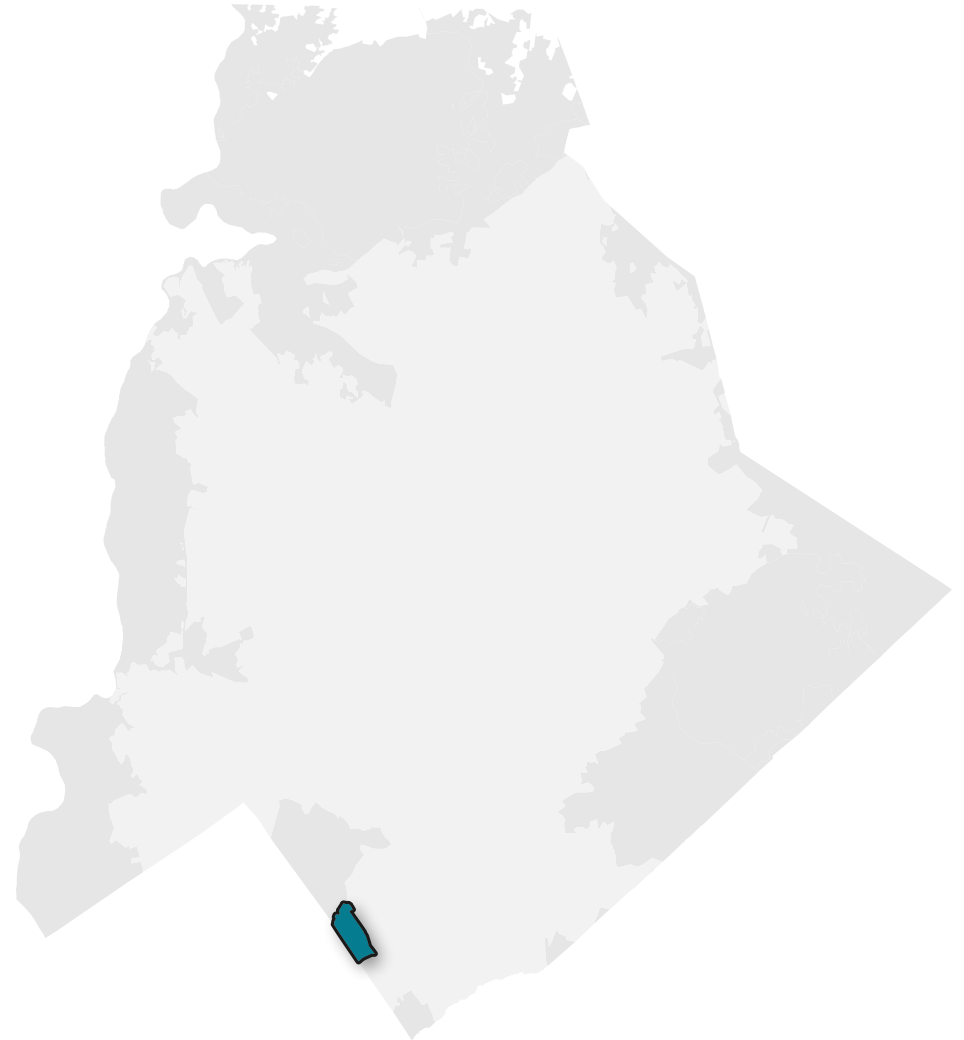
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INTRODUCTION

Purpose of the Plan

The Comprehensive Plan for Unincorporated South Mecklenburg is a joint effort between Mecklenburg County and the City of Charlotte to provide coordinated future land use guidance for the unincorporated area of South Mecklenburg County. The planning area encompasses approximately one square mile, located south of Charlotte and generally bounded by Lancaster Highway, Providence Road West, the town limits of Pineville, and the South Carolina border.

This Plan was developed in response to state requirements for providing land use policy in areas outside a municipal jurisdiction, as well as the community's need for clear guidance on growth and development. Ultimately, the Plan provides a framework for evaluating rezoning petitions, guiding infrastructure decisions, and ensuring that future development in the unincorporated area reflects community priorities.

Why It's Needed

The need for this Plan arises from both recent changes in jurisdiction and state requirements.

Jurisdictional History

In 1984, the City of Charlotte and the Town of Pineville established annexation agreements defining their respective Spheres of Influence (S.O.I.s) within Mecklenburg County. Pineville's S.O.I. included the Plan project area; however the Town did not extend its Extraterritorial Jurisdiction (E.T.J.) to encompass that area. As a result, although within Pineville's S.O.I., the project area remained under Mecklenburg County's jurisdiction.

In 2014, the annexation agreement that included the project area expired, and Pineville chose not to renew it. Consequently, the project area was no longer within Pineville's S.O.I. In 2018, the Town of Pineville reconsidered re-establishing its S.O.I. and extending its E.T.J. but ultimately decided not to move forward. Therefore, the project area continues to remain under Mecklenburg County's jurisdiction.

Planning Authority

In 1984, Mecklenburg County and the City of Charlotte entered into an inter-local agreement assigning the City responsibility for managing planning functions, such as long-range planning and rezoning reviews, on behalf of the County. Through this agreement, the City of Charlotte is responsible for administering planning activities within the The Plan project area; however, final approval and adoption authority rests with the Mecklenburg County Board of County Commissioners (BOCC). This inter-local agreement does not constitute the County's adoption of any City policies, such as the Charlotte Future 2040 Comprehensive Plan, or regulatory documents, such as the Unified Development Ordinance (UDO).

New State Requirements for Land Use Planning

Effective January 1, 2021, North Carolina General Statute Chapter 160D, Article 5, established a requirement that all local governments adopt and maintain a comprehensive or land use plan as a condition for implementing zoning regulations. Because the project area does not currently have adopted land use guidance, this plan is necessary to ensure compliance with state law. The Plan will provide the required land use guidance for applying zoning regulations and will establish clear and consistent direction for future land use decisions within the area.





Project Team

The project team is composed of staff from Mecklenburg County and the City of Charlotte's Department of Planning, Design, and Development. Pursuant to the inter-local agreement between Mecklenburg County and the City of Charlotte, the City is responsible for administering planning activities on behalf of the County. Under this framework, staff from both jurisdictions collaborated on the engagement and development of this Plan.

Scope of the Plan

The Comprehensive Plan for Unincorporated South Mecklenburg establishes future land use guidance through the application of Place Types, which was defined and adopted as part of the Charlotte Future 2040 Comprehensive Plan. Place Types identify appropriate land uses, building forms, mobility options, and open space amenities for a given area. The Place Type designations recommended in this plan were developed based on community input gathered during the planning process.

It is important to note that the Plan does not modify zoning regulations, rezone property, or directly regulate development. The Mecklenburg County Zoning Ordinance will continue to govern zoning and development within the project area. This Plan functions as a policy document that provides guidance for future decision-making but does not alter existing regulations.

Adoption Process

Pursuant to North Carolina General Statute Chapter 160D, adoption of this Plan shall constitute compliance with the statutory requirement for a local government to adopt and maintain a comprehensive or land use plan as a condition of applying zoning regulations. Upon adoption, the Plan shall serve as the official policy framework for guiding future planning activities and rezoning actions within the project area.

