

*a City-County
agency providing public Planning
services to the City of Charlotte and
the unincorporated areas of
Mecklenburg County*

Planning Commission

Nov 3, 2014
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

November 3, 2014 - Noon

CMGC - Conference Room 267

Call to Order & Introductions

Tony Lathrop

Administration

Approval of Planning Commission Minutes

Approve the October 6, 2014 minutes.

Attachment 1

Policy

Zoning Ordinance Update

Bridget Dixon

Background: Staff will provide an update on the Zoning Ordinance Update.

Action: For discussion only.

Area Plan Assessment Project

Alysia Osborne

Background: Staff will provide an update on the findings from the Area Plan Assessment Project.

Action: For discussion only.

Information

Planning Director's Report

Ed McKinney

- Planning Department's Public Outreach Presentations

Attachment 2

November & December 2014 Meeting Schedules

Attachment 3

Committee Reports

- **Executive Committee**

- September 15, 2014 Approved Minutes
- Future Work Session Agenda Items

Tracy Dodson

Attachment 4

Future Work Session Agenda Items	Work Session
1. University City Area Plan/BLE Transit Station Plans	TBD
2. Transit Oriented Development (TOD)	TBD
3. Community Investment Plan	TBD
4. Mecklenburg Livable Communities Plan	TBD

- **Zoning Committee**

- Upcoming Rezoning Petitions
- Zoning Committee Agenda

Tracy Dodson

Tammie Keplinger

Attachment 5

- **Planning Committee**

- September 16, 2014 Approved Minutes

Tony Lathrop

Attachment 6

- **Historic District Commission (HDC)**

- October 8, 2014 Meeting Update

Mike Sullivan

Attachment 7

- **Charlotte Regional Transportation Planning Organization (CRTPO)**

Cozzie Watkins

Communication from Chairperson

Tony Lathrop

Work Session

October 6, 2014 - 12:00 pm

CMGC- Room 267

Summary Minutes

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Tracy Dodson (Vice-Chairperson), Emma Allen, Ray Eschert, Karen Labovitz, Tom Low, Dionne Nelson, Deb Ryan, Mike Sullivan, Dwayne Walker, Cozzie Watkins and Nancy Wiggins

Commissioner(s) Absent: Randy Fink

Commissioner Walker arrived at 12:22 p.m.

Vice-Chairperson Dodson left at 12:55 p.m. and returned at 1:07 p.m.

Commissioner Walker left at 12:53 p.m. and returned at 12:59 p.m.

Commissioner Watkins left at 1:15 p.m.

Planning Staff Present: Ed McKinney (Interim Planning Director), Bridget Dixon, Laura Harmon, Garett Johnson, Tammie Keplinger, Melony McCullough, Kent Main, Cheryl Neely and Bridgett Sistrunk (temporary employee)

Welcome & Introductions

Chairperson Lathrop called the meeting to order at 12:20 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

Commissioner Allen made a motion to approve the September 12, 2014 work session minutes.

Commissioner Labovitz seconded the motion. The minutes were approved unanimously.

Retreat Follow-Up/ Zoning Ordinance Update

The Chairperson stated that the Commission would continue the discussion from the retreat related to their role in the Zoning Ordinance Update process. He introduced Laura Harmon and Bridget Dixon. Ms. Dixon, Project Manager for the Zoning Ordinance Update provided a brief update on the process. She reminded the Commission that City Council provided funding for staff to hire a consultant and a temporary staff person to assist with this project. Staff sent out a Request for Qualifications (RFQ) in September and the deadline for consultants to submit Statements of Qualifications is October 24. Once the consultant is selected, the project will be initiated in early 2015. The consultant will be charged with setting a path which includes the public engagement process. When staff developed the RFQ, they identified 4 components of public engagement that will provide opportunities to build consensus along the way:

- 1. Range of Participants** – Include a wide range of public participants, i.e. elected and appointed officials, community leaders, citizens, development community, etc.
- 2. Goals and Expectations** – Set very deliberate goals and expectations. Look at the type of feedback that will be received and the methods to get input.
- 3. Platform** – Determine the platforms for sharing information to obtain diversity. Because the project is going to span over 4 years, staff wants to make sure they look at how public notices are handled including the utilization of social media and the web.
- 4. Schedule** – Provide opportunities for engagement activities at appropriate phases.

Bridget Dixon continued by presenting the following ideas of how the Commission can be involved in the process:

- Frequent Updates
- Staff/Commission Discussion of Key Topics
- Special Commission Input Session
- Commission Hosting of “Community Dialogues”
- Community Engagement Process Monitoring
- Commission Feedback to Staff on Community Engagement
- Commission Recommendation to Council

Ms. Dixon noted that with a project of this magnitude, there will be additional opportunities for the Planning Commission to be more involved. The entire Zoning Ordinance Update presentation can be accessed by clicking on the following [link](#).

Below is a summary of the discussion which followed the presentation:

The Chairperson said he was excited about the process and thought that staff was doing a good job of laying the groundwork for a consensus based public input process. He informed the Commission that the Executive Committee had discussed creating an ad hoc committee to work on process type issues with the Zoning Ordinance Update. He also noted that the Executive Committee discussed which aspects of public involvement would be more appropriate for full Commission engagement and which may be appropriate for an ad hoc committee. Chairperson Lathrop opened the floor for discussion by asking Commissioners to provide input. Vice-Chairperson Dodson added that the discussion should be at a high level and the Commission should not get into details this early in the process.

Commissioner Wiggins stated that the Commission is in a “hold pattern” until the consultant is hired.

Vice-Chairperson Dodson asked if staff had discussed what the Staff/Commission Discussion of Key Topics potentially involves and how it fits in the process. Bridget Dixon replied that staff is hoping that the consultant team will be able to provide input on the best ways to utilize the Commission, Council and stakeholders, based on their past experiences. Laura Harmon added that the information presented are suggestions to help generate comments from Commissioners. Staff is open to ideas for public involvement. Ed McKinney further explained that when choosing the consultant, staff will consider those who have experience and have been successful with consensus building and strategies for working with a range of opinions and peer groups.

