

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

Planning Commission

June 6, 2016
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

June 6, 2016 - Noon

CMGC - Conference Room 267

Call to Order & Introductions

Tony Lathrop

Administration

Approval of Planning Commission Minutes

Approve the May 2, 2016 minutes.

Tony Lathrop

Attachment 1

Policy

Bicycle Planning Update

Dan Gallagher & Vivian Coleman

Charlotte Department of Transportation (CDOT) staff will provide an update on bike planning, including Charlotte Bikes (Bike Plan), Cross Charlotte Trail, and the Uptown Urban Trails Connection Study.

Place Types

Grant Meacci

Planning staff will give an overview of the Place Types initiative.

Information

Planning Director's Report

Ed McKinney

- Development Ordinance Update
- Planning Department's Public Outreach Presentations

Attachment 2

June & July 2016 Meeting Schedules

Attachment 3

Committee Reports

- **Executive Committee**
 - April 18, 2016 Approved Minutes

Tony Lathrop

Attachment 4

Future Work Session Agenda Items	Work Session
1. Development Ordinance Update	Ongoing
2. Mayor & City Council Discussion	July
3. CATS Countywide Transit Services Plan	TBD

- **Zoning Ordinance Ad Hoc Committee**

Tony Lathrop

- **Zoning Committee**

- Upcoming Rezoning Petitions
- April 27 & May 25, 2016 Agendas

Tony Lathrop

Tammie Keplinger

Attachment 5

- **Planning Committee**

- April 19, 2016 Approved Minutes
- TOD Discussion Update

Dionne Nelson

Attachment 6

- **Historic District Commission (HDC)**

- May 11, 2016 Meeting Update

Nasif Majeed

Attachment 7

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

Cozzie Watkins

- **City Council's Transportation & Planning Committee**

John Fryday

- **Nominating Committee**

Emma Allen, Karen Labovitz & Tracy Dodson

- Election of FY17 Officers

Communication from Chairperson

Tony Lathrop

- City Council Communication

Work Session

May 2, 2016 - 12:00 pm

CMGC- Room 267

Minutes

Attendance

Commissioners Present: Dionne Nelson (Vice-Chairperson), Emma Allen, Tracy Dodson, Ray Eschert, John Fryday, Karen Labovitz, Nasif Majeed, Bolyn McClung, Deb Ryan, Sam Spencer, Mike Sullivan, Cozzie Watkins, and Nancy Wiggins

Commissioners Absent: Tony Lathrop (Chairperson)

Commissioner Watkins arrived at 12:24 pm.

Commissioner Dodson left at 12:31 pm, returned at 12:48 pm, and left at 1:00 pm.

Planning Staff Present: Ed McKinney (Interim Planning Director), John Howard, Tammie Keplinger, Melony McCullough, and Jennifer Ryan

Guest Present: John Lewis, CATS – Chief Executive Officer

Vice-Chairperson Nelson chaired the meeting in Chairperson Lathrop's absence.

Welcome & Introductions

The Vice-Chairperson called the meeting to order at 12:15 pm, welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

Commissioner Labovitz made a motion to approve the April 4, 2016 minutes, seconded by Commissioner Sullivan. The minutes were approved unanimously.

City Employee of the Year

Vice-Chairperson Nelson stated that the Commission wanted to recognize John Howard, Historic District Commission Administrator, as the City of Charlotte's Employee of the Year. She congratulated him on behalf of the Planning Commission.

Mr. McKinney stated that this is a huge honor and it is very prestigious to have this award citywide. This is a representation of the work Mr. Howard has done. Mr. Howard has established relationships in the neighborhoods that he serves and is respected throughout the city.

Commissioner Fryday stated that John Howard came into the Historic District Commission when there was a lot of contention between neighborhoods and the Historic District Commission. Mr. Howard has done a superb job and the neighborhoods are pleased.

Commissioner Majeed stated that Mr. Howard is professional, knowledgeable, and tactful. He congratulated Mr. Howard on receiving this award.

Commissioner Sullivan said that Mr. Howard takes comments and suggestions from the Commission. The Commission has gone through a lot of updates and he has managed the Commission very well.

Mr. Howard thanked the Commission, Mr. McKinney, and the staff for their support.

John Lewis, CATS – Chief Executive Officer

Vice-Chairperson Nelson introduced John Lewis (CATS, CEO). Mr. Lewis thanked the Commission for inviting him to the work session. Mr. Lewis shared information about his background. He has been with CATS for 8 months and is fortunate to have been chosen as CEO. He explained that there is so much going on with transit in this community and that is why he was attracted to Charlotte.

Prior to coming to Charlotte, Mr. Lewis worked in Orlando, Florida. Before that he managed the greater Richmond, Virginia transit system. Mr. Lewis grew up in Baltimore, Maryland and worked in their transit industry. He stated that he has enjoyed working in public service.

Mr. Lewis said that the innovation and technology of transit is evolving. The Blue Line opened 8 years ago and the first extension to UNCC is on schedule to open next summer. The extension of the Gold Line/Streetcar is about to be released. The Red Line, along the I-77 corridor will provide mobility options for people living within that area. CATS is trying to adjust to the I-77 toll lanes to provide rapid transit options and other options as well as continuing to work with the NC Railroad to find interim ways for transit along that corridor. CATS will also be updating the 2030 Plan.

Mr. Lewis noted that CATS is tentatively scheduled to talk about specific items at a future work session and he looks forward to coming back to the Commission.

Commissioner Wiggins stated that she feels East and West Charlotte have been left out in general and asked what steps are being taken to introduce more transit to those areas. Mr. Lewis responded by saying they are finishing the Silver Line study and in the short term they are going to engage in a comprehensive analysis. They will have a third party work with them to see what best fits the citizens' needs. Also, since employment centers have changed CATS needs to reevaluate their bus services.

Commissioner Spencer asked what is being done to fund the Red Line. He suggested that there be a public-private partnership to fund this line. Mr. Lewis explained that ultimately a solution for that corridor will have to be a public-private partnership. The ultimate goal is to leverage CATS resources with federal resources or the private sector to deliver a project faster. That corridor is owned by Norfolk Southern and they are having conversations with North Carolina Railroad over the use of that line. Until they are able to bring all of them together in order to solve that strategic project the option is going to be difficult. It is going to take more than CATS to solve this and it will have to be a public-private partnership.

Commissioner Nelson stated that it makes sense to add CATS to a future Planning Commission agenda so that they can share more details about what their plans.

Commissioner McClung stated that CMS' largest issue is transportation and asked if the 2030 Plan will include CMS and how they will be impacted. Mr. Lewis stated that when they update a plan they engage as many people as necessary. He has experience working with school systems and can certainly look at working with CMS.

Vice-Chairperson Nelson stated that the Commission has been talking about TOD and the adjustments with the Development Ordinance. She said she would like to see more collaboration with the Planning Commission and CATS moving forward. The Commission thanked Mr. Lewis for attending.

Information

Planning Director's Report

Zoning Ordinance Update

Mr. McKinney showed the project timeline and a brief snapshot of the Development Ordinance activity. He said there have been a number of conversations with the Planning Committee, TAP, and the full Council. In April staff attended meetings throughout the community to share Place Types information with the public. The consultant was also in town in April and the focus was on technical conversations about the Unified Ordinance.

Mr. McKinney informed the Commission that today's Council meeting will address zoning issues, transportation congestion, and affordable housing. Staff will go back to Council in June to discuss the scope, approach, and contract so that the drafting of the ordinance can begin.

Vice-Chairperson Nelson asked if the Commission could get a copy of the presentation from today's Council meeting. Mr. McKinney replied yes.

The Vice-Chairperson stated that the June work session will include a more detailed overview of the ordinance process. Mr. McKinney stated that he will have that conversation with the Executive Committee and anticipates that more details will be provided at the next work session. Vice-Chairperson Nelson said the Commission would welcome that presentation and will provide input.