The adoption process was carried out as described below:

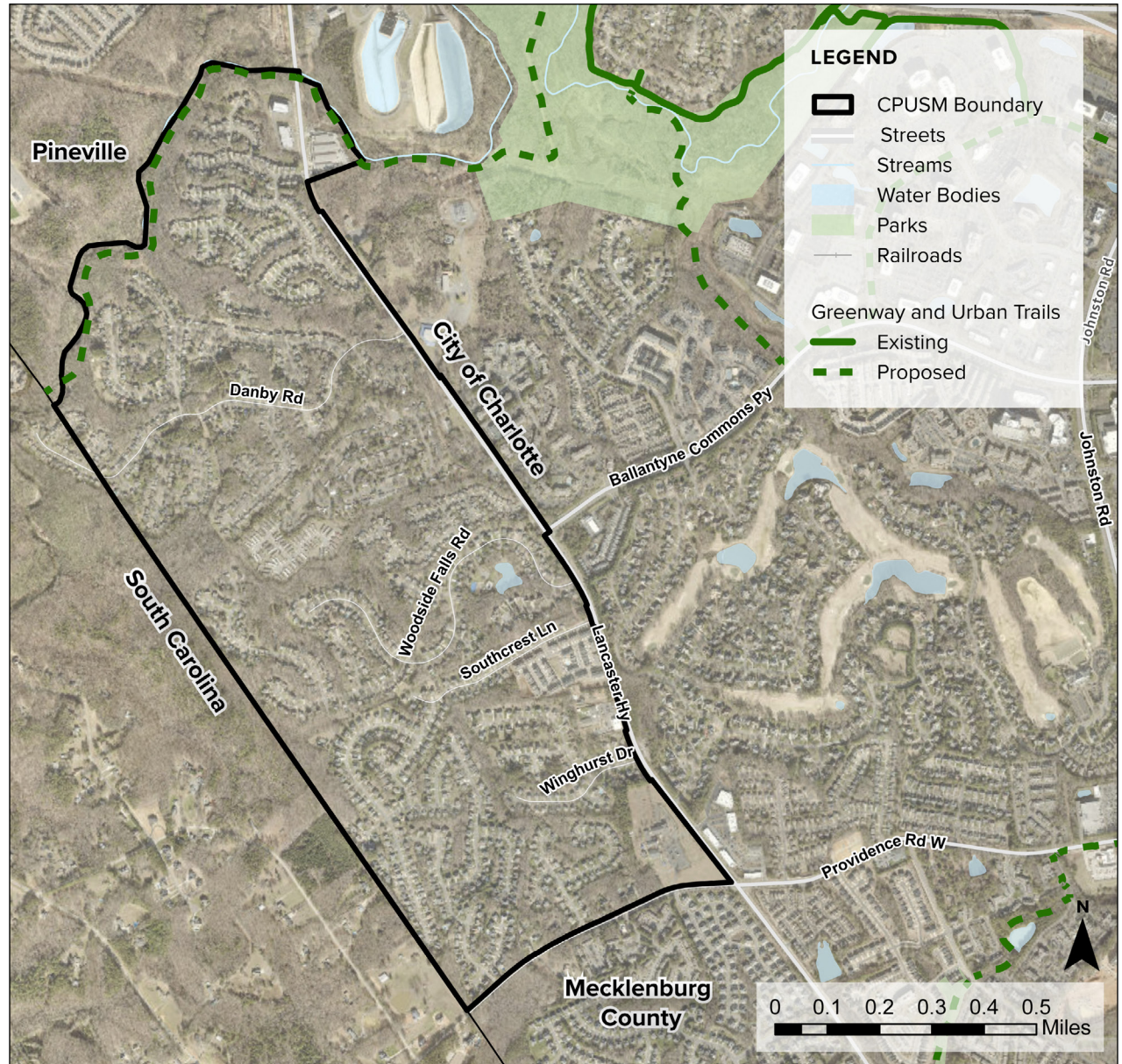
- **Draft Plan Release:** The Draft Plan was released for public for review and comment.
- **Public Hearing:** The Mecklenburg County Board of Commissioners held a public hearing to receive public input on the Draft Plan.
- **Planning Committee Recommendation:** The Planning Committee of the Charlotte-Mecklenburg Planning Commission reviewed the Plan to determine whether to issue recommendation for adoption.
- **County Commissioners Decision:** The Mecklenburg County Board of Commissioners considered the recommendation and determined whether to adopt the Plan.

PROJECT OVERVIEW

Project Area Description

The project area encompasses approximately one square mile of land and is located in the south of Mecklenburg County, generally bounded by Lancaster Highway, Providence Road West, the town limits of Pineville, and the South Carolina border. The predominant land use is single-family residential, with several subdivisions developed primarily during the mid- to late-1990s and early 2000s. The area also includes an 11-acre site with a mix of townhomes and multifamily stacked apartments, developed in the early 2020s. Non-residential development is limited, consisting of two self-storage facilities located on Lancaster Highway, north of Rudolph Place Drive, a commercial development with a daycare facility, dental and medical offices located on Lancaster Highway, north of Winghurst Drive, and at least two places of worship located along Lancaster Highway.

MAP 1: PLAN PROJECT AREA



Planning Process

The Plan was developed through a collaborative process designed to ensure coordination across intergovernmental agencies and the community. The process included four phases, as outlined below.



Pre-Planning

The pre-planning phase established the foundation for the project. It established the intergovernmental project team and defined its roles and responsibilities. The project team then coordinated on project development and a preliminary analysis of the project area. The preliminary analysis of the area included evaluating existing site conditions, such as land uses, building forms, and zoning entitlements. Place Types, as adopted in the Comprehensive Plan, were then mapped using the methodology adopted within the 2040 Policy Map. *See page 10 for additional detail on the mapping methodology.*



Engagement Phase 1

The first phase of engagement introduced the project to the community and gathered input on the recommended Place Types. A virtual meeting was held on June 24, 2025, and an in-person meeting on June 26, 2025, both providing an overview of the planning process and facilitating discussion of Place Types. Project information and an online input form were available on the project website throughout the effort. Community input was also received through emails and phone calls. All comments were reviewed and used to help develop the recommended map to ensure it reflected community priorities.



Engagement Phase 2

The second phase of engagement allowed the community to review and respond to the recommended map. A virtual meeting was held on August 12, 2025, and an in-person meeting on August 14, 2025, where staff shared an overview of the project, a summary of Phase 1 feedback, and how that feedback shaped the recommended map. Following these meetings, staff prepared the plan, summarizing the engagement process, findings, and recommended Place Types for consideration during the adoption process.



Review & Adoption*

The Draft Plan was released to the public on October 20, 2025. A public hearing was held in November 2025. The Charlotte-Mecklenburg Planning Committee provided a recommendation to the Mecklenburg County Board of County Commissioners (BOCC) for adoption in December 2025. The Mecklenburg County Board of County Commissioners adopted the Plan on January 21, 2026.

PROJECT OVERVIEW

Place Types

Place Types is the tool used to develop the required land use recommendations on the Policy Map. Place Types is a classification system for organizing patterns of development. Each Place Type provides guidance for the appropriate land use, character, mobility choices, building form, and open space amenities; illustrating how the community is intended to evolve over time. Below are the descriptions of the ten Place Types, as adopted within the Comprehensive Plan.



NEIGHBORHOOD 1

- Allows for primarily single family detached, duplexes, triplexes, quadraplexes, attached single family and some small multi-family buildings.
- Uses are typically low rise residential with similar setbacks and lot sizes, with private yards and improved common areas.
- Typically located within a well-connected local street network that supports walking, biking and transit.