Commissioner Ryan expressed concern about keeping stakeholders engaged in a 4 year process. She wondered how success is defined in terms of engagement strategies to keep people interested for years. She thought it would be a good question for the consultants. Commissioner Wiggins stated that she went through this process when she was on the Commission before and they did not have any trouble keeping stakeholders interested throughout the three year process.

Commissioner Labovitz asked if the consultants (Clarion) who worked on the Zoning Ordinance Assessment would be considered for the update and if they had an advantage because they are somewhat familiar with the ordinance issues. Ms. Harmon explained that the RFQ is for anyone who

is interested. If Clarion applies staff will consider them, but staff intends to make sure the best team is hired for this project.

Commissioner Nelson was concerned about the Commission's role in the public input process. She particularly thought it would be odd for the Commission to host community dialogues because staff generally holds a number of community dialogues and the Commission attends to hear feedback. She stated that the Commission should be true to its role because it could become difficult to remain objective when it is time to review and make a recommendation.

The Vice-Chairperson asked staff to explain the thinking behind "Commission Hosting of Community Dialogues". Ms. Harmon explained that these dialogues could be similar to the Planning 101 sessions that have been held in the past. Staff would work with the Commission to make sure that any public input activities are appropriate and that Commissioners are comfortable with the role. Chairperson Lathrop agreed that the Commission needs to be mindful of its role during this process.

Commissioner Low stated that he is more proactive and will continue to push ideas to move forward. He said that Civic by Design will be hosting several forums which will probably touch on the Zoning Ordinance Update. He informed the Commission that Civic by Design is co-sponsoring an urban bikeway design and facilities conference this Thursday at Blumenthal at 5:30 pm. In November, the Form Based Code Institute is going to be in town to host a pre-lecture and workshop. Commissioner Low wanted to make the Commission aware of these upcoming forums. He stated that his role is not to ask permission, it is to actually keep moving forward with these ideas. He reiterated that 4 years is too long for this process and that it could be completed in 4 months.

Commissioner Wiggins expressed concern with the fact that the Planning Commission should not host dialogues since Commissioners are public appointees who advise public officials. She stated that it is appropriate for the Commission to host a dialogue to explain the project and receive public input.

Commissioner Nelson clarified that she is not suggesting that the Commission should not participate in public input or have those conversations. She is just concerned that this is a shift in the Commission's role and if the Commission is moving in the direction of hosting dialogues there should be an agreement on what is appropriate and how it should be managed. The Chairperson stated that the Commission would need to continue to have conversations and work through these issues. Commissioner Allen thought Commissioner Nelson had a valid point and agreed that the Commission needs to figure out how to proceed with hosting community dialogues. She stated that the Commission should make sure that they are working within the Interlocal Agreement and the other governing documents in relation to their role.

Chairperson Lathrop thanked staff and the Commissioners for the presentation and discussion.

Prosperity Hucks Area Plan

The Chairperson invited Kent Main to give an update on the *Prosperity Hucks Area Plan*. Mr. Main began by explaining that the *Centers, Corridors and Wedges* (2010) is the growth framework for the City. The Prosperity Hucks Plan area (approximately 6000 acres) is classified as an Activity Center. Mr. Main continued by providing information about transportation projects in the area. He also informed the Commission that staff has held a series of dialogues with the community to discuss their concerns. Kent Main highlighted the plan's land use recommendations and presented a development scenario. He concluded by explaining that staff will continue to refine the plan recommendations in

October; update the draft plan and begin the review and adoption process in November and December; and complete the public hearing and Council adoption in January – March. The entire *Prosperity Hucks Area Plan* presentation can be accessed by clicking on the following [link](#).

Commissioner Nelson noted that Mr. Main referenced “apartments” and “multi-family” throughout the presentation. She asked him to clarify or distinguish between the two because in the development community apartments refer to for rent units and using these terms interchangeably can be confusing to the public. Commissioner Nelson wanted to make sure staff is using language in the plan that is consistent with what is intended and that it is clarified for the community so that people do not have different perceptions of what the words mean. Ed McKinney explained that staff realized the need to clarify the language in the plan and terminology has been a key part of the discussions that staff has had in the past 6 months with the community. Staff spent a lot of time meeting with a smaller group in the community to define terms, as well as include images to clarify what type of development is appropriate and what is not appropriate. Commissioner Nelson stated that it was confusing in the presentation and she is concerned that the public may be misled to believe that all the townhome developments will be for sale units.

Commissioner Allen stated that Commission Nelson brought up a really good point. She asked if the issue had been resolved, especially for those who were not privy to the discussions that staff had with the small community group. Ed McKinney replied yes, the greatest value of what staff has done in the last 6 months with the community was to raise this issue because the term multi-family meant many different things to the community. He acknowledged that staff needs to do better and are working hard to translate those terms. The terminology will be clear in the final draft plan so that the land use recommendations will be clear. Staff has learned that terminology related to residential development and multi-family development is extremely important.

The Chairperson stated that the issues could not be worked out today. Mr. Main agreed and said that staff is still working through this. The purpose of the presentation was to let the Commission know that these discussions are being held with the community.

Commissioner Low stated that the confusion, based on his experience, is due to the type of zoning ordinance. A hybrid type code results in maps which have a combination of building types and building use and these maps can be confusing. He explained that types are completely different from use and encouraged everyone to support form based codes which are type oriented.

Commissioner Ryan expressed two concerns: 1) the Prosperity Hucks area will be developed before the Zoning Ordinance update is completed and it will not be developed as recommended in the plan because the current ordinance does not support the development. She asked how can we make sure the plan’s vision is developed. She acknowledged that staff could not answer this question today, but just wanted to make them aware of her concern; and 2) staff may have made some land use recommendations to satisfy a small representation of a much larger population. She encouraged staff to take a leadership role, use their knowledge, talents and skills and not let the public dictate what needs to occur in this area.

Commissioner Wiggins was concerned that some of the original mom and pop retailers may not be able to survive. She also thought that retail should be more equally distributed on both sides of the interstate. Commissioner Wiggins suggested that extended stay hotels be allowed in the area.

Commissioner Nelson asked if the small groups are primarily made up of residents. Kent Main replied that they were mostly residents, but staff has been working with developers and owners of large various vacant parcels. Commissioner Nelson suggested that staff check with developers to get input on whether or not the plan recommendations are practical from a development perspective. Mr. Main explained that some developers have participated and one in particular has been a good source.