May and June 2016 Meeting Schedules

Ms. McCullough pointed out that a meeting was added to the May calendar on May 23rd. She said that due to the number of rezonings scheduled for the May 16th public hearing, this meeting was added to continue the hearing. She also reminded Commissioners that the regularly scheduled July 4th Planning Commission meeting was rescheduled to July 11th at 12:00 pm.

Committee Reports

Executive Committee

The Vice-Chairperson referred the Commission to the Executive Committee's February 15, 2016 approved minutes (Attachment 4). She reviewed the future work session agenda items list. The Development Ordinance discussion is ongoing. As a follow-up to the Planning Committee discussion, Place Types will be on the June work session agenda. The Charlotte Bike Plan is also scheduled for the June work session agenda. The Commission would like to have a discussion on protected bike lanes and get a consensus from the Commission that may go forward to Council. The Vice-Chairperson said that Chairperson Lathrop is working to invite the Mayor and City Council to the July work session. The CATS Countywide Transit Services Plan may also be scheduled for the July agenda. Vice-Chairperson Nelson asked Commissioners to share any other potential agenda topics with Executive Committee members.

Zoning Committee

Commissioner Sullivan stated that the Zoning Committee's March 30th agenda with the outcomes (Attachment 5) is in the agenda packet.

Tammie Keplinger stated that Council added a potential hearing date (May 23rd) to their calendar. There are 14 public hearings. This meeting was added to the calendar in case all 14 cases are not heard by 10:00 pm on May 16th. The remaining cases will be heard on May 23rd, at the end of the Council Business Agenda.

Planning Committee

Vice-Chairperson Nelson said that the Planning Committee's minutes are in the agenda packet (Attachment 6). She informed the Commission that the Planning Committee has discussed TOD and now the full Commission will follow-up on the TOD discussion. She said that a summary of the information is in the agenda packet (Attachment 7 – Planning Commission TOD Priorities). The Vice-Chairperson explained that staff and the Planning Committee had several discussions about what worked well and what did not work well along the first phase of the transit line. The priorities highlight key concerns and where the existing ordinances attempt to address those concerns. Page 1 is a recent addition that staff helped the Planning Committee draft to put some context around the conversation and the priorities. Vice-Chairperson Nelson asked the Commission if they had any comments, questions or additional follow-up discussion.

Commissioner Ryan stated that one of the reasons the Planning Committee began the discussion was in response to the public dialogue from the community. Committee members and staff shared information about what they thought were challenges. This resulted in a discussion of interpretation and whether or not staff was empowered to move the bar forward. There are some things that the Committee thought would be worth raising the bar forward but there was concern about whether or not it was doable. The language is very vague and it requires quite a bit of interpretation. She suggested that the full Commission's discussion might evolve around how to move the bar forward in relation to the vagueness of the language, not changing the ordinance.

Commissioner Watkins was concerned about interpretation and enforcement of standards by Council since the members change every two years. She said the Planning Committee discussed whether the policies will be able to make the changes necessary and as rapidly as needed.

Commissioner Wiggins stated that she noticed that the street design (page 9) addresses cross walks, speed tables and slate signs. She suggested that curb cuts be addressed for wheelchair accessibility. Commissioner Ryan stated that when the Committee discussed this they acknowledged that street signs are under CDOT's purview but concluded that it needed to be included because this impacts livable city principles/having a walkable community. She agreed with Commissioner Wiggins concerns but said the challenge is how to make it happen. Commissioner Wiggins suggested that text be added to address curb cuts to make them accessible for all. Vice-Chairperson Nelson welcomed adding a point about accessibility and walkability. She clarified that Commissioner Ryan was informing the full Commission that the Planning Committee had a much more robust conversation about some of the other issues because they were more related to planning and impact land use. She proposed adding an amendment to include Commissioner Wiggins' concern; however, she indicated that the key concerns that affect TOD are probably more oriented around the first 5 pages of the priorities.

Commissioner Wiggins asked that her concern be added and stated that there are two additional items that she wanted to mention. She said that the Zoning Committee is seeing more high density petitions and are being asked to deny petitions adjacent to high speed interstates that are not high density multi-family uses. She does not think that people should live right on the interstate because of the noise. Commissioner Wiggins said that this is going to be a continual issue and thinks certain types of developments should be allowed in these areas to act as sound buffers to high density residential developments. Commissioner Wiggins also stated that security lighting should be located along pathways that provide access to greenways.

The Vice-Chairperson stated that the priorities will be sent to TAP and the full City Council. She said the intention is to finalize the principles in the next few days. She asked Commissioner Wiggins to send her specific amendment so that it can be included in the document. Commissioner Ryan asked if staff would prepare a preamble for this document. Vice-Chairperson Nelson said the proposed preamble is on the first page.

Commissioner McClung stated that during the panel discussion, at the last work session, Mr. Holmes cautioned that TOD was not going to work in the University area. Commissioner McClung said he was taken aback by that comment because the planning works well in the Center City. He asked if these priorities/changes address Mr. Holmes' concerns. He also noted that the other panelists did not counter Mr. Holmes' comment so he thought they were in agreement. Commissioner McClung is concerned that the Commission may be endorsing something that perhaps will not work in some areas, i.e. I-77 and the University area.

Vice-Chairperson Nelson said that what they are endorsing and sending to Council speaks to principals and priorities which can also apply up north. She interpreted Mr. Holmes' comment to mean that development will be different in University City because the transit line is different. The line will be in the center of the street (similar to a small portion of the southern section where the line comes into the middle of South Boulevard). Commissioner McClung said he calls that portion of South Boulevard "pin ball alley" because it blocks traffic. Vice-Chairperson Nelson explained that the line will be in the middle of North Tryon for a much larger area than along South Boulevard. As a result, the development will be different than development in SouthEnd and believes these principles apply. The nature of the development product is going to be different because the transit line is not adjacent to the walking trail.

Commissioner McClung suggested that the principles be shared with the stakeholder panelists after they are finalized so that they will be informed of the Commission's final recommendation based on the panelist's comments. He said that the aforementioned section of South Boulevard is a mess, and he would hate to think the Commission is recommending general principles that might possibly create the same type of development and character along I-77. He thinks it is too late for the University area.

The Vice-Chairperson stated that she is open to sharing the TOD priorities with the panelists. However, she clarified that the TOD priorities and the stakeholder follow-up discussion are two different agenda topics. The stakeholder follow-up discussion will occur later on the agenda. The TOD discussion is not a result of the stakeholder panel discussion. This discussion is a result of the Commission raising concerns about TOD and the Planning Committee trying to delve into those issues. The intent is for the TOD priorities to go to Council for review and comment.

Commissioner Fryday stated that unless Council changes the schedule these principles are to be incorporated into the new zoning ordinance. In the meantime, projects will continue to be built under the current TOD ordinance (not with these principles). These are very broad principles and others can be added as the process moves forward. The Planning Committee worked with staff to identify these issues with the TOD ordinance but the ordinance will not change until the new zoning ordinance is done.

The Vice-Chairperson agreed but thinks the value of communicating these principles to Council is to highlight some key concerns and flag some gaps. Council may hone in on some of the issues and could possibly address some of these concerns by simply encouraging staff to change its authority and decision making process on some of the components without changing the ordinance.

Commissioner McClung asked that a statement be added to the recommendations which explain that the Commission heard from a panel who suggested that these recommended principles will not work in the University area. He thinks it is the Commission's responsibility to send a message that they heard significant public testimony from the panel that these recommendations will not work.

Vice-Chairperson Nelson said she heard something different from the panelists. She thinks that these principles will work in the University area. She suggested that the conversation be tabled until the Commission gets to the stakeholder panel follow-up portion of the agenda. Commissioner McClung agreed to discuss this later.

Commissioner Ryan asked if the comment the Vice-Chairperson made about Council encouraging staff to change its authority could be added to the document. She stated that the preamble indicates that the Commission identified concerns but it does not have a specific recommendation. She thinks a recommendation to give staff more support or authority relative to expectations can help focus the Council's discussions. The Vice-Chairperson agreed and suggested that it could be included in the preamble or in an accompanying letter to Council.