NEIGHBORHOOD 2

- Allows for primarily multi-family, single family attached residential and ground floor non-residential uses.
- Uses are typically low-to mid-rise multifamily residential and mixed-use buildings.
- Open space is typically privately owned, with common space and small parks, greenways and open space.
- Typically located within a well-connected and dense street network that supports walking, biking and transit.



PARKS & PRESERVES

- Allows for larger public parks, cemeteries, wildlife refuges, nature preserves, and recreational centers and facilities.
- Uses include low rise recreational or maintenance support facilities.
- Typically located along all street types.



NEIGHBORHOOD ACTIVITY CENTER

- Allows for mix of uses and density, neighborhood-serving commercial uses (retail, dining, office, personal services) and some multi-family.
- Uses set within low-rise buildings in a pedestrian-oriented environment, easily accessible to surrounding neighborhoods.
- Provides additional mobility, open space, and placemaking elements to support uses and density.



COMMERCIAL

- Allows for primarily car-oriented uses and destinations, such as retail, services, hospitality, and dining.
- Uses are typically low-rise retail structures with a walkable, landscaped public real and often set along major streets or near interstates.
- Uses typically set along high-volume arterials and interchanges; and are auto-oriented, but can accommodate all modes of travel.



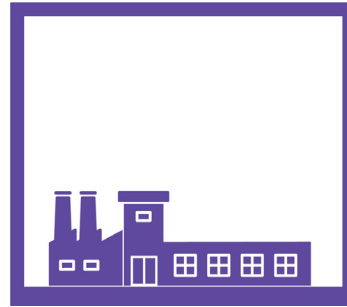
CAMPUS

- Allows for primarily office, research and development, education, medical uses, places of assembly as well as supporting uses.
- Uses are set within low- to mid-rise buildings; some may include some high-rise buildings. Typically located along at least one arterial street with an internal street and/or pathway network.



INNOVATION MIXED-USE

- Allows for mix of uses and density, including adaptive reuse, low- to mid-rise structures and a variety of integrated employment uses (research and development, studios, light manufacturing) and some supporting multifamily residential.
- Provides additional mobility, open space, and placemaking elements to support uses and density.



MANUFACTURING & LOGISTICS

- Allows for large scale, low-rise manufacturing, warehousing, or distribution uses.
- Supporting uses such as retail, dining, and personal services are allowed to increase access to goods and services and to create more complete employment places.
- Uses are typically located on the interior of a site, and surrounded by parking, outdoor storage, or landscaped buffers.



COMMUNITY ACTIVITY CENTER

- Allows for mix of uses and density (residential, employment, shopping, leisure, and entertainment).
- Uses set within mid-rise buildings in a pedestrian-oriented environment, easily accessible to nearby neighborhoods.
- Provides additional mobility, open space, and placemaking elements to support uses and density.



REGIONAL ACTIVITY CENTER

- Allows for vertical-mixed use, office, multi-family, restaurant, retail, entertainment, personal service, and institutional uses.
- Uses typically set within mid to high-rise buildings in a walkable and transit friendly environment.
- Located in a very well-connected street network with small blocks and highly walkable connections, with improved open spaces as key features and many public and private spaces.

PROJECT OVERVIEW

How the Map Was Developed

The Comprehensive Plan for Unincorporated South Mecklenburg’s Policy Map was developed following a 3 step process, described in detail below:

- Step 1: Existing Conditions Review and Place Type Translation.
- Step 2: Community Review & Discussions.
- Step 3: Develop Final Recommendation.

Step 1: Existing Conditions Review and Place Type Translation

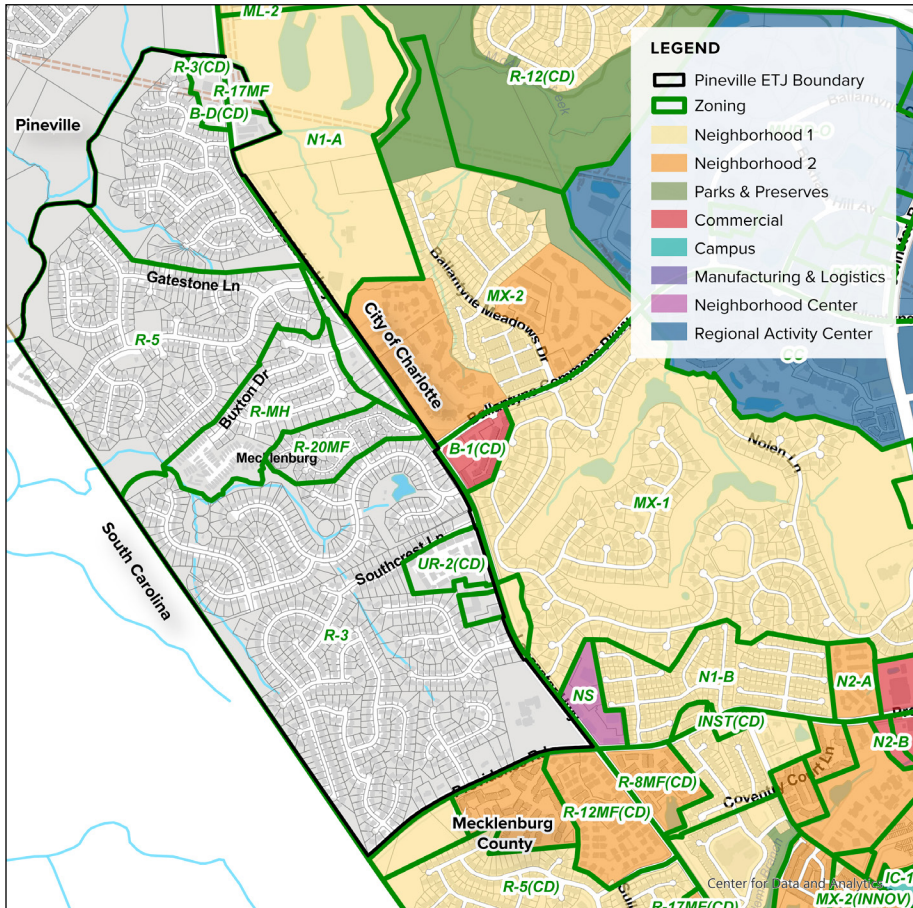
The first step in map development was to review the project area’s existing land use, building forms and zoning entitlements. These site conditions were then translated into the Place Type that most closely aligns with their characteristics. See *Table 1 below, and Maps 2 - 3 on page 11.*