Chairperson Lathrop thanked Mr. Main for the presentation.

Information

Planning Director's Report

Ed McKinney directed the Commissioners to Attachments 2 and 3, the department's public outreach presentations and the October and November meeting schedules.

Zoning Committee

Tammie Keplinger provided highlights of the 20 public hearings scheduled for October. She noted that several of the cases would be deferred.

Planning Committee

Chairperson Lathrop referred the Commission to the Planning Committee minutes, Attachment 6. He stated that there are 3 mandatory referrals on their October agenda.

Historic District Commission (HDC)

Commissioner Sullivan reported that the September meeting ended earlier than most meetings. He also reported that two public hearings were held to review the HDC's Process and Procedures manual.

Charlotte Regional Transportation Planning Organization (CRTPO)

Commissioner Watkins left the meeting early and there was not a CRTPO report.

Communication from Chairperson

The Chairperson did not give a report.

Adjournment

The meeting adjourned at 1:35 p.m.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

#	Date	Presentation	Staff
1	08/14/14	Druid Hills Planning Charrette	McCullough
2	08/15/14	Children in Planning Career Day	McCullough & Other Staff
3	08/26/14	The Pilot Club - Charlotte Historic District Commission Overview	Howard
4	08/27/14	Oakhurst Neighborhood Association - Charlotte Historic District Commission Overview	Howard
5	08/30/14	Cross-Charlotte Trail Pop-up Meeting: Birdsong Brewery	Main
6	09/18/14	Women's Transportation Seminar - Long Range Transportation Planning in Charlotte Region	Burke
7	09/19/14	Cross-Charlotte Trail Pop-up Meeting: Freedom Park	Main
8	09/20/14	District 2 Town Hall Meeting	Gonzalez/Vari/Lyte-Graham
9	09/20/14	District 7 Town Hall Meeting	Campbell/McCullough
10	10/02/14	Hampton Park Neighborhood - University City Area Plan	Keplinger/Fortune/McKinney
11	10/16/14	Eastway Sheffield Neighborhood Meeting - Community Investment Plan	Vari/McCullough
12	10/21/14	Winterfield Neighborhood Meeting - Community Investment Plan	Stutts
13	10/23/14	Northwest Charlotte Alliance - Catawba Area Plan	Stutts
14	10/28/14	Eastwood Acres Neighborhood Meeting - Community Investment Plan	Gonzalez
			Osborne

Meeting Schedule

November 2014

Date	Time	Purpose	Location
Full Planning Commission			
11-03-14	Noon	Work Session	Conference Room 267 2 nd Floor - CMGC
Executive Committee			
11-17-14	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
11-18-14	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
11-12-14	9:00 a.m.	Zoning Committee ¹ Administrative Appeal Hearing	Innovation Station 8 th Floor- CMGC
11-17-14	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
11-17-14	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
12-01-14	2:00 p.m.	Work Session ²	Innovation Station 8 th Floor- CMGC
Other Committee(s)			
11-12-14	2:00 p.m.	Historic District Commission Workshop	Conference Room 267 2 nd Floor - CMGC
11-12-14	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor - CMGC
11-19-14	6:00 p.m.	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

¹ This is a quasi-judicial hearing for an appeal of an administrative amendment for rezoning petition 1998-054(C).

² Due to the Thanksgiving Holiday, the November Zoning Committee Work Session was rescheduled to December 1, 2014.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

December 2014

Date	Time	Purpose	Location
Full Planning Commission			
12-01-14	Noon	Work Session	Conference Room 267 2 nd Floor - CMGC
Executive Committee			
12-15-14	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
12-16-14	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
12-02-14	6:00 p.m.	County Rezoning ¹	Meeting Chamber Lobby Level – CMGC
12-15-14	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
12-15-14	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
01-05-15	2:00 p.m.	Work Session ²	Conference Room CH-14 Basement – CMGC
Other Committee(s)			
12-10-14	2:00 p.m.	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
12-10-14	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
12-17-14	Cancelled	CRTPO Meeting ³	

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

¹ This is a County Commission public hearing for rezoning petition 2014-001(C).

² Due to the Holidays, the December Zoning Committee Work Session was rescheduled to January 5, 2015.

³ The regularly scheduled December CRTPO Meeting has been cancelled.

Charlotte-Mecklenburg Planning Commission

Attachment 4

Executive Committee Meeting

Approved October 20, 2014

September 15, 2014 - 4:00 p.m.

CMGC - Conference Room 266

Minutes

Call to Order & Introductions

Chairperson Lathrop called the meeting to order at 4:02 p.m.

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Tracy Dodson (Vice-Chairperson), Randy Fink and Karen Labovitz.

Commissioners Absent: None

Planning Staff Present: Debra Campbell (Planning Director), Cheryl Neely and Bridgett Sistrunk (temporary employee).

Approval of Minutes

A motion was made by Vice-Chairperson Dodson and seconded by Commissioner Fink to approve the July 21, 2014 Executive Committee minutes. The vote was 4 to 0 to approve the minutes.

Follow-up Assignments

Planning Commission Annual Retreat

The Committee continued the discussion from the September 12th retreat about ways the Commission can be involved in the Zoning Ordinance Update process. Chairperson Lathrop suggested that the Committee consider appointing a small ad hoc committee to focus on ways to help make the process efficient and transparent. The Committee also discussed potential ways the full Commission could help. The Chairperson stated that the full Commission could possibly make the recommendation to Council.

Director Campbell suggested that the ad hoc committee provide frequent updates to the full Commission. She thought it would be advantageous for the ad hoc committee to provide updates at each monthly work session so that the full Commission would be well informed of the process in case they are the group who will make the recommendation to Council. She reminded the Committee that regulatory recommendations usually come from the Zoning Committee. Vice-Chairperson Dodson stated that the Zoning Ordinance recommendation should probably come from the Zoning Committee, but agreed that the full Commission should be updated regularly. Commissioner Fink stated that the Interlocal Agreement indicates that a function of the Planning Committee is to report and recommend to the Governing Bodies the adoption and revision of comprehensive text zoning ordinances and regulations. Vice-Chairperson Dodson asked staff to follow-up with the City Attorney's Office to get clarification on this portion of the Interlocal Agreement.