Commissioner Majeed stated that workforce housing is constantly mentioned during zoning hearings. He said that when he was on the Planning Committee they discussed this and offered solutions to come up with a standard as far as workforce housing and apartment developments. The Vice-Chairperson stated that affordable housing is referenced on page 9, as a non-zoning ordinance item (something the Commission heard and identified as a concern but is technically outside the Planning Commission's scope). She asked if it should be worded differently. She said that the Planning Committee had a list of concerns and had to narrow them down and identify priorities. Although affordable housing is not a land use issue, it is included so that it will be known that the Commission is concerned about it. Affordable housing is controlled by Neighborhood and Business Services. The intent of the non-zoning ordinance page was to capture and highlight some of the concerns that were not directly tied to the zoning ordinance.

Mr. McKinney stated that affordable housing is one of the top issues that have been discussed with Council. There are some very specific legislative constraints about what can and cannot be done within the zoning ordinance. Some things were done to create potential incentives and Neighborhood and Business Services is proactively supporting and funding affordable housing. Affordable housing has been subdivided in this document because is not specific to TOD. It is a citywide complicated legal issue because of the unique constraints in North Carolina. He further explained that staff attempted to keep the Planning Committee's focus on specific design and planning issues with the TOD discussion; however, there is a placeholder for affordable housing in this document.

Commissioner Majeed stated that when you look at land use in quadrants there is an overage of a certain type of land use in certain quadrants. The Vice-Chairperson stated that affordable housing is not a land use – housing is the land use. Commissioner Majeed said specifically there are a lot of

apartments on the east and west sides; however, it seems that this is not the situation in the south quadrant. He asked how the situation will be obliterated on the east and west sides when it affects the economics of the area and is affecting viable communities.

The Vice-Chairperson said that she can speak to this because she is an affordable housing developer. The City has a locational housing policy that is administered by Neighborhood and Business Services which defines where affordable housing can be built (housing that is subsidized and is funded in part by the City). The land use plan and zoning determines where multi-family development is allowed.

Commissioner Wiggins said she realizes that North Carolina has antiquated views on affordable housing and the percentage of multi-family housing; however, it seems like Council does not mind taking on the State with some issues so she does not think that it hurts to make a suggestion that the Commission goes forward with this recommendation. Since land is getting so expensive and unavailable for development this ordinance should promote vertical development. She suggested that the ordinance be comprehensive and take that into consideration. She also thinks the TOD document should promote that idea with the Council. Vice-Chairperson Nelson asked how Commissioner Wiggins proposes that this be done. Commissioner Wiggins said she would give her an idea by the end of the week. The Vice-Chairperson said that would be helpful.

Vice-Chairperson Nelson indicated that she would work with staff to accommodate specific comments that were heard today. After the document is updated, it will be sent to the Commission for review and additional comments. Once received, the Commission will be asked to provide comments within three days. That way the final document can be sent to Council. Since there will be follow-up with Council in July the discussion could focus on the context of the livable cities principles and TOD priorities so that Commissioners can get more substantive feedback from Council. The Chairperson asked if there were any other comments or questions on the process.

Commissioner Fryday stated the focus of this was on the TOD ordinance and not workforce housing. He understands that there are other major issues that need to be dealt with and suggested that a separate discussion be held about the city's growth as a whole. Vice-Chairperson Nelson stated that she will add that concern to an Executive Committee future agenda so that Commissioners Majeed and Wiggins' points can be discussed in a more thoughtful way.

Commissioner Watkins asked if the Commission would continue to move forward with the TOD priorities. The Vice-Chairperson replied yes, comments from today's discussion will be added and the document will be recirculated for additional comments before moving forward.

Historic District Commission

Commissioner Majeed referred the Commission to Attachment 8. He announced that the Historic District Commission retreat is scheduled for June.

Charlotte Regional Transportation Planning Organization (CRTPO)

Commissioner Watkins said that she did not attend the CRTPO meeting; however she will attend the next meeting and will be able to provide a report. The Vice-Chairperson stated that the 2030 Plan should be added to a future work session agenda.

City Council's Transportation & Planning Committee (TAP)

Commissioner Fryday was not able to attend the TAP meeting this month. He said that Chairperson Lathrop presented the livable cities principles to the TAP committee.

Ed McKinney stated that TAP had a conversation on the Development Ordinance and Chairperson Lathrop presented the livable cities principles overview to TAP. He also shared information about the dialogue that has been occurring with the Planning Committee and the Commission. It was an opportunity to begin a more interactive relationship between the Commission and Council.

Communication from Chairperson Stakeholder Panel Follow-up Discussion

Vice-Chairperson Nelson asked Commissioners if they had any comments or feedback from the stakeholder panel discussion.

Commissioner Wiggins stated that she thinks their comments were very germane and they would like to control the process because it speaks to their industry. The developers and stakeholders who participated have done a good job in this community. Charlotte does not have the problems a lot of communities have with their development and real estate industries. She suggested that round table discussions be diverse with different segments of the community represented. There should be an elected official or planning commissioner, and a neighborhood representative included to have dialogue at each table. She also suggested that a thank you note be sent to the panelist because they did a great job.

Commissioner Labovitz asked how the panelists were selected. Vice-Chairperson Nelson stated that the Executive Committee provided some recommendations and Chairperson Lathrop made the final decision with consultation from Mr. McKinney. The Executive Committee thought it was important to have a neighborhood representative as well as a diverse group of developers.

Commissioner Labovitz said she thought they did a good job. She asked Mr. McKinney if he thought the group was a wide representation of the community. Ed McKinney stated it was just a start and that group did provide a good spectrum. It was understood that there would be the risk of including or not including different people. This was an opportunity to think about how that kind of format could be replicated as the process continues. He said the ultimate community engagement process will include a broader spectrum.

Commissioner Spencer stated that there was a panel of six and all were male. He thinks that it should be more diverse next time.

Commissioner Ryan said the panelist had different levels of knowledge about the process. She thinks the discussion was important because it served as a preview of the different community perspectives and issues. It was helpful to be reminded of this because it emphasizes the need for education.

Commissioner Watkins does not think the general public will understand the process and what the outcome means. She is very interested in simplifying the process to make it easier to understand so that there is more community involvement and buy-in. She is also concerned that Council is relatively new and may not understand as well.

Commissioner Sullivan expressed concern about trust among the panelist and the community at large. He said that each panelist thinks that they are right and the others are wrong. This is similar to what he has observed at the zoning public hearings. Citizens come to public hearings and express what they have heard. Often times it is a rumor so he thinks it is important to get ahead of the information as soon as possible. Commissioner Wiggins agreed and said that is why round table discussions are important and can be helpful when making decisions.

The Vice-Chairperson asked Ed McKinney if he had any feedback from the stakeholder panel discussion. Mr. McKinney said it was good to have different perspectives. He agreed that education, the message, and making sure there is clarity of direction are really important. The discussion strengthened his sense of urgency that time is of the essence and it is important to get out there with a message before a different message is propagated. The panel discussion was very valuable and the Commission should consider how to use similar formats moving forward with the process.

Vice-Chairperson Nelson asked if the planned approach to the stakeholder engagement process will be included in the ordinance update which is scheduled for the June work session. Mr. McKinney replied yes and explained that they are working to develop the engagement process and will get input from both the Commission and Council.

The Vice-Chairperson said that after Mr. McKinney shares information about the engagement process, the Commission can collectively agree as to whether or not staff has thoroughly considered their concerns about citizen engagement, identify if there something else that the Commission needs to highlight, or make a recommendation to Council regarding the stakeholder engagement process. She said that one of the purposes of the panel discussion was to receive input on the stakeholder engagement process and to help provide feedback for that process. She would rather hear what staff has planned and then provide feedback. Vice-Chairperson Nelson wants the feedback from the panel discussion to be taken into consideration. She asked if there were other perspectives or any other recommendations of how to handle follow-up from the panel discussion.