TABLE 1: PROJECT AREA ANALYSIS AND PLACE TYPE TRANSLATION

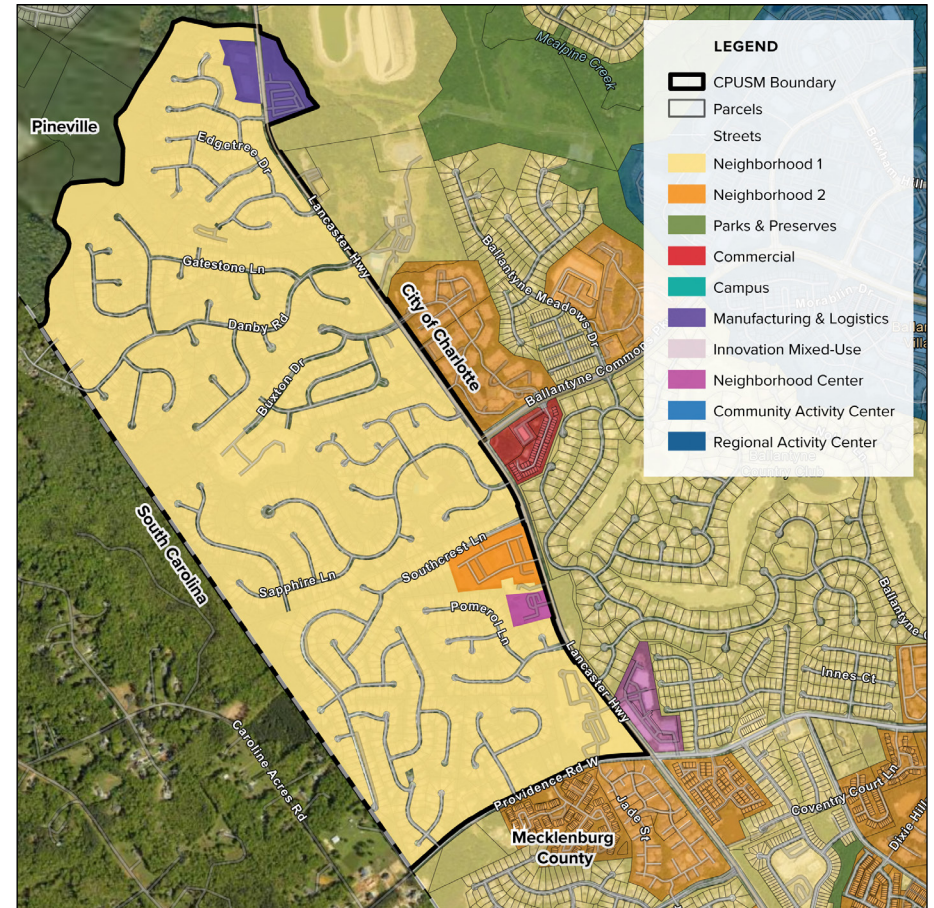
Land Use	Building Form	Zoning	Draft Place Type Designations
Single family residential	Low rise, detached residential	R-3	Neighborhood 1
Single family residential	Low rise, detached residential	R-5	Neighborhood 1
Single family residential	Manufactured home	R-MH	Neighborhood 1
Single family residential	Low rise, detached residential	R-20MF	Neighborhood 1
Multi-family or single family residential	Single-family attached or multi-family buildings not more than 3 stories	UR-2(CD)	Neighborhood 2
Medical/Dental Offices/Education-care facility	Commercial, institutional buildings	NS	Neighborhood Activity Center
Commercial/Self-storage	Commercial, warehouse buildings	BD(CD)	Manufacturing & Logistics



MAP 2: EXISTING ZONING



MAP 3: DRAFT PLACE TYPES



PROJECT OVERVIEW

Step 2: Community Review & Discussions

The next phase of the project focused on community engagement, with an emphasis on educating residents about the planning process and collecting feedback on the draft Place Type designations. This effort included a detailed review of three key focus areas to assess existing conditions and identify potential issues or opportunities. Feedback from residents and stakeholders was gathered to understand priorities and concerns, which informed the evaluation of whether revisions to the Policy Map were necessary. This process ensured that the final Place Type designations accurately reflect the community’s vision and goals for the area. See *Table 2 for an analysis of the focus areas.*

TABLE 2: FOCUS AREA ANALYSIS

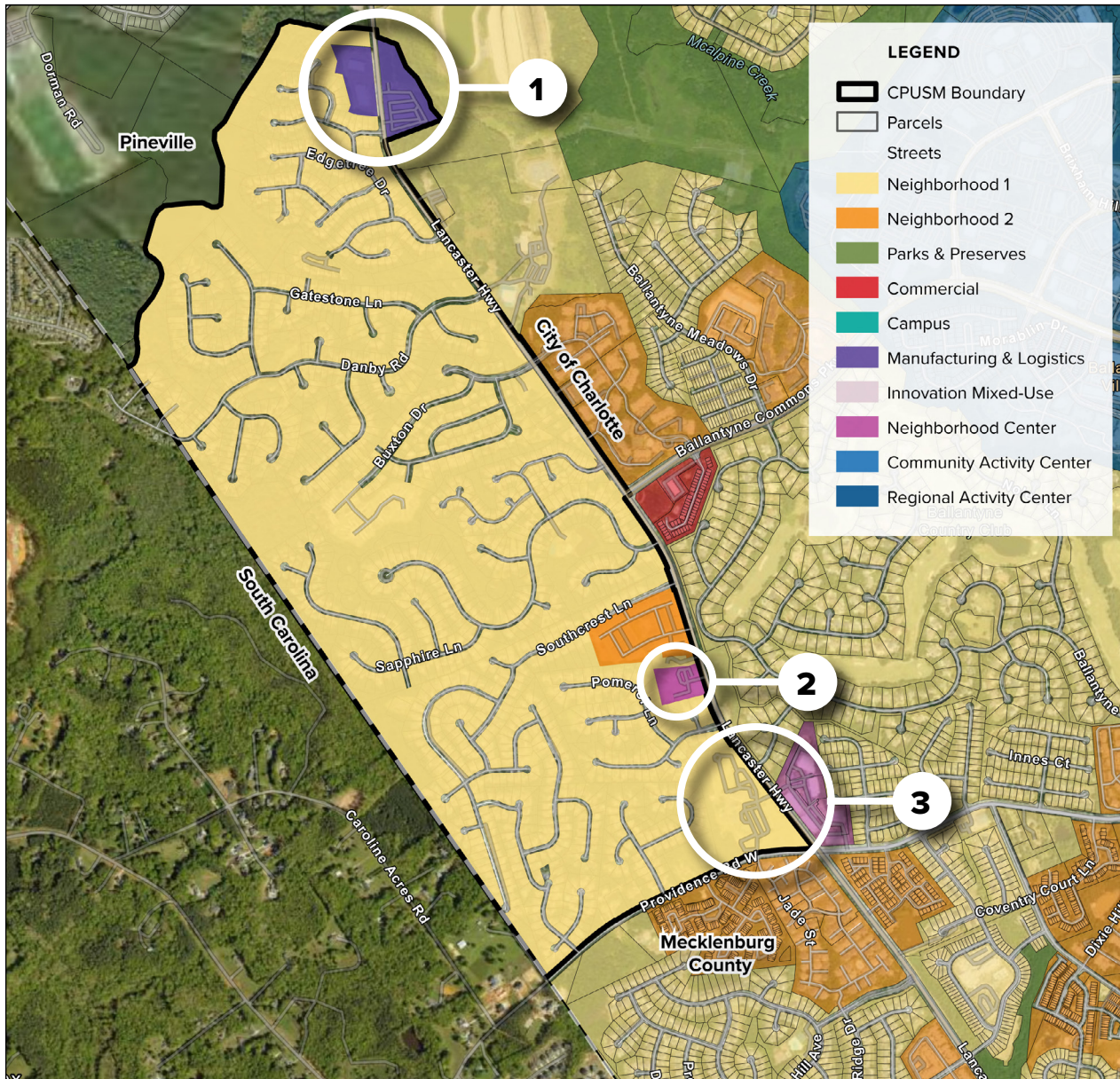
	Focus Area 1: Lancaster Highway, north of Rudolph Place Drive	Focus Area 2: Lancaster Highway, north of Winghurst Drive	Focus Area 3: Lancaster Highway & Providence Road West
Land Use	Commercial/Self-storage	Medical/Dental Offices/Education-care facility	Place of Worship
Building Form	Commercial/warehouse building	Commercial, office, institutional	Institutional
Zoning	BD(CD)	NS	R-3
Acreage	13 acres	3.4 acres	18.7 acres
Place Type	Manufacturing & Logistics	Neighborhood Activity Center	Neighborhood 1

See *Map 4: Focus Areas on page 13.*

Step 3: Develop Final Map Recommendations

In the final step of the process, staff reviewed and analyzed all feedback received from the community to inform and finalize the Place Type recommendations for the The Plan Policy Map.