Commissioner Labovitz asked if staff is going to report to the full Commission instead of the Zoning Committee. Vice-Chairperson Dodson clarified that this is the same process used for text amendments and area plans. Commissioners are assigned to follow the process, staff and the assigned Commissioners provide updates to the full Commission and the recommendation comes from either the Planning or Zoning committee. This process allows for input from the full Commission.

Commissioner Labovitz suggested that the process be done in phases so that there is some closure and a feeling of accomplishment. Commissioner Fink asked about rewriting major portions of the Zoning Ordinance instead of rewriting the entire Ordinance. Debra Campbell replied that there are things that could be done in phases such as the character types. However she expressed concern about dividing such an extensive project into different pieces/recommendations which require Council action at different times. She cautioned that this could result in a lack of coordination and unintended consequences which may inappropriately impact some sections of the ordinance. She stated that this has been an issue with the many text amendments – they are “not speaking to each other”. Director Campbell also explained that the Transit Oriented Development (TOD) update was a test case for rewriting a portion of the Ordinance for the TOD districts and the process is taking much longer than anticipated.

Chairperson Lathrop stated that he would appoint members to the ad hoc committee. Director Campbell stressed the importance of having both Zoning and Planning committee members assigned to the ad hoc committee in order to maintain the linkage between the regulations and policies that implement the regulations.

The Committee discussed how the ad hoc committee members may change because some Commissioners’ terms may end prior to the completion of the process. Chairperson Lathrop stated that the Commission’s Chairperson should serve as the chairperson for the ad hoc committee. Commissioner Fink stated that ad hoc committee memberships should expire at the end of the fiscal year.

The Committee agreed to inform the full Commission of the proposed ad hoc committee at the October work session. They asked staff to provide more detailed information about how the Commission can be engaged in the Zoning Ordinance Update process. As part of this presentation, the Chairperson will explain that an ad hoc committee will be appointed to follow the Zoning Ordinance Update process.

The Committee discussed the importance of communication during the Zoning Ordinance Update process, especially related to engaging the elderly, disabled and youth. Commissioner Fink asked about the role of the Communication Committee. Vice-Chairperson Dodson explained that the intention of the Communication Committee was to have two opportunities throughout the year to communicate to Council. These have been verbal and written updates. An Executive Committee member is also a Communication Committee member.

Vice-Chairperson Dodson asked if the RFQ for the Zoning Ordinance consultant was posted on the Department’s website. Cheryl Neely replied that she would send the RFP to the full Commission.

The Committee also acknowledged that there were other work program priority areas identified at the retreat, but focused on the Zoning Ordinance Update.

Meeting Quorums/Attendance

The Vice-Chairperson stated that she and Cheryl Neely would follow-up on the attendance in a month.

Planning Commission Appointment

Commissioner Lathrop asked about the vacant Planning Commission position. Cheryl Neely explained that staff is still working through the ETJ issue with the County Manager's Office so it may be a while before someone is appointed. Director Campbell clarified that an ETJ representative does not have to be appointed by the County. The appointment can be made by the City; however, it is more appropriate for the County to make the appointment because they currently have a vacancy.

Work Session Presentation Follow-ups

The Committee talked about how Commissioners often inquire about areas of interest such as the bicycle program. The Vice-Chairperson asked if CDOT has a committee which works with bike lanes. Cheryl Neely responded that there is a Bicycle Advisory Committee. Vice-Chairperson Dodson asked if it is appropriate for a Planning Commissioner to be a member of the Bicycle Advisory Committee or is that really the place where policy is discussed. She thought the Committee should consider ways to engage Commissioners in these areas of interest, especially when the area is not an item which comes to the Commission for input/recommendation.

Future Work Session Agenda Items

The following future work session agenda items list was presented to the Committee:

Future Work Session Agenda Items	Work Session
1. Prosperity Hucks Area Plan Update	September
2. Zoning Ordinance Update	September
3. Area Plan Policy Assessment Update	TBD
4. Transit Oriented Development (TOD)	TBD

The Committee agreed that the Zoning Ordinance Update and Prosperity Hucks Area Plan Update would be on the October work session agenda. Chairperson Lathrop suggested that the Area Plan Policy Assessment Update could potentially be on the November work session agenda.

Approval of the September and October 2014 Meeting Schedules

The Committee approved the meeting schedules as presented.

Adjournment

The meeting adjourned at 4:50 p.m.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
 Charlotte-Mecklenburg Government Center, Rm. 280
 October 29, 2014
 4:30 P.M.

GREEN – APPROVED / APPROVED with MODIFICATIONS (case moved forward)

RED – WITHDRAWN / DEFERRED / DENIED / NEW PUBLIC HEARING

Approved	1. Petition No. 2013-094 (Council District 4 – Phipps) by Halvorsen Development for a change in zoning for approximately 33.85 acres located on the west side of Prosperity Church Road across from Ridge Road from CC (commercial center) and R-3 (single family residential) to CC (commercial center) and CC SPA (commercial center site plan amendment), with five-year vested rights.
Approved	2. Petition No. 2014-003 (Council District 7 - Driggs) by George M. Macon for a change in zoning for approximately 4.65 acres located on the southeast corner at the intersection of Ardrey Kell Road and Marvin Road from R-3 (single family residential) and MX-2 (mixed use) to O-1(CD) (office, conditional).
Deferred	3. Petition No. 2014-021 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to: <ol style="list-style-type: none"> a. Create a new definition for mobile farmer’s market; b. Allow mobile farmer’s markets in all zoning districts; and c. Create new prescribed conditions for mobile farmer’s markets.
Deferred	4. Petition No. 2014-031 (outside city limits) by Wilkison Partners, LLC for a change in zoning for approximately 6.23 acres located on the southeast corner at the intersection of Youngblood Road and Shelburne Farms Drive from MX-3(LLWCA) (mixed use, Lower Lake Wylie critical area) to MX-3 SPA(LLWCA) (mixed use, site plan amendment, Lower Lake Wylie critical area).
Deferred	5. Petition No. 2014-043 (Council District 4 - Phipps) by Mark Patterson for a change in zoning for approximately 2.71 acres located on the west side of Prosperity Church Road between Prosperity Point Lane and Pinewood Lane from R-3 (single family residential) to INST(CD) (institutional, conditional).
Approved	6. Petition No. 2014-051 (outside city limits) by Eastgroup Properties, LP for a change in zoning for approximately 20.3 acres generally located on the east and west side of Gable Road between Shopton Road and Interstate 485 from R-3 (single family residential), I-2 (general industrial), and I-2(CD) (general industrial, conditional) to I-2(CD) (general industrial, conditional) and I-2(CD) SPA (general industrial, conditional, site plan amendment).
Approved	7. Petition No. 2014-055 (Council District 1- Kinsey) by Andrew Klenk for a change in zoning for approximately 0.23 acres located on the east side of North Davidson Street between 33 rd Street and East 34 th Street from R-5 (single family residential) to MUDD-O (mixed use development, optional).
Approved	8. Petition No. 2014-064 (Council District 1 - Kinsey) by Marsh Properties, LLC for a change in zoning for approximately 59.4 acres generally located on the east side of South Boulevard on both sides of Poindexter Drive and Elmhurst Road from B-1 (neighborhood business), B-2 (general business), O-2 (office), R-17MF (multi-family residential) and R-8 (single family residential) to MUDD-O (mixed use development, optional) and UR-2(CD) (urban residential, conditional) with five-year vested rights.