Commissioner Ryan said perhaps the Commission should make sure that Council knows that they are doing this. Commissioner Labovitz said as a follow up to the annual retreat, the Commission has talked about strengthening the relationship and communication with Council. She thinks that it would be helpful to invite Council to future panel discussions. Vice-Chairperson Nelson said that she was not sure about the conversations that have occurred with Council. She will follow up with Chairperson Lathrop. The Vice-Chairperson stated that the intent was to invite Council to a future meeting to check-in and get feedback. In the interim, she thinks it is good to do an informal check-in with Council to let them know what the Commission has been doing and ask for feedback before the formal check-in.

Commissioner Wiggins stated that round table discussions should take place at the stakeholder meetings. She said it is important to invite Planning Commissioners, City Council, County Commissioners, developers, neighborhood representatives, land planners, architects, etc. to participate in these discussions. She thinks that will provide a holistic view at each table and it will be reflective of the community. The Commission can partner better with the elected officials.

Commissioner Watkins asked for clarification. She wanted to know if Commissioner Wiggins was saying that this should have occurred at the stakeholder panel discussion or in another setting. Commissioner Wiggins said at future stakeholder meetings. She further explained that typically

during a stakeholder process stakeholders are invited to participate in a discussion about a specific topic. As part of this process, there should be round table discussions with a political representative, developer, etc. at each table (facilitated by staff) to discuss the topic and identify priorities that may go forward to guide the ordinance development. Commissioner Wiggins thinks it is beneficial to have either a Planning Commissioner or an elected official at every table so that they can be engaged in the conversation. Vice-Chairperson Nelson stated that based on the stakeholder panel discussion, Commissioner Wiggins had just made a recommendation as to how the stakeholder process for the development ordinance effort should be implemented. Commissioner Wiggins agreed.

Mr. McKinney asked if staff should take the notes from the stakeholder panel discussion and document them separately from the minutes so that they are easier to read instead of being embedded in the minutes. Commissioner Ryan said the input was good but she does not want to prioritize the voices in the dialogue because it was just 5 voices. The Vice-Chairperson suggested that this be deferred until after the ordinance update/information is shared on the proposed stakeholder engagement process (at the June work session). Then the Commission will provide feedback on the community engagement process and stakeholder panel discussion.

Nominating Committee

Commissioner Labovitz stated that Commissioner Dodson was supposed to be the Nominating Committee's spokesperson but she had to leave early. Commissioner Labovitz explained the nominating and election process since there are several new Commissioners. The Nominating Committee (Commissioners Allen, Dodson, and Labovitz) was appointed by Chairperson Lathrop. Commissioner Allen sent an email to all Commissioners asking if there was interest in serving as an officer. The Committee received a number of resumes and met online, by phone, and in person to review and discuss the resumes. The Committee came up with a recommended slate of officers and will present the slate today. She said that other nominations can be made from the floor and asked that they be made at the June work session. There will be a closed ballot and voting will take place at the June work session for the Chairperson and Vice-Chairperson of the Planning Commission for next year. Then the committees will elect their Vice-Chairpersons at their first committee meeting.

Vice-Chairperson Nelson clarified that the Nominating Committee only makes a recommendation for the Chairperson and Vice-Chairperson for the full Planning Commission. Then the Zoning and Planning Committees will elect their Vice-Chairpersons. Melony McCullough clarified that the committee's Vice-Chairpersons will be elected at their July meetings. Vice-Chairperson Nelson said that the Chairperson becomes the Chairperson of the Zoning Committee and the Vice-Chairperson becomes the Chairperson of the Planning Committee.

Commissioner Labovitz continued by stating that the Nominating Committee considered those who sent resumes and voted to nominate Commissioner Lathrop for Chairperson and Commissioner Sullivan for Vice-Chairperson for FY17. Elections for these offices will be held at the June work session.

Commissioner Wiggins said she thought the Chairperson and Vice-Chairperson decide which committee they chair. Melony McCullough stated typically that is not the case. The Chairperson is the Chairperson of the Zoning Committee and the Vice-Chairperson is the Chairperson of the

Planning Committee. Commissioner Wiggins asked if this was absolute or typical. Ms. McCullough stated that she would have to check. Commissioner Labovitz stated that it is not absolute because Commissioners Lathrop and Dodson switched their roles when they were Chairperson and Vice-Chairperson.

Vice-Chairperson Nelson reiterated that additional nominations for Chairperson and Vice-Chairperson can be made from the floor at the June work session and then the Commission will vote by private ballot.

Commissioner Wiggins stated that it is interesting for 2 years in a row there have been 2 white males nominated by 3 females. Commissioner Allen said it was a coincidence and it was not a factor in the decision making process. Commissioner Wiggins said she just thinks it is interesting and thought she would bring it up. She is not indicating that Commissioners Lathrop and Sullivan are not great guys.

The Vice-Chairperson asked if there were any other questions about the nominating/election process. Commissioner Spencer stated that the Commission appreciates the Vice-Chairperson's service. Vice-Chairperson Nelson stated that she enjoyed serving as an officer but time management is an issue. She also said she was not seeking to serve as Chairperson in the future and did not want to remain in the Vice-Chairperson position and prevent someone who is interested in a leadership position from having the experience. She thanked Commissioners for the opportunity to serve as Vice-Chairperson and clarified that she will remain on the Commission.

Adjournment

The meeting adjourned at 1:55 pm.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

Date	Presentation	Staff
06/07/16	Community Planning Academy - Mahlon Adams Pavilion 6 p.m.	Vari
06/08/16	Lake Norman Transportaiton Commission - Davidson Town Hall 6 p.m.	Cook
06/14/16	Comprehensive Transportaion Plan & Prioritization - Waxhaw Town Hall 6 p.m.	Cook
06/21/16	Community Building Initiative Bus Tour - CMS 2 p.m.	Howard

Meeting Schedule

June 2016

Date	Time	Purpose	Location
Full Planning Commission			
06-06-16	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
06-20-16	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
06-21-16	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
06-20-16	5:00 p.m.	Dinner w/ City Council	Conference Room CH-14 Basement – CMGC
06-20-16	5:30 p.m.	City Rezoning	Meeting Chamber Lobby Level– CMGC
06-21-16	6:30 p.m.	County Rezoning ¹	Meeting Chamber Lobby Level– CMGC
06-29-16	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Ordinance Ad Hoc Committee			
06-06-16	11:15 a.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Other Committee(s)			
06-08-16	12:00 p.m.	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
06-08-16	1:00 p.m.	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
06-13-16	2:00 p.m.	City Council Transportation & Planning Committee (TAP)	Conference Room 280 2 nd Floor - CMGC
06-15-16	6:00 p.m.	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC
06-17-16	10:00 a.m.	Historic District Commission Retreat	Conference Room 280 2 nd Floor - CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

¹ The Board of County Commissioners will hold a public hearing for Rezoning Petition 2016-01C for property that is located in the County's zoning jurisdiction.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

July 2016

Date	Time	Purpose	Location
Full Planning Commission			
07-11-16	Noon	Work Session ¹	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
07-18-16	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
07-19-16	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
07-18-16	5:00 p.m.	Dinner w/ City Council	Conference Room CH-14 Basement – CMGC
07-18-16	5:30 p.m.	City Rezoning	Meeting Chamber Lobby Level– CMGC
07-27-16	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Ordinance Ad Hoc Committee			
07-11-16	11:15 a.m.	Work Session ¹	Conference Room 266 2 nd Floor – CMGC
Other Committee(s)			
07-13-16	12:00 p.m.	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
07-13-16	1:00 p.m.	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
07-20-16	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 Due to the July 4th Holiday, the July 4, 2016 Planning Commission Work Session and Zoning Ordinance Ad Hoc Committee Meeting was rescheduled to July 11, 2016.

Charlotte-Mecklenburg Planning Commission

Executive Committee Meeting

Attachment 4

Approved May 16, 2016

April 18, 2016 - 4:00 p.m.