MAP 4: FOCUS AREAS



COMMUNITY ENGAGEMENT

Community Feedback

The planning process included two phases of community engagement. The community had the opportunity to provide feedback on the project in various ways, including during two virtual meetings, two in-person meetings within the project area, via an online comment form on the project website, or by emailing or calling staff with their questions, comments or concerns.

Throughout the community engagement period in June and July 2025, a total of about **150** participants attended both the virtual and in-person meetings.

Across all outlets, a total of **106** comments were collected. The comments included questions and comments from various topics, including those about annexation, mobility, taxes, public services, the project process, zoning, and most prominently - **Place Types**, which was the primary focus of the discussions.

Community Feedback Summary



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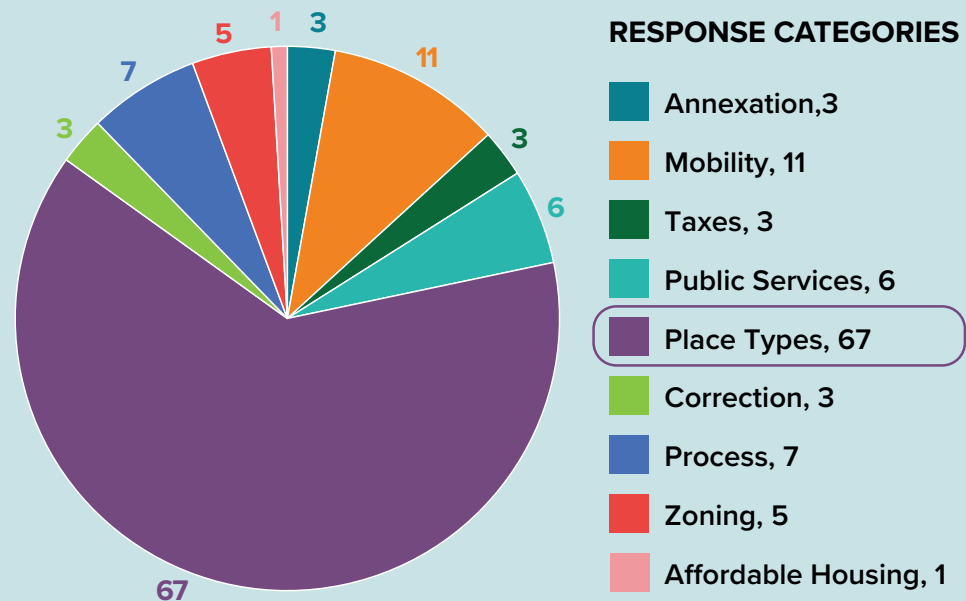
meeting attendees
(in-person & online)



106

responses received

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



Place Types Responses

Community feedback received during this planning process can be categorized into general questions, suggestions, concerns, or support. The majority of feedback responded to the recommended Place Type designations for the three focus areas. This input was instrumental in confirming that the Place Type recommendations align with community perspectives and priorities.

TABLE 3: FOCUS AREA FEEDBACK

	Focus Area 1: Lancaster Highway, north of Rudolph Place Drive	Focus Area 2: Lancaster Highway, north of Winghurst Drive	Focus Area 3: Lancaster Highway & Providence Road West
Place Type	The majority of comments supported the Manufacturing & Logistics Place Type.	The majority of comments supported the Neighborhood Activity Center Place Type.	The majority of comments supported the Neighborhood 1 Place Type.

PLACE TYPE RESPONSES SUMMARY



Other Place Type Responses:

General Questions,
Suggestions,
Concerns,
Support



The majority of comments submitted for each focus area supported the following Place Type designations:

Focus Area 1:



Manufacturing
& Logistics

Focus Area 2:



Neighborhood
Activity Center

Focus Area 3:



Neighborhood 1

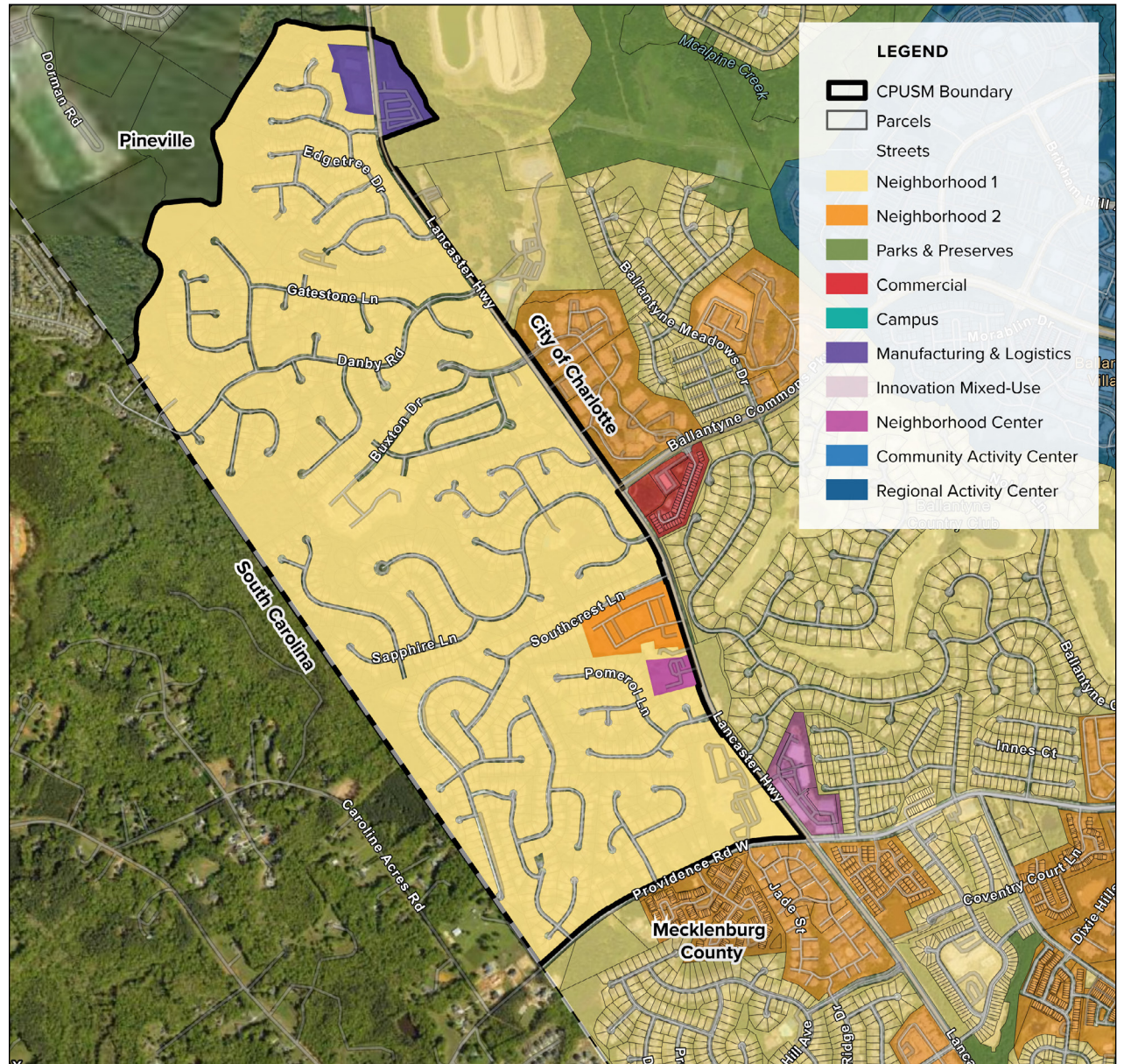
POLICY MAP

Policy Map

The Plan Policy Map (see Map 5) reflects community feedback and illustrates the recommended development pattern for the project area. Recommendations for future development respect established neighborhoods and community priorities. Decisions regarding future development in the project area should take into account the type and intensity of development recommended within the Plan Policy Map. See page 8-9 for Place Type descriptions.

It is important to note that the map may evolve over time in response to rezonings or future planning initiatives. Potential map amendments should be assessed using the Minor Map Amendment Criteria, which outline the key metrics of the mapping methodology and ensure consistent evaluation aligned with the intended purpose of the Place Types. See Appendix for more information on the Minor Map Amendment Criteria.

MAP 5: RECOMMENDED POLICY MAP





PATH FORWARD

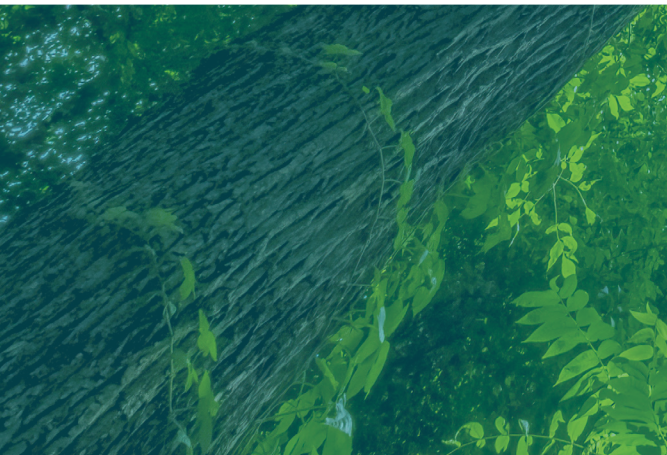
Future Planning Efforts

Under the inter-local agreement between Mecklenburg County and the City of Charlotte, the City is responsible for conducting future planning activities within the designated plan area on behalf of the County. Accordingly, the Charlotte Planning, Design & Development Department will revisit land use guidance in the project area during the update of the South Outer Community Area Plan.

Additionally, Charlotte will evaluate and provide staff recommendations to the Mecklenburg County Board of County Commissioners for any future rezoning requests. All land use decisions, including final decisions on rezoning petitions, lie with the Board of County Commissioners.

Zoning Administration

Zoning entitlements within the project area will remain unchanged within this project process. All future development must continue to comply with the current Mecklenburg County Zoning Ordinance. This project does not modify these standards. Rezoning proposals within the project area will be coordinated and reviewed by City staff, with final decisions made by the Mecklenburg County Board of County Commissioners as they are submitted.



APPENDIX

- **Updating the Policy Map: Minor Map Amendment Criteria**
- **Annexation Information**

UPDATING THE POLICY MAP

OVERVIEW:

The Policy Map was adopted in March 2022, but it is expected to evolve over time as the community changes. Future updates may reflect a refined community vision, changing market conditions, significant public or private investments, or the need to accommodate additional growth.

Policy Map amendments may occur when a formal request is submitted to change a Place Type designation. While some changes might be warranted, the guidelines and processes outlined in this section help to ensure that each request is weighed carefully and consistently. The adopted *Charlotte Future 2040 Comprehensive Plan* and Policy Map were informed by considerable analysis and community involvement, thus any intentions that diverge from the adopted designations must be approved only through careful consideration.

The Policy Map can be amended through three processes: Planning-Related Updates, Minor Map Amendments, or Major Map Amendments. Each process is explained in more detail in this section of the manual.

1. PLANNING-RELATED UPDATES:

Applicability:

The city's place-based policies are translated to specific geographies on the Policy Map. Therefore, future planning efforts (such as a Comprehensive Plan update, future Community Area Plans or Corridor Plans) that amend or update any place-based policies shall be incorporated into the Policy Map. A comprehensive Policy Map update shall be completed triennially in alignment with the Metrolina Regional Growth Model update.

Process:

Extensive community engagement should be included in any planning-related map update process, particularly to directly affected stakeholders. Another consideration in this process is checking growth control totals. Place type change should generally be an increase in density, not a decrease, and capacity for jobs and housing should accommodate growth projections. The mapping process should be carefully documented for the broader updates to the Policy Map. This includes both methodology documentation to streamline future updates and parcel-level data notations where the public can track map changes over time for properties of interest.

Map updates outside of a planning process should be consolidated and updated in batches, rather than individual updates throughout the year.

2. MINOR MAP AMENDMENTS:

Definition

A Policy Map amendment request is considered and treated as "Minor" when a Place Type change is 1) consistent with the criteria outlined in the table on pages 38-39 and 2) serves to implement the goals of the Comprehensive Plan. Minor amendments to the Policy Map also include corrections due to data or human error that align with the original Policy Map methodology.

Process:

Minor map amendments can be requested by the public, City departments or boards, or by City Council. Minor map amendments are requested using the City's Rezoning Application. Submitted requests are reviewed and analyzed by the Rezoning Team, following the standard Rezoning process.

Minor map amendments are accepted on a monthly basis. Staff will typically recommend Council approval for a Minor amendment request when it is shown to be consistent with the identified criteria.

MINOR MAP AMENDMENTS

Is the change consistent with the Place Type Minor Amendment Criteria?

↓
YES
↓

Does the change implement the goals of the Comprehensive Plan?

↓
YES
↓

Change is considered a "MINOR" amendment.

Ways to Update the Map:

1. *Planning related updates*

2. *Minor Map Amendments*

3. *MAJOR Map Amendments*

APPENDIX: UPDATING THE POLICY MAP

APPENDIX TABLE 1: MINOR MAP AMENDMENT CRITERIA

The criteria outlined in Appendix Table 1 represent the metrics used in the mapping methodology to assign Place Type designations in the Policy Map. These criteria provide a consistent basis for evaluating amendments to the Policy Map, whether through planning-related updates or through rezonings. As noted, Minor Map Amendments can be requested by the public, City departments, or City Council as part of the rezoning process. Such requests will be reviewed against the Appendix Table 1 criteria for additional consideration in determining compatibility with the vision and goals of the Charlotte Future 2040 Comprehensive Plan. The criteria is not an exhaustive list and additional factors, such as site-specific conditions, context of the area, capital investments, and changes in development patterns, may be considered when reviewing rezonings.