Deferred	<p>9. Petition No. 2014-071 by Charlotte-Mecklenburg Planning Department & Charlotte-Mecklenburg Police Department for a Text Amendment to the City of Charlotte Zoning Ordinance to:</p> <ul style="list-style-type: none"> a. Add new definitions for “animal care and control division”, “animal care and control fosterer”, “animal rescue group” and “animal rescue group fosterer”; b. Modify the definitions for “commercial kennel” and “private kennel”; c. Modify the prohibited customary home occupation list; and d. Modify the prescribed conditions for private kennels.
Approved	<p>10. Petition No. 2014-073 (Council District 6 - Smith) by Brazwells Premium Pub for a Text Amendment to the City of Charlotte Zoning Ordinance to allow outdoor dining in the setback or yards in a variety of zoning districts as an accessory use when associated with an eating, drinking and entertainment establishment, with prescribed conditions.</p>
Approved	<p>11. Petition No. 2014-080 (Council District 1 - Kinsey) by Campus Works/Mallie Colavita for a change in zoning for approximately 0.50 acres located on the east side of Hawthorne Lane at the intersection of Hawthorne Lane and Seaboard Coast Line Railroad from I-2 (general industrial) to B-2(PED) (general business, pedestrian overlay).</p>
Approved	<p>12. Petition No. 2014-081 (Outside City Limits) by Provident Land Services for a change in zoning for approximately 391 acres generally located on the east and west side of Amos Smith Road, south of Old Dowd Road and south of the Southern Railroad in this area from MX-2(INNOV)(LWCA) (mixed use, innovative, Lake Wylie Critical Area), MX-2(INNOV)(LLWCA) (mixed use, innovative, Lower Lake Wylie Critical Area), and NS(LLWCA) (neighborhood services, Lower Lake Wylie Critical Area) TO MX-2(INNOV)(LWCA) SPA (mixed use, innovative, Lake Wylie Critical Area, site plan amendment), MX-2 (INNOV)(LLWCA) SPA (mixed use, innovative, Lower Lake Wylie Critical Area, site plan amendment), and NS(LLWCA) SPA (neighborhood services, Lower Lake Wylie Critical Area, site plan amendment).</p>
Approved	<p>13. Petition No. 2014-085 (Council District 1 – Kinsey) by New Carolina Income Properties, LLC for a change in zoning for approximately 0.75 acres located on the northeast corner at the intersection of East Tremont Avenue and Euclid Avenue from UR-2(CD) HD (urban residential, conditional, historic district overlay) to TOD-RO HD (transit oriented development - residential, optional, Historic district overlay).</p>
Approved	<p>14. Petition No. 2014-89 (Council District 2 – Austin) by Hopper Communities for a change in zoning for approximately 2.69 acres located on the north side of West 4th Street between Grandin Road and South Summit Avenue from R-8MF(HD) (multi-family residential, historic district overlay) and R-22MF(HD)(PED) (multi-family residential, historic district overlay, pedestrian overlay) to UR-2(CD)(HD) (urban residential, historic district overlay) and UR-2(CD)(HD)(PED) (urban residential, historic district overlay, pedestrian overlay).</p>
Approved	<p>15. Petition No. 2014-090 (Outside the City Limits) by HSREI, LLC for a change in zoning for approximately 17.66 acres located on the east side of Morehead Road at the intersection of Stowe Lane and Morehead Road from R-3 (single family residential) and I-1(CD) (light industrial, conditional) to I-1(CD) (light industrial, conditional) and I-1(CD) SPA (light industrial, conditional, site plan amendment), with five-year vested rights.</p>
Approved	<p>16. Petition No. 2014-091 (Council District 3 - Mayfield) by Time Warner Cable for a change in zoning for approximately 85.3 acres located on the north side of West Arrowood Road between Woodknoll Drive and Red Oak Boulevard from B-1(CD) (neighborhood business, conditional) and O-1(CD) (office, conditional) to O-1(CD) (office, conditional) and O-1(CD) SPA (office, conditional, site plan amendment).</p>

Deferred	17. Petition No. 2014-092 (Council District 3 - Mayfield) by Pavilion Development Company for a change in zoning for approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road from CC (commercial center) to CC SPA (commercial center, site plan amendment).
Approved	18. Petition No. 2014-093 (Council District 6 - Smith) by Merrifield Patrick Vermillion, LLC for a change in zoning for approximately 3.15 acres located on the northeast corner at the intersection of Providence Road, Sardis Road, and Fairview Road from O-15(CD) (office, conditional) to MUDD-O (mixed use development, optional).
Approved	20. Petition No. 2014-096 (Council District 7 - Driggs) by Lenox Development Group, LLC for a change in zoning for approximately 6.09 acres located on the north side of Ardrey Kell Road and between Blakeney Heath Road and Community House Road across from Carson Whitley Avenue from R-3 (single family residential) to NS (neighborhood services).
Approved	21. Petition No. 2014-098 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to clarify the height limitations.
Approved	22. Petition No. 2014-099 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to allow parking lot reconfiguration in the UMUD (Uptown Mixed Use) district under limited circumstances.