CMGC - Conference Room 266

Summary Minutes

Call to Order & Introductions

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

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Dionne Nelson (Vice-Chairperson), Mike Sullivan, and Cozzie Watkins

Commissioner Watkins left at 4:13 p.m. and returned at 4:19 p.m.

Planning Staff Present: Ed McKinney (Interim Director), Garet Johnson, and Jennifer Ryan

Approval of Minutes

A motion was made by Vice-Chairperson Nelson and seconded by Commissioner Sullivan to approve the February 15, 2016 Executive Committee minutes.

Follow-up Assignments

April 4, 2016 Work Session - Stakeholder Discussion

Chairperson Lathrop said that the information from the stakeholder discussion was recorded and will be synthesized for the minutes. Mr. McKinney stated that staff is thinking about how to best summarize the information and will package it accordingly.

The Chairperson explained that he would like to have a follow-up discussion and host another panel discussion within the next few months. Vice-Chairperson Nelson suggested that the follow-up discussion be held at the May work session. She noted that it was not on the May agenda.

Chairperson Lathrop suggested that the Commission consider the procedural aspects and/or the substance of the comments from the discussion. Vice-Chairperson Nelson said that Commissioners are ready to provide feedback because they did not have an opportunity to do so after the stakeholder panel discussion. She recommended having an open discussion to receive input and then decide how to process the information. For instance, should the Commission just gather information for the record or should priorities be identified and presented to Council.

Commissioner Sullivan asked what everyone thought about the panel discussion.

Ed McKinney stated that it was good to hear from everyone in one forum and it is clear that the panelists are aware that change is needed.

Chairperson Lathrop said he heard that there is a consensus that they need to address how much conditional zoning, form based, and UDO is appropriate; however, there is not a consensus on these items.

Commissioner Sullivan stated that he noticed that all presenters are aware that there is a problem (caused by others) and seem to think that they have the solution. He indicated that this is the same concept throughout the community at large with developers and politicians. Each thinks that the other is the problem and they are the solution. He thinks it is about trust and there should be a way to get everyone to start working together for the bigger picture.

Approval of the May 2, 2016 Work Session Agenda

The Committee reviewed the draft May work session agenda. Chairperson Lathrop stated that the two major agenda items are the Stakeholder Follow-up and TOD discussions. Mr. McKinney asked where these discussion items should be placed on the agenda. Vice-Chairperson Nelson suggested that the TOD discussion be listed under the Planning Committee Report. The Stakeholder Follow-up discussion will be a part of the Communication from Chairperson.

The Chairperson said that he would like to add the Bike Plan discussion (endorsing protected bike lanes) to the agenda. The Vice-Chairperson suggested that this item be placed on the June work session agenda. Commissioner Watkins said that she would like the bike presentation placed on the Commission Resource page as a reference document. Vice-Chairperson Nelson would like to invite CDOT staff to make a presentation. After the presentation, the Commission can offer to send a letter of support of protective bike lanes to City Council. Commissioner Sullivan stated that the Commission can inform City Council that bike lanes are important to the Commission and ask how the Council perceives this. The Chairperson Lathrop suggested adding bike lanes to a future agenda.

Garet Johnson asked if the Commission had seen the presentation that the Zoning consultant presented at Council's Transportation and Planning Committee (TAP) meeting. Chairperson Lathrop stated that the consultant did not present this information to the Planning Commission. Ms. Johnson was concerned that the consultant may have shared information at the TAP meeting that has not been shared with the Commission. Chairperson Lathrop suggested that Commissioners be directed to the presentation on the UDO website and also asked staff to email the presentation.

Mr. McKinney informed the Committee that John Howard, Historic District Administrator was chosen as the City of Charlotte's Employee of the Year. Mr. McKinney said he would like to show appreciation for Mr. Howard by acknowledging this award at the May work session. Chairperson Lathrop agreed to make this announcement at the May work session. Mr. McKinney will provide details about the award to the Chairperson.

The Committee agreed on the agenda for the May work session, with the above-mentioned modifications.

Future Work Session Agenda Items

The Committee discussed the future work session agenda items list. Vice-Chairperson Nelson suggested that both the Place Types and Bike Plan discussions take place at the June work session.

The Vice-Chairperson asked about the status of the follow-up discussion with the Mayor and City Council. Chairperson Lathrop said he will invite the Mayor and City Council when the Committee decides on the appropriate work session for this discussion. Vice-Chairperson Nelson explained that it would be good to have the discussion in July since there is not a meeting in August. Chairperson Lathrop agreed that it would be good to invite the Mayor and Council to the July work session. Commissioner Sullivan stated that the timing will be good for the Mayor and Council because they will have completed the budget process.

Mr. McKinney suggested that the Urban Trails Connection Study be combined with the Bike Plan discussion.

The Committee agreed on the following future work session agenda items:

Future Work Session Agenda Items	Work Session
1. TOD/Stakeholder Panel Follow Up	May
2. Place Types	June
3. Bike Plan/Uptown Urban Trails Connection Study	June
4. Mayor & City Council Discussion	July
5. Development Ordinance Update	Ongoing
6. CATS Countywide Transit Services Plan	TBD

Approval of the May and June 2016 Meeting Schedules

Vice-Chairperson Nelson reviewed the May and June meeting schedules and stated that there were not any conflicts with the meeting dates.

July 2016 Work Session Date

Vice-Chairperson Nelson stated that the July regular meeting date falls on the July 4th holiday. The Committee discussed this and agreed to reschedule the July 4th work session to July 11th at Noon.

Nominating Committee

Chairperson Lathrop explained that the fiscal year ends on June 30th and some Commissioners' terms are expiring this year; they have served their maximum term limit and are not eligible for reappointment. Commissioner Sullivan asked who was not eligible for reappointment. The Chairperson replied Commissioners Dodson and Allen. Two new commissioners will be appointed to replace them and the new commissioners will be on the Planning Committee.

Mr. McKinney stated that Cheryl Neely will follow up with Chairperson Lathrop about nominations for the fiscal year 2017 Planning Commission officers.

Adjournment

The meeting adjourned at 4:46 p.m.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
 Charlotte-Mecklenburg Government Center, RM 280
 April 27, 2016
 4:30 P.M.

Called to order: 4:41pmAdjourned: 6:04pm

Commissioners:

Tracy Dodson*

Ray Eschert✓

Karen Labovitz✓

Nancy Wiggins✓

Tony Lathrop✓

Nasif Majeed✓

Mike Sullivan✓

Deferred (to May 25, 2016)	<p>1. Petition No. 2015-037 (Council District 3-Mayfield) by Dominick Ristaino for a change in zoning for approximately 0.46 acres located on the north side of West Boulevard between South Tryon Street and Wickford Place from R-5 (HD-O) (single family residential, historic district overlay) to O-1(CD) (HD-O) (office, historic district overlay).</p> <p>Motion: Sullivan/Majeed Vote: 6-0</p>
Recommended for Approval	<p>2. Petition No. 2015-093 (Council District 1- Kinsey) by 1351 Woodlawn (Melrose), LLC for a change in zoning for Approximately 2.9 acres located on the south side of Drexel Place and north side of Woodlawn Road near the intersection of Park Road and Drexel Place and Park Road and Woodlawn Road from R-4 (single family residential) and UR-3(CD) (urban residential, conditional) to MUDD-O (mixed use development, conditional).</p> <p>Consistency: Maker: Wiggins 2nd: Labovitz Vote: 5-0 Recused: Lathrop Recommendation: Maker: Eschert 2nd: Majeed Vote: 5-0 Recused: Lathrop</p>
Deferred to (May 25, 2016)	<p>3. Petition No. 2016-024 (Council District 6- Smith) by Greystar GP II, LLC for a change in zoning for approximately 6.01 acres located on the west side of Randolph Road between Sloane Square Way and Rutledge Avenue from R-3 (single family residential) and R-8MF (CD) (multi-family residential, conditional) to UR-2(CD) with 5-Year Vested Rights (urban residential, conditional).</p> <p>Motion: Sullivan/Majeed Vote: 6-0</p>
Deferred to (May 25, 2016)	<p>4. Petition No. 2016-015 (Council District 1 -Kinsey) by FCD-Development, LLC for a change in zoning for approximately 1.68 acres located on the northwest corner at the intersection of East 7th Street and North Caswell Road from NS (neighborhood services) to MUDD-O (mixed use development, optional) with 5-year vested rights.</p> <p>Motion: Sullivan/Majeed Vote: 6-0</p>
Recommended for Approval	<p>5. Petition No. 2016-029 (Council District 1 - Kinsey) by White Point Paces Properties, LLC for a change in zoning for approximately 11.85 acres located on the east and west side of North Brevard Street and generally surrounded by Parkwood Avenue, Belmont Avenue, East 16th Street, and North Brevard Street from R-8 (single family residential), R-22MF (multi-family residential), and I-2 (general industrial) to TOD-M (O) (transit oriented development-mixed use, optional) with 5-Year Vested Rights.</p>