Requested Place Type	Minimum Acreage Preferred (includes adjacent parcels of the same Place Type)	Preferred Place Type Agencies	Locational Criteria
Neighborhood 1 (N1)	5 contiguous parcels	N2; NAC; CAMP; PP	All Required: Not within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor, Not within Access to Housing Gap (EGF)
Neighborhood 2 (N2)	2-4 acres* *2 acres may be appropriate for infill sites within ½ mile walkshed of high-capacity transit and 1/4 to 1/2 mile of an Activity, Center. Regardless of the proposed acreage, additional contextual, locational, and site-specific factors will also be considered.	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	All considered: Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor, Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use, Within Access to Housing Gap (EGF), Remnant parcels, Frontage along arterial or major roads
Commercial (COMM)	10 acres	N2; CAC; RAC; CAMP; IMU; ML	All Required: Not within Uptown, Not within 1 mile walkshed of high capacity transit station or within ½ mile of major transportation corridor, Within Access to Amenities Gap (EGF)
Campus (CAMP)	7 acres	N1; N2; NAC; CAC; RAC; IMU; COMM	Required: Major institution present (hospital, university, etc.)
Manufacturing & Logistics (ML)	10 acres	IMU; COMM	All Required: Not within Uptown or Center City, Not adjacent to N1, Not adjacent to N2, AC, or PP if will produce significant impact such as environmental, truck traffic, or noise

APPENDIX TABLE 1: MINOR MAP AMENDMENT CRITERIA (CONTINUED)

Requested Place Type	Minimum Acreage Preferred (includes adjacent parcels of the same Place Type)	Preferred Place Type Agencies	Locational Criteria
Innovation mixed Use (IMU)	5 acres	N2; NAC; CAC; RAC; CAMP; ML	Required: Not within Uptown, Encouraged: In Center City or aging ML area (built pre-1960)
Neighborhood center (NAC)	5 acres	N1; N2; CAMP; IMU; CAC; PP	Required: Not within Uptown, Adjacent to N1 or N2 on at least one side, Encouraged: Within Access to Amenities Gap (EGF), Existing COMM
Community activity center (CAC)	20 acres	N2; CAMP; IMU; NAC; RAC; COMM; PP	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
Regional Activity Center (RAC)	100 acres	N2; CAMP; IMU; CAC; COMM; PP	Must meet one requirement: Within Uptown, Within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor
Parks & Preserves (PP)	10 acres	N1; N2; NAC; CAC; RAC	Encouraged: In wetlands, steep slopes, or other environmentally sensitive area, Within Access to Amenities or Environmental Justice Gap (EGF)

APPENDIX: UPDATING THE POLICY MAP



3. MAJOR MAP AMENDMENTS:

Definition:

A Policy Map amendment request is considered and treated as “Major” when a Place Type change is 1.) inconsistent with the Minor Amendment Criteria outlined in Appendix Table 1, or 2.) does not serve to implement the goals of the Comprehensive Plan.

Process:

Major map amendments can be requested by the public, City departments or boards, or by City Council. Major map amendments can be requested as part of the rezoning process but require a separate application. Submitted requests are reviewed and analyzed by the City’s Long Range Planning and Entitlement Services Team and require special review by the Planning Committee. Appendix Table 2: Major Map Amendment Criteria illustrates the considerations for analyzing major amendment requests. If approved, Major amendments may require updated growth projections.

Major map amendments are accepted on a monthly basis. If a Major map amendment is submitted within the boundaries of an ongoing Community Area Planning process, the amendment will be folded into the broader planning process.

MAJOR MAP AMENDMENTS

Is the change considered a “Minor Amendment”?



Review by Long Range Planning and Entitlement Services Teams



Planning Committee Public Hearing and Recommendation



County Board Of County Commissioners Decision





APPENDIX TABLE 2: MAJOR MAP AMENDMENT CRITERIA

Major amendment scenario	Applicable Charlotte future 2040 Comprehensive Plan goals	Evaluation criteria
<p>Increasing* intensity and not adhering to the preferred adjacencies (as outlined in Minor Map Amendment Criteria).</p> <p>*Increasing intensity means permitted additional uses or increased density of a Place Type</p>	<p>Determine which goals are most applicable for each scenario</p> <p>Or which goals may compete with one another in each scenario (e.g. Neighborhood Diversity/Inclusion & Resilient Economic Opportunities)</p>	<p>The Long Range Planning Division (LRP) Team will evaluate major amendment requests according to the criteria outlined below and submit a final report and recommendation to the Planning Committee. The Rezoning Team will support the LRP’s analysis by providing information about rezoning history and existing entitlements within the area in question.</p>
<p>Permitting residential units in non-residential Place Type (e.g. requesting multi-family in ML petition or project)</p>		<p>The Planning Committee will hold a public comment for major amendments and submit a recommendation to the Mecklenburg County Board of County Commissioners.</p>
<p>Amending residential to non-residential Place Type</p>		<p>Considerations:</p> <p>Existing Conditions:</p> <p style="padding-left: 40px;">Adverse development patterns (e.g., SF adjacent to ML),</p>
<p>Decreasing intensity (removing required uses or lowering density of Place Type)</p>		<p>Recent development/ redevelopment,</p> <p>New or planned infrastructure,</p> <p>Expected population change,</p> <p>Equity Metrics (Housing, Jobs, Access, EJ),</p> <p>Place Type Pattern Booklet (proxy for 2040 Mapping Methodology)</p>



APPENDIX: ANNEXATION INFORMATION

During community engagement, many participants raised questions about annexation. In response, staff provided the following background information to clarify the process and address common concerns. It is important to note that this project does not initiate or facilitate annexation; the information shared was provided solely for educational purposes.

Paths to Annexation

There are three primary paths through which annexation may occur.

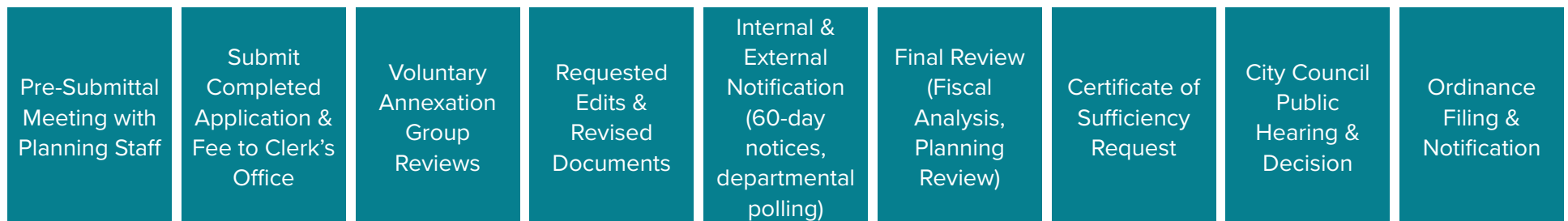
Involuntary Annexation: Involuntary annexation is led by the City itself, however, this path is implausible and not pursued by Charlotte.

Voluntary Annexation: Voluntary annexation occurs when property owners petition the City to be incorporated. This process requires unanimous consent from all owners within the proposed annexation area, and for properties within a subdivision, the petition must include the entire subdivision. Petitions are accepted on a rolling basis and are reviewed by City Council. Staff evaluates compliance with state laws and adopted City policies, with particular attention to the fiscal impact of annexation, including the cost to extend municipal services relative to projected tax revenue. Significant expenses, such as acquiring private utility systems, are also considered.

Legislative Annexation: Legislative annexation is another option where the North Carolina General Assembly has the authority to annex property into a municipality regardless of property owner or municipal consent. This path typically begins with coordination through state representatives.