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
September 16, 2014 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attendance

Commissioners Present: Chairperson Tony Lathrop, Vice-Chairperson Randy Fink, Emma Allen, Cozzie Watkins and Nancy Wiggins

Commissioners Absent: Thomas Low

Planning Staff Present: Pontip Aphayarath, Alberto Gonzalez, Sonda Kennedy, Kent Main, Melony McCullough, Jonathan Wells, Amanda Vari and Bryman Suttle

Other Staff Present: Katie Daughtry and Jacqueline McNeil (Mecklenburg County Asset and Facility Management), Robert Drayton (City Real Estate), Dennis LaCaria (Charlotte-Mecklenburg Schools) and Vicki Saville (Central Piedmont Community College - Facilities & Construction)

Call to Order and Introductions

Chairperson Lathrop called the meeting to order at 5:16 p.m., welcomed those present and asked everyone to introduce themselves.

Approve July 15, 2014 Minutes

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Fink to approve the July 15, 2014 minutes. The vote was unanimous to approve the minutes.

M.R. #14-33: Proposal by Charlotte-Mecklenburg Schools to Acquire Three Parcels Located Adjacent to Northridge Middle School

Alberto Gonzalez (Planning) presented this proposal by Charlotte-Mecklenburg Schools to acquire three parcels located on East W.T. Harris Boulevard, totaling approximately 8.6 acres. Vice-Chairperson Fink asked Mr. Dennis LaCaria (CMS) to talk about the area. Mr. LaCaria said that this is an opportunity to tie Northridge Middle School, J.W. Grier Elementary School and the Central Piedmont Community College Cato Campus together.

The site is directly adjacent to the existing Northridge Middle School and CPCC Cato Campus. This joint project will allow for shared parking and site circulation. Northridge currently has 40 classrooms; the proposed addition of 14 classrooms will raise the facility to the 54 classroom baseline for a middle school and offset the campus's reliance on mobile classrooms.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning Staff's recommendation for Mandatory Referral #14-33. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-33.

M.R. #14-34: Proposal by Mecklenburg County to Accept the Donation of Land in the Blakeney Greens Neighborhood for Flat Branch Greenway

Alberto Gonzalez (Planning) summarized the proposal by Mecklenburg County to accept the donation of approximately 17 acres of land located off Rea Road in the Blakeney Greens neighborhood. The property will be assembled with other greenway property in the area and eventually become a part of Flat Branch Greenway.

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning Staff's recommendation for Mandatory Referral #14-34. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-34.

M.R. #14-35: Proposal by Mecklenburg County to Acquire Land Located in the Reid Park Neighborhood for Irwin Creek Greenway

Alberto Gonzalez (Planning) gave an overview of Mecklenburg County's proposal to acquire .6 acres of land located in the Reid Park Neighborhood for Irwin Creek Greenway. Vice-Chairperson Fink stated that a portion of the property appears to be outside the floodplain area. He asked if the County would ever considered subdividing and selling property that is not in the floodplain. Ms. Katie Daughtry (County Asset and Facility Management) stated that she does not think that the County is interested in doing that.

A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve Planning Staff's recommendation for Mandatory Referral #14-35. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-35.

M.R. #14-36: Proposal by Mecklenburg County to Acquire Property Located along I-485 between Brookshire Boulevard and Oakdale Road for a Park and Long Creek Greenway

Alberto Gonzalez explained Mecklenburg County's proposal to acquire 21 acres and lease 144 acres of land from North Carolina Department of Transportation located off Simpson Road to eventually create a park and Long Creek Greenway. Commissioner Wiggins commented that she is normally opposed to leasing land. However, because the land is owned by the State of North Carolina and Interstate 485 may have to be widened in the future, she does not oppose this proposal. Ms. Daughtry stated that although it is unlikely that the State will need the land in the future, the lease allows the State to retain ownership in case the right-of-way is ever needed. The property is being leased to the County at no cost.

Chairperson Lathorp asked if the two isolated properties not included in this mandatory referral are usable for anything. Ms. Daughtry said the property owners have not been willing to sell but the County still hopes to purchase the property.

A motion was made by Commissioner Wiggins and seconded by Commissioner Watkins to approve Planning Staff's recommendation for Mandatory Referral #14-36. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-36.

M.R. #14-37: Proposal by Central Piedmont Community College to Develop Phase 3 of the Levine Campus

Bryman Suttle (Planning) presented Central Piedmont Community College's proposal to construct a 94,000 square foot, three story classroom building and related site improvements on the existing Levine Campus in the Town of Matthews.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning Staff's recommendation for Mandatory Referral #14-37. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-37.

M.R. #14-38: Proposal by Central Piedmont Community College (CPCC) to Purchase Property at 1409 E. Fifth Street for Parking

Amanda Vari (Planning) presented CPCC's proposal to purchase 0.14 acres located at 1409 E. Fifth Street to develop parking for the adjacent property at 1230 *Charlottetowne* Avenue, which houses the college's Procurement and Accounts Payable departments. She explained that the subject property is currently used as a residential duplex and the proposed use is a surface parking lot.

Vice-Chairperson Fink asked if a private user purchased this parcel, is there anything to prevent them from demolishing the structure and using the land for surface parking. Ms. Vari said there is nothing to prohibit someone from demolishing the structure; however, surface parking is inconsistent with the *Elizabeth Neighborhood Plan* land use recommendations.

Chairperson Lathrop suspended the rules to ask Ms. Vicki Saville (CPCC) a question. He asked her to explain why CPCC wants to use this property for parking. Ms. Saville stated that CPCC acquired a building located at 1230 *Charlottetowne* Avenue several years ago and converted it to an office building. However, the building does not have enough parking or enough space to turn around. This presents a safety issue.

Ms. Saville stated that the owner of the subject property approached CPCC about purchasing the property. She thinks the best and highest use for this property today is parking. The parking will be a placeholder or short term use. In the future, this area may be a gateway to the campus.

Chairperson Lathrop asked if any input was received from the Elizabeth community. Ms. Vari stated that CPCC sent information to neighborhood leaders about this proposal but there was no response.

Commissioner Wiggins stated that she doesn't like getting rid of older buildings but that she understands the traffic patterns on *Charlottetowne* Avenue and the safety concerns. Therefore, she recommends approval.