	<p>Consistency: Maker: Eschert 2nd: Sullivan Vote: 6-0</p> <p>Recommendation: Maker: Wiggins 2nd: Majeed Vote: 6-0</p>
<p>Recommended for Approval</p>	<p>6. Petition No. 2016-045 (Council District 1- Kinsey) by Pamlico Investments, Inc. for a change in zoning for approximately 1.37 acres located on the southwest corner at the intersection of East 10th Street and Seigle Avenue from B-1 (neighborhood business) and R-22MF (multi-family residential) to MUDD-O (mixed use development, optional).</p> <p>Consistency: Maker: Eschert 2nd: Sullivan Vote: 5-0 Recused: Lathrop</p> <p>Recommendation: Maker: Wiggins 2nd: Majeed Vote: 5-0 Recused: Lathrop</p>
<p>Deferred (to May 25, 2016)</p>	<p>7. Petition No. 2016-049 (Outside City Limits) by Loves Travel Stop & Country Store for a change in zoning for approximately 10.22 acres located on the southeast corner at the intersection of Sam Wilson Road and West Pointe Drive from B-2 (LLWPA) (general business, Lower Lake Wylie Protected Area) and CC (LLWPA) (commercial center, Lower Lake Wylie Protected Area) to I-2(CD) (LLWPA) (general industrial, conditional, Lower Lake Wylie Protected Area).</p> <p>Motion: Sullivan/Majeed Vote: 6-0</p>
<p>Recommended for Approval</p>	<p>8. Petition No. 2016-039 (Council District 3-Mayfield) by MPV Properties, LLC for a change in zoning for approximately 3.48 acres located on the east side of South Tryon Street between Wright's Ferry Road and Grandiflora Drive from R-3 (single family residential) to O-1(CD) (office, conditional) with 5-Year Vested Rights.</p> <p>Consistency: Maker: Sullivan 2nd: Eschert Vote: 6-0</p> <p>Recommendation: Maker: Wiggins 2nd: Sullivan Vote: 6-0</p>
<p>Recommended for Approval</p>	<p>9. Petition No. 2016-040 (Council District 7-Driggs) by Providence Road Farms, LLC for a change in zoning for approximately 47.55 acres located on the east side of Providence Road between Providence Country Club Drive and Allison Woods Drive and across from Ardrey Kell Road from MUDD-O (mixed use development, optional) to MUDD-O SPA (mixed use development, optional site plan amendment).</p> <p>Consistency: Maker: Labovitz 2nd: Majeed Vote: 5-0 Recused: Lathrop</p> <p>Recommendation: Maker: Labovitz 2nd: Eschert Vote: 5-0 Recused: Lathrop</p>

<p>Recommend for Approval</p>	<p>10. Petition No. 2016-044 (Council District 3 –Mayfield) by W. Holt Parham for a change in zoning for approximately 0.9 acres located on the northeast corner at the intersection of South Tyron Street and West Kingston Avenue from B-1 (neighborhood business) to TOD-MO (transit oriented development-mixed use, optional).</p> <p>Consistency: Maker: Majeed 2nd: Sullivan Vote: 6-0</p> <p>Recommendation: Maker: Wiggins 2nd: Sullivan Vote: 6-0</p>
<p>Recommended for Approval</p>	<p>11. Petition No. 2016-055 (Council District 4-Phipps) by Real Estate Investment Fund, LLC for a change in zoning for approximately 2.52 acres located on the west side of Prosperity Church Road between Johnston Oehler Road and Interstate 485 from R-3 (single family residential) to MUDD-O (mixed used development, optional).</p> <p>Consistency: Maker: Sullivan 2nd: Labovitz Vote: 6-0</p> <p>Recommendation: Maker: Wiggins 2nd: Majeed Vote: 6-0</p>
<p>Recommended for Approval</p>	<p>12. Petition No. 2016-058 (Council District 2-Austin) by Collin Brown for a change in zoning for approximately 0.81 acres located on the west side of South Church Street between Interstate 277 and West Stonewall Street from UMUD-O (uptown mixed use, optional) to UMUD (uptown mixed use).</p> <p>Consistency: Maker: Majeed 2nd: Wiggins Vote: 6-0</p> <p>Recommendation: Maker: Sullivan 2nd: Eschert Vote: 6-0</p>
<p>Recommended for Approval</p>	<p>13. Petition No. 2016-060 (Council District 3 –Mayfield) by Triple C Brewing Company, LLC for a change in zoning for approximately 1.5 acres located on the west side of Griffith Street between Poindexter Drive and Youngblood Street from I-2 (general industrial) to TOD-M (transit oriented development - mixed use).</p> <p>Consistency: Maker: Eschert 2nd: Majeed Vote: 5-0</p> <p>Recused: Lathrop</p> <p>Recommendation: Maker: Eschert 2nd: Wiggins Vote: 5-0</p> <p>Recused: Lathrop</p>

**Recommended
for Approval**

14. **Innovative Request for Rezoning [Petition No. 2015-022](#)**: Mark Kime is requesting approval of innovative provisions for the MX-1 residential portion of Rea Farms associated with petition 2015-022. The site is located on the north side of Ardrey Kell Road near the intersection of Providence Road and Ardrey Kell Road.

The following items are the requested innovative provision:

1. To allow residential units may front on public open space as long as they are publicly accessible from an alley and meet all City of Charlotte Fire Code Regulations.
2. Allow the Maximum building coverage for detached dwellings shall be 70 percent.

Motion: Sullivan

2nd: Majeed

Vote: 5-1

Dissenting: Wiggins

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, RM 280
May 25, 2016
4:30 P.M.

Called to order: 4:36 pm

Adjourned: 6:17pm

Commissioners:

Tracy Dodson✓ Ray Eschert✓ Karen Labovitz* Nancy Wiggins✓
 Tony Lathrop✓ Nasif Majeed✓ Mike Sullivan✓