Annexation Process

Annexation generally takes four to six months to complete and follows a series of steps outlined in the process below.



4-6 MONTHS

What Services and Changes Come with Annexation?

- Charlotte Fire Department service,
- Charlotte Water service,
- Solid Waste services,
- Charlotte-Mecklenburg Police Department service,
- Voting in municipal elections,
- Changes to tax rates.

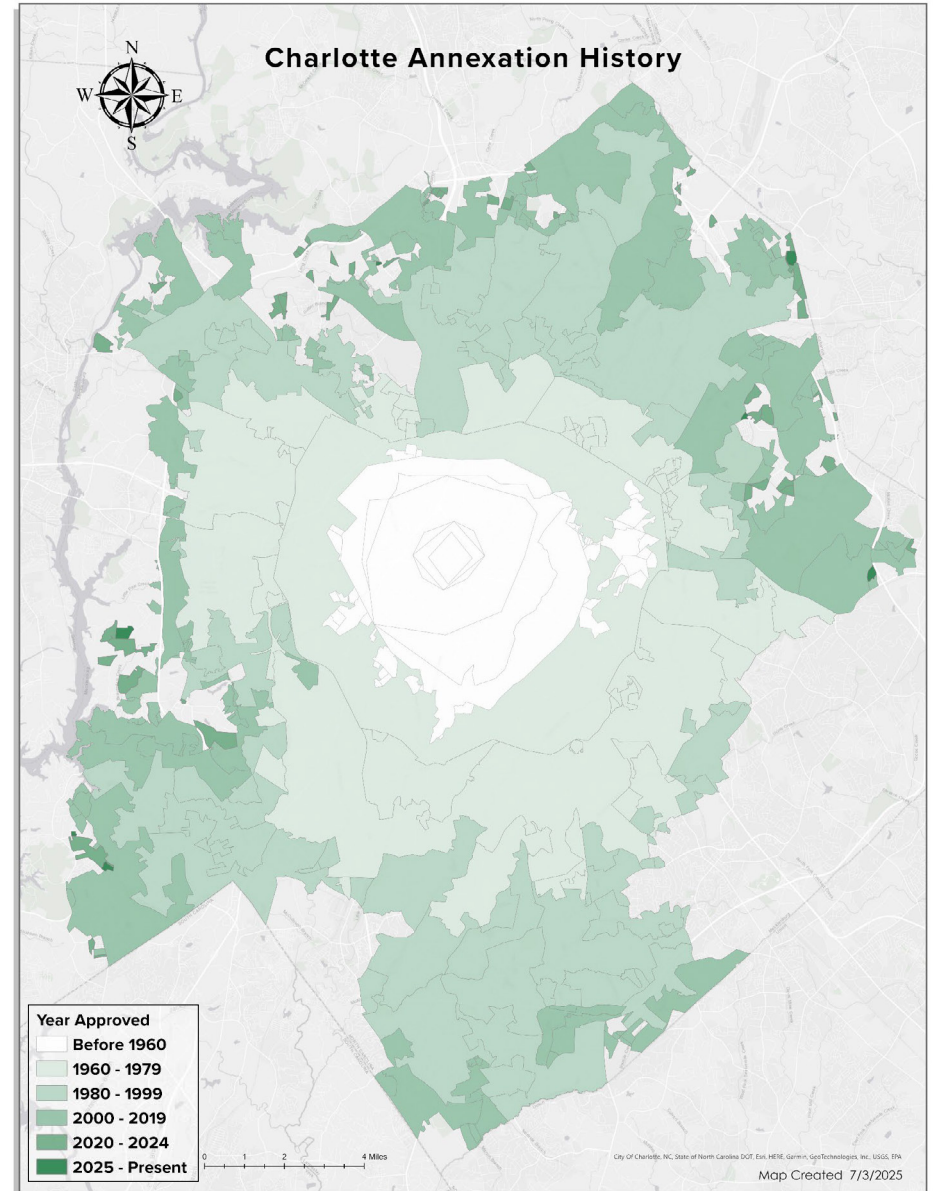
Annexation Challenges In This Area

Annexation in this area faces several notable challenges. Acquiring existing private water infrastructure, such as that operated by Carolina Water, is unlikely or may not be feasible for Charlotte Water. Additionally, street maintenance by the Charlotte Department of Transportation (CDOT) is not guaranteed. Finally, because state law requires unanimous consent from all property owners within a subdivision for annexation; obtaining 100% agreement may be difficult to achieve.

Project Area Annexation Likelihood

Due to the complexities and challenges associated with annexation in this area, annexation of the area as a whole is unlikely, but individual property owners, particularly those that are not within an established subdivision, may have an easier path to annexation if that is desired. Nevertheless, property owners may submit a request for annexation through the procedures identified.

APPENDIX MAP 1: CHARLOTTE ANNEXATION HISTORY MAP



APPENDIX: ANNEXATION INFORMATION

Frequently Asked Questions about Annexation

The following frequently asked questions were provided to the community during community engagement.

1. What is annexation?

- Annexation is the process by which a city expands its boundaries into unincorporated adjacent lands, resulting in the extension of city services into the newly encompassed areas.

2. How can this area be annexed?

- Property owners can submit a petition to the city for voluntary annexation. All property owners within the identified annexation area must consent to annexation. Because of state statutes and city policy, the annexation of property within a subdivision requires the annexation of the entirety of the subdivision. This means that 100% of property owners within a subdivision must agree to be annexed. Voluntary annexation petitions are accepted on a rolling basis and decided upon by Council. Staff assesses all applicable state laws and adopted policies when evaluating an annexation. A key factor in reviewing an annexation area is determining whether it would cause an undue financial burden on the city. Costs such as the purchase of Carolina Water systems would be reviewed against the potential tax revenue generated by the area if it were annexed.
- The General Assembly also has the authority to annex properties into a municipality regardless of property owner or municipality consent. These are typically coordinated by contacting your state representatives.

3. What municipal services can I get with annexation?

- When an area is annexed, services are extended to the site, including trash pick up, Charlotte Water (if not already available at the site), Charlotte Fire service, Charlotte-Mecklenburg Police Department service (if not already within our extraterritorial jurisdiction), Storm Water Services, and CDOT street maintenance (at their discretion).
- When areas are serviced by private vendors, such as Carolina Water, the City must assess how best to assume existing infrastructure and settle any applicable agreements with the private vendor.



4. How would my taxes change with annexation?

- Taxes for areas within Charlotte are higher than those of unincorporated areas to account for the cost of municipal services. See the current tax rates link here:

<https://mecknc.widen.net/s/xghrrxvmmx/2025-2026-tax-rate-chart>

5. Why haven't we been annexed before?

- Historically, this area was part of the Town of Pineville's Sphere of Influence. This meant that annexation agreements existed between Pineville and neighboring jurisdictions stating that only Pineville could annex this area. Several years ago, Pineville chose not to renew annexation agreements and the area was subsequently removed from the Sphere of Influence. No other municipality has identified the area as being within their Sphere or Extraterritorial Jurisdiction and it therefore has not been considered for future annexation or the extension of relevant services.
- Involuntary annexations, where a municipality actively pursues an annexation regardless of property owner consent, became an implausible option following State law changes in 2011 and 2012. As a result, the only options to annex the area now are via voluntary annexation or an act of the General Assembly, both of which are difficult to achieve.



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