Commissioner Allen asked staff if there are reasons for not recommending this mandatory referral other than it is inconsistent with the plan. Ms. Vari said that this request is one block from a future Gold Line streetcar stop and there is a big push for neighborhood preservation in this area. Ms. Vari said that there is a limit on surface parking in transit station areas. The *Transit Station Area Principles* recommend the establishment of parking maximums rather than minimums.

Commissioner Allen then stated that the Elizabeth community is usually vocal and since we haven't heard from them, she wonders if they are concerned. She asked if the parking could be used by streetcar riders. Ms. Saville said the parking will be limited to CPCC. Commissioner Allen said that makes this proposal less attractive to her. Commissioner Wiggins asked if safety arms will be put up to regulate parking for college use. Ms. Saville said most likely but the design has not been finalized.

Vice-Chairperson Fink stated that he is pleased that staff did not support this request. He thinks it is an inappropriate use of office space. He does not want to see the 1980s – 1990s Charlotte approach to getting rid of older buildings.

Chairperson Lathrop asked if the building is designated as historic. Ms. Vari said that it is not designated as a historic structure but it was built in 1947. Commissioner Wiggins asked if this mandatory deferral is time sensitive or can it be deferred until next month. Ms. Saville said that the college plans to purchase the property next month. Chairperson Lathrop said the Committee can act now or defer. Commissioner Wiggins moved to defer unless the purchase is time sensitive. Commissioner Watkins seconded the motion to defer.

Commissioner Allen asked what is gained by deferring this request and if additional information is needed. Commissioner Wiggins said the Committee needs more information from Alan Goodwin, who is not here tonight. Chairperson Lathrop moved to defer. He said that we should be clear on our decision. Chairperson Lathrop asked if the Committee defers action tonight, how the College will proceed. Ms. Saville said she is not sure. Commissioner Wiggins asked if CPCC will still purchase the property, if this mandatory referral is denied. Ms. Saville said she cannot speak for the CPCC Board of Trustees. Commissioner Watkins seconded the motion to defer for discussion and to move forward on this agenda item. She added that she thinks a deferral needs definitive reasons.

Chairperson Lathrop suspended the rules to ask Ms. Saville more questions. He asked what problems a deferral would cause. Ms. Saville said the Board of Trustees has approved the transaction and the owner is anxious to move forward. Chairperson Lathrop said that he thinks that staff's recommendation and complete silence from Elizabeth community are reasons to defer. He would like for Alan Goodwin (Planning) to be available to answer questions about the area plan recommendations. Chairperson Lathrop said he would like due process for the college and prefers deferring. The motion to defer failed.

Commissioner Wiggins made a motion to approve and Chairperson Lathrop seconded the motion. Commissioner Wiggins said she thinks it is important for CPCC to purchase and use the property because Charlottetown Avenue is a busy street to cross. Commissioner Allen asked if we don't look at CPCC, would we grant this to someone else. Commissioner Watkins agreed with Commissioner Allen and said she doesn't think we should compromise Charlotte for more concrete. Commissioner Wiggins pointed out that there are a lot of surface parking lots in the area.

Chairperson Lathrop said that he is not comfortable with the level of information and denying this request without having received more information is drastic. Vice-Chairperson Fink said he would reconsider his vote and support a deferral. He then asked Ms. Saville if the request is deferred, would CPCC be out of the market and if they are waiting on a recommendation. Ms. Saville said that she would have to take this matter to her superiors because she cannot answer for them.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to defer action on Mandatory Referral #14-38. The vote was 5 to 0 to defer action on Mandatory Referral #14-38 until the October meeting.

Ms. McCullough will send the Committee a reminder to send staff any questions about this request before the October meeting.

M.R. #14-39: Proposal by Central Piedmont Community College to Develop Phase 4 of the Harper Campus

Amanda Vari (Planning) presented CPCC's proposal to construct a 120,000 square foot, four story classroom building and related site improvements on the Harper Campus located at 315 West Hebron Street. She noted that the project reflects a response to the County Commission's directive to increase campus space from the current 60 square feet per student to 90 square feet per student. The project also addresses specific curriculum needs for the programs offered at this campus.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning Staff's recommendation for Mandatory Referral #14-39. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-39.

M.R. #14-40: Proposal by Central Piedmont Community College to Develop Phase 3 of the Cato Campus

Amanda Vari (Planning) presented Central Piedmont Community College's proposal to construct an 85,000 square foot, four story classroom building, a 2,000 square foot horticulture building and related site improvements (including approximately 300 parking spaces) at the Cato Campus located on the southeast corner of East W.T. Harris Boulevard and Grier Road. This proposal reflects a response to the County Commission's directive to increase campus space from the current 60 square feet per student to 90 square feet per student. The project also addresses specific curriculum needs for the programs offered at this campus.

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning Staff's recommendation for Mandatory Referral #14-40. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-40.

M.R. #14-41: Proposal by the City of Charlotte to Acquire Land for Expansion of the Police and Fire Training Academy Located at Beam Road

Amanda Vari (Planning) presented the City of Charlotte's proposal to acquire 7.26 acres of land located at 3210 Beam Road for future expansion of police training facilities. She explained that the Charlotte-Mecklenburg Police Department *Strategic Plan* emphasizes the ownership of properties utilized by the department.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning Staff's recommendation for Mandatory Referral #14-41. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-41.

M.R. #14-42: Proposal by Mecklenburg County to Acquire Land in Pineville for Expansion of the Little Sugar Creek Greenway

Bryman Suttle (Planning) presented this proposal by Mecklenburg County to acquire 26 acres of land located in the Town of Pineville along Little Sugar Creek for the construction of the Little Sugar Creek Greenway trail to the South Carolina line. Mr. Suttle stated that this project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need to expand the County's greenway system.

A motion was made by Commissioner Watkins and seconded by Commissioner Allen to approve Planning Staff's recommendation for Mandatory Referral #14-42. The vote was 5 to 0 to approve staff's recommendation for Mandatory Referral #14-42.