Recommended for NEW Public Hearing	<p>1. Petition No. 2015-037 (Council District 3-Mayfield) by Dominick Ristaino for a change in zoning for approximately 0.46 acres located on the north side of West Boulevard between South Tryon Street and Wickford Place from R-5 (HD-O) (single family residential, historic district overlay) to UR-C (CD) (HD-O) (urban residential-commercial, conditional, historic district overlay).</p> <p>Motion: Wiggins/Eschert Vote: 5-0</p>
Recommended for Approval	<p>2. Petition No. 2016-024 (Council District 6- Smith) by Greystar GP II, LLC for a change in zoning for approximately 6.01 acres located on the west side of Randolph Road between Sloane Square Way and Rutledge Avenue from R-3 (single family residential) and R-8MF (CD) (multi-family residential, conditional) to UR-2(CD) (urban residential, conditional) with 5-year vested rights.</p> <p>Consistency: Maker: Wiggins 2nd: Majeed Vote: 5-0 Recused: Lathrop Recommendation: Maker: Dodson 2nd: Wiggins Vote: 5-0 Recused: Lathrop</p>
No Action Needed	<p>3. Petition No. 2016-015 (Council District 1 -Kinsey) by FCD-Development, LLC for a change in zoning for approximately 1.68 acres located on the northwest corner at the intersection of East 7th Street and North Caswell Road from NS (neighborhood services) to MUDD-O (mixed use development, optional) with 5-year vested rights.</p> <p style="background-color: #e0e0e0; padding: 5px;">Due to the number of changes on the site plan, staff recommends that a new public hearing be held on this petition.</p>
Recommended for Approval	<p>4. Petition No. 2016-049 (Outside City Limits) by Loves Travel Stop & Country Store for a change in zoning for approximately 10.22 acres located on the southeast corner at the intersection of Sam Wilson Road and West Pointe Drive from B-2 (LLWPA) (general business, Lower Lake Wylie Protected Area) and CC (LLWPA) (commercial center, Lower Lake Wylie Protected Area) to I-2(CD) (LLWPA) (general industrial, conditional, Lower Lake Wylie Protected Area).</p> <p>Consistency: Maker: Majeed 2nd: Wiggins Vote: 6-0 Recommendation: Maker: Eschert 2nd: Sullivan Vote: 6-0</p>

<p>Recommended for Approval</p>	<p>5. Petition No. 2016-037 (Council District 1-Kinsey) by Dr. Michael Berglass, DDS for a change in zoning for approximately 0.44 acres located on the south side of Central Avenue between Crystal Road and Cyrus Drive from UR-C (CD) (urban residential-commercial, conditional) to NS (neighborhood services).</p> <p>Consistency: Maker: Sullivan 2nd: Wiggins Vote: 6-0</p> <p>Recommendation: Maker: Eschert 2nd: Sullivan Vote: 6-0</p>
<p>Recommended for Approval</p>	<p>6. Petition No. 2016-041 (Council District 3-Mayfield) by Horizons at Steele Creek, LLC for a change in zoning for approximately 3.2 acres located at the end of Calawood Way near the intersection of Steele Creek Road and Calawood Way from R-3 (LLWPA) (single family residential, Lower Lake Wylie Protected Area) to R-17MF (CD) (LLWPA) (multi-family residential, conditional, Lower Lake Wylie Protected Area).</p> <p>Consistency: Maker: Wiggins 2nd: Majeed Vote: 6-0</p> <p>Recommendation: Maker: Wiggins 2nd: Dodson Vote: 6-0</p>
<p>Recommended for Approval w/commitment to address the outstanding issues.</p>	<p>7. Petition No. 2016-046 (Council District 1 –Kinsey) by 1101 Central Group LLC for a change in zoning for approximately 1.24 acres located on the north side of Central Avenue between Heath Court and Hawthorne Lane from B-2 (PED) (general business, pedestrian overlay) to MUDD-O (PED) (mixed use development, optional, pedestrian overlay).</p> <p>Consistency: Maker: Majeed 2nd: Sullivan Vote: 6-0</p> <p>Recommendation: Maker: Dodson 2nd: Eschert Vote: 6-0</p>
<p>Recommended for Approval w/commitment to address the outstanding issue.</p>	<p>8. Petition No. 2016-050 (Council District 4-Phipps) by Marnicaly at UNCC, LLC for a change in zoning for approximately 2.59 acres located on the west side of Old Concord Road between Suther Road and John Kirk Drive from INST (institutional) to UR-2(CD) (urban residential, conditional).</p> <p>Consistency: Maker: Dodson 2nd: Eschert Vote: 6-0</p> <p>Recommendation: Maker: Dodson 2nd: Eschert Vote: 6-0</p>
<p>Recommended for Approval w/commitment to address the outstanding issues.</p>	<p>9. Petition No. 2016-057 (Council District 3-Mayfield) by FedEx Ground Package System, Inc. for a change in zoning for approximately 16.5 acres located on the west side of Toddville Road between Freedom Drive and CSX Way from R-17MF (LLWPA) (multi-family residential, Lower Lake Wylie Protected Area) to I-2(CD) (LLWPA) (general industrial, conditional, Lower Lake Wylie Protected Area) with 5-year vested rights).</p> <p>Consistency: Maker: Wiggins 2nd: Eschert Vote: 4-2</p>

	<p>Dissenting: Majeed; Sullivan Recommendation: Maker: Wiggins 2nd: Eschert Vote: 4-2 Dissenting: Majeed; Sullivan</p>
Recommended for Approval	<p>10. Petition No. 2016-059 (Council District 3 –Mayfield) by Renaissance West Community Initiative for a change in zoning for approximately 1.25 acres located on the north side of West Boulevard between Billy Graham Parkway and Leake Street from MUDD-O (mixed use development, optional) to MUDD-O SPA (mixed use development, optional, site plan amendment).</p> <p>Consistency: Maker: Eschert 2nd: Sullivan Vote: 6-0 Recommendation: Maker: Eschert 2nd: Dodson Vote: 6-0</p>
Recommended for Approval	<p>11. Petition No. 2016-062 (Council District 4 – Phipps) by Benson Ejindu for a change in zoning for approximately 1.23 acres located on the north side of The Plaza near the intersection of East W.T. Harris Boulevard and The Plaza from R-3 (single-family residential) to O-1(CD) (office district, conditional).</p> <p>Consistency: Maker: Majeed 2nd: Wiggins Vote: 6-0 Recommendation: Maker: Sullivan 2nd: Eschert Vote: 6-0</p>
Recommended for Approval	<p>12. Petition No. 2016-063 (Council District 1 – Kinsey) by Imprint Properties, LLC for a change in zoning approximately 1.18 acres located on the north side of North Davidson Street between Donatello Avenue and Anderson Street from I-2 (general industrial) to MUDD-O (mixed used development, optional).</p> <p>Consistency: Maker: Sullivan 2nd: Dodson Vote: 6-0 Recommendation: Maker: Dodson 2nd: Sullivan Vote: 6-0</p>
Deferred (to June 29, 2016)	<p>13. Petition No. 2016-066 (Council District 6- Smith) by JWM Family Enterprises, Inc. for a change in zoning approximately 5.32 acres located on the southwest corner at the intersection of Roxborough Road and Rexford Road from O-1 (office district) and O-15 (CD) (office district, conditional) to MUDD-O (mixed use development, optional).</p> <p>Motion: Wiggins/Eschert Vote: 5-0</p>
Recommended for Approval	<p>14. Petition No. 2016-068 (Council District 1-Kinsey) by YMCA of Greater Charlotte for a change in zoning for approximately 1.03 acres located on the east side of South Caldwell Street between Templeton Avenue and Lexington Avenue from O-2 (office district) to TOD-MO (transit oriented development - mixed-use, optional).</p> <p>Consistency: Maker: Dodson 2nd: Eschert Vote: 5-0 Recused: Lathrop</p>