M.R. #14-43: Proposal by Mecklenburg County to Acquire Land in Mint Hill to Serve as Future Regional Parkland

Bryman Suttle (Planning) presented Mecklenburg County's proposal to acquire approximately 140 acres of land located between Brief and Fairview roads in the Town of Mint Hill for a regional park. Commissioner Wiggins stated that there is a transportation element that has not been worked out and she would hate to put anything in there before the corridor plan has been decided. She reiterated her concern that roads are needed and that the major thoroughfare issues need to be resolved.

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Fink to approve Planning Staff's recommendation for Mandatory Referral #14-43. The vote was 4 to 1 to approve staff's recommendation for Mandatory Referral #14-43.

Yeas: Chairperson Lathrop, Vice-Chairperson Fink, Commissioners Allen and Watkins

Nays: Commissioner Wiggins

M.R. #14-44: Proposal by Mecklenburg County to Acquire Land in the Back Creek Area for Greenway and a Neighborhood Park

Amanda Vari (Planning) presented Mecklenburg County's proposal to acquire approximately 33 acres of land located off the southwest quadrant of I-485 and University City Boulevard (NC 49) for greenway trails and a neighborhood park. The proposed transaction is consistent with the *Rocky River Area Plan* (2006) which recommends residential land uses up to 8 dwelling units to the acre and greenway/park/open space for the subject parcels. Commissioner Wiggins stated that she shares Charlotte Department of Transportation's concern that the Eastern Circumferential Road will significantly impact this parcel and that any issues regarding this road need to be resolved. Mecklenburg County staff said they are aware of the project and are willing to work with Engineering on the proposed roadway.

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Fink to approve Planning Staff's recommendation for Mandatory Referral #14-44. The vote was 4 to 1 to approve staff's recommendation for Mandatory Referral #14-44.

Yeas: Chairperson Lathrop, Vice-Chairperson Fink, Commissioners Allen and Watkins

Nays: Commissioner Wiggins

Area Plan Status and Meeting Report

Chairperson Lathrop stated that there are no meetings scheduled for the *University City Area Plan-Blue Line Extension - Transit Station Area Plans*. Commissioner Wiggins noted that the last meeting was cancelled and there is no new information to report.

Chairperson Lathrop shared that the work session for the Prosperity Hucks area planning process is today. He said that an open house will be held on September 17 and a summary review is scheduled for September 23. Since a commissioner is not assigned to this area, anyone can attend the public meetings and bring information back to the Committee. Commissioner Thomas Low was originally assigned to this plan. The Planning Committee's recommendation for this plan went to City Council for adoption but additional public meetings were scheduled in response to public concerns. Staff will provide an update on the plan at the next meeting.

Adjourned: 6:30 p.m.

MEETING AGENDA – OCTOBER 8, 2014

HDC SPECIAL MEETING – 2:00 PM. THE PUBLIC IS WELCOME TO ATTEND.

CONTINUED APPLICATIONS – 3:00

1. 1700 HEATHCLIFF STREET, WESLEY HEIGHTS HISTORIC DISTRICT
[CASE No. HDC 2014-070](#) CONTINUED
 NEW CONSTRUCTION
 DAIMEAN FLUDD, APPLICANT
2. 325 E. TREMONT AVENUE, DILWORTH HISTORIC DISTRICT
[CASE No. HDC 2014-098](#) APPROVED
 NEW CONSTRUCTION
 MATT MAJORS, APPLICANT
3. 425 RENSSELAER AVENUE, DILWORTH HISTORIC DISTRICT
[CASE No. HDC 2014-168](#) APPROVED
 NEW GARAGE
 NANCY WEEKLEY, APPLICANT
4. 1319 THOMAS AVENUE, PLAZA MIDWOOD HISTORIC DISTRICT
[CASE No. HDC 2014-164](#) APPROVED
 ACCESSORY DWELLING UNIT
 TONY MILLER, APPLICANT
5. 1817 MERRIMAN AVENUE, WILMORE HISTORIC DISTRICT
[CASE No. HDC 2014-170](#) APPROVED
 ADDITION
 CASSIE GRICE, OWNER
6. 2120 DILWORTH ROAD E., DILWORTH HISTORIC DISTRICT
[CASE No. HDC 2014-203](#) DENIED
 SITE FEATURES
 MARK MELARAGNO, APPLICANT

NEW APPLICATIONS

7. 224 N. POPLAR STREET, FOURTH WARD HISTORIC DISTRICT
[CASE No. HDC 2014-115](#) APPROVED
 ADDITION/FAÇADE CHANGES
 SHERRI JOHNSON, APPLICANT
8. 513 N. PINE STREET, FOURTH WARD HISTORIC DISTRICT
[CASE No. HDC 2014-136](#) NO HEARING
 ADDITION/SOLAR PANELS
 ENERGY CONSERVATION, APPLICANT
9. 424-436 E. PARK AVENUE, DILWORTH HISTORIC DISTRICT
[CASE No. HDC 2014-193](#) APPROVED
 SITE FEATURES
 PARK AVENUE MEWS HOA
10. 712 EAST BOULEVARD, DILWORTH HISTORIC DISTRICT
[CASE No. HDC 2014-198](#) 365 DAY STAY
 DEMOLITION
 GUS PAPPAS, APPLICANT
11. 525 EAST BOULEVARD, DILWORTH HISTORIC DISTRICT
[CASE No. HDC 2014-210](#) CONTINUED
 NEW CONSTRUCTION
 JASON McARTHUR, APPLICANT
12. 2037 THE PLAZA, PLAZA MIDWOOD HISTORIC DISTRICT
[CASE No. HDC 2014-216](#) CONTINUED
 ADDITION/SITE FEATURES
 MANUS CONTRACTING INC., APPLICANT
13. 2000 PARK ROAD, DILWORTH HISTORIC DISTRICT
[CASE No. HDC 2014-217](#) APPROVED
 ADDITION/SITE FEATURES
 JOHN PHARES, APPLICANT
14. 417 W. KINGSTON AVENUE, WILMORE HISTORIC DISTRICT
[CASE No. HDC 2014-221](#) APPROVED
 NEW CONSTRUCTION
 JAMES McMILLIN, APPLICANT
15. 1615 DILWORTH ROAD WEST, DILWORTH HISTORIC DISTRICT
[CASE No. HDC 2014-223](#) DENIED
 ADDITION/FRONT PORCH RENOVATION
 MIKE NOVICK, APPLICANT