	<p>Recommendation: Maker: Wiggins 2nd: Eschert Vote: 5-0 Recused: Lathrop</p>
<p>Recommended for Approval</p>	<p>15. Petition No. 2016-069 (Council District 1 – Kinsey) by White Point Paces Properties, LLC for a change in zoning for approximately 0.83 acres located on the southeast corner at the intersection of Belmont Avenue and North Caldwell Street from I-2 (general industrial) to TOD-M (transit oriented development - mixed-use).</p> <p>Consistency: Maker: Majeed 2nd: Eschert Vote: 6-0</p> <p>Recommendation: Maker: Eschert 2nd: Sullivan Vote: 6-0</p>
<p>Deferred (to June 29, 2016)</p>	<p>16. Petition No. 2016-070 (Council District 2-Austin) by Woodfield Acquisitions, LLC for a change in zoning for approximately 21.68 acres located north of Madison Square Place and near the intersection of Madison Square Place and Northlake Centre Parkway from R-3 (single family residential) and CC (commercial center) to UR-3(CD) (urban residential, conditional).</p> <p>Motion: Wiggins/Eschert Vote: 5-0</p>
<p>Recommended for Approval w/commitment to address the outstanding issue.</p>	<p>17. Petition No. 2016-071 (Council District 3- Mayfield) by Aston Properties, Inc. for a change in zoning for approximately 3.28 acres located on the north side of West Tyvola Road between City Park Drive and Speer Boulevard from MUDD-O (mixed use development, optional) to MUDD-O SPA (mixed use development, optional, site plan amendment) with 5-year vested rights.</p> <p>Consistency: Maker: Eschert 2nd: Sullivan Vote: 6-0</p> <p>Recommendation: Maker: Eschert 2nd: Dodson Vote: 6-0</p>
<p>Recommended for Approval</p>	<p>18. Petition No. 2016-072 (Council District 1-Kinsey) by DV XV, LLC for a change in zoning for approximately 0.43 acres located on the north side of South Colonial Avenue between Queens Road and Providence Road from O-1 (office) to O-2 (office).</p> <p>Consistency: Maker: Wiggins 2nd: Sullivan Vote: 6-0</p> <p>Recommendation: Maker: Eschert 2nd: Dodson Vote: 6-0</p>
<p>Recommended for Approval</p>	<p>19. Petition No. 2016-078 (Council District 3- Mayfield) by South End Gold, LLC for a change in zoning for approximately 0.14 acres located on the north side of West Palmer Street between South Graham Street and South Mint Street from I-2 (general industrial) to TOD-M (transit oriented development - mixed use).</p> <p>Consistency: Maker: Majeed 2nd: Dodson Vote: 6-0</p>

	<p>Recommendation: Maker: Eschert 2nd: Majeed Vote: 6-0</p>
<p>Approved</p>	<p>20. Innovative Request for Zoning Petition No. 2015-087: Mark Kime is requesting approval of innovative provisions for the MX-2 residential portion of Providence Farms associated with petition 2015-087. The site is located on the east side of Providence Road between Interstate 485 and Providence Country Club Drive.</p> <p>The following items are the requested innovative provision:</p> <ol style="list-style-type: none"> 1. A minimum front setback of 10 feet with a 20 foot garage setback from the public right-of-way for single-family dwellings. 2. A minimum front setback of 7.5 feet with a 20 foot garage from the 30 foot unobstructed private drive easement for single-family dwellings. 3. A minimum rear setback for single-family dwellings of 10 feet. 4. Allow the Maximum building coverage for detached dwellings shall be 70 percent. 5. A minimum front setback for multi-family dwellings of 10 feet from the public right-of-way except those units abutting Ardrey Kell Road where the 22 foot setback from the back of curb shall remain. <p>Motion: Dodson/Sullivan Vote: 5-1 Dissenting: Wiggins</p>

Attendance

Commissioners Present: Planning Commission Chairperson Tony Lathrop, Planning Committee Vice-Chairperson Cozzie Watkins, and Commissioners Emma Allen, John Fryday, Bolyn McClung, Deborah Ryan, and Sam Spencer

Commissioner Absent: Planning Committee Chairperson Dionne Nelson

Planning Staff Present: Pontip Aphayarath, Alan Goodwin, Garet Johnson, Sonda Kennedy, Catherine Mahoney, Melony McCullough, Ed McKinney, Grant Meacci, Cheryl Neely, and Jonathan Wells

Other Staff Present: Jacqueline McNeil, County Asset and Facility Management

Call to Order and Introductions

Planning Committee Vice-Chairperson Watkins called the meeting to order at 5:02 pm, welcomed those present and asked everyone to introduce themselves.

Approve March 15, 2016 Minutes

A motion was made by Commissioner Spencer and seconded by Commissioner McClung to approve the March 15, 2016 minutes. The vote was 6 to 0 to approve the minutes. Commissioner Ryan abstained from voting on the minutes because she did not attend the March 15 meeting.

Mandatory Referrals

M.R. #16-14: Proposal by Central Piedmont Community College (CPCC) to Construct a New Advanced Technology Building on the Central Campus

CPCC proposes to construct a new 80,000 square foot, 5 story classroom building and related site improvements on a 0.59 acre site located at 1105 Charlottetowne Avenue (Tax Parcel 125-101-15) on the existing Central Campus.

M.R. #16-15: Proposal by Central Piedmont Community College (CPCC) to Construct a New Education Center Building on the Central Campus

CPCC proposes to construct a new 180,000 square foot, 8 story classroom building and related site improvements on a 12.4 acre site located at 1320 Sam Ryburn Walk (Tax Parcel 081-132-03) on the existing Central Campus.

M.R. #16-16: Proposal by Central Piedmont Community College (CPCC) to Construct a New Student Services Building on the Central Campus

CPCC proposes to construct a new 90,000 square foot, 4 story classroom building and related site improvements at 1141-1201 Elizabeth Avenue (Tax Parcels 080-132-03 and 01) on the existing Central Campus.

M.R. #16-17: Proposal by Mecklenburg County to Acquire Land for the Expansion of McDowell Nature Preserve

Mecklenburg County proposes to purchase a 7 acre site located on Shopton Road West, between Sledge and Four Horse roads (Tax Parcel 199-481-06) to expand McDowell Nature Preserve.

A motion was made by Commissioner McClung and seconded by Commissioner Allen to approve by consent Planning staff's recommendations for M.R. #16-14, M.R. #16-15, M.R. #16-16, and M.R. #16-17. The vote was 7 to 0 to approve staff's recommendations for the mandatory referrals.

Continued Discussion of Ordinance Update and Place Types

The Committee continued their discussion of the ordinance update and place types. Ed McKinney (Interim Planning Director) began by reminding the Committee of the discussion held last month concerning the existing TOD ordinance. Basic topics mentioned were street level parking, parking design, rail trail, parking standards, buffers, dumpsters, and lighting. He also mentioned the non-zoning ordinance issues such as transit, street design, tree ordinance, and affordable housing.

Commissioner Ryan thanked staff for their presentation and shared her concerns about developers getting by without installing sidewalks between the front doors of units and the street. She said that she did not see anything specific about this in the summary. Alan Goodwin (Planning) said there was no requirement for sidewalks. He mentioned that developers have different reasons for their designs. Commissioner Ryan spoke about door openings and said this is a huge urban design issue and is not pedestrian friendly. She asked if this can be a requirement in Transit Oriented Development (TOD). Mr. Goodwin said that with a conditional or optional TOD rezoning petition, staff has some ability to negotiate. However, conventional TOD zoning does not give staff the leverage to make that a requirement. He stated that individual units must have doors but they do not have to face a street. Commissioner Ryan asked if this can be changed. She added that she understands that it has to be approved by Council but there may be missed opportunities by waiting three years.

Mr. McKinney said that this type of conversation is extremely important. The goal is to address this issue in the overall ordinance rewrite. Addressing this now will likely open up other issues and deflect from the rewrite. Staff understands the desire of the Committee and Council to move quickly on these issues and will continue to advocate for changes through the ordinance rewrite.

Commissioner Fryday said that people are unhappy with certain aspects of TOD. The ordinance supports some things that do not happen. He asked if staff has enough authority to enforce the ordinance and how the problem can be fixed. Mr. McKinney explained that there are reasons why some of the wording in the ordinance may be considered insufficient. He said that that a quick discussion will not solve the problem. Also, doing this incrementally is a losing battle.

Vice-Chairperson Watkins said TOD is not doing what it needs to and asked if it would be helpful for the Committee to draft some guiding principles. Commissioner Ryan said there is a lot of room for interpretation and asked if staff is willing to take a leadership role and push for better design. Commissioner Fryday asked what the Committee can do to help. Mr. McKinney agreed that some of the ordinance language is vague. He said that staff's interpretations are based on this language. He added that this discussion helps staff to focus on the issues.

Commissioner Ryan stated that if the ordinance is about walkable communities why can't this happen. Mr. Goodwin said the ordinance does a lot; however, it needs to be more specific and there are some gray areas. Commissioner Spencer asked if interpretations have been done a certain way for so long that it has become the norm. Mr. McKinney said that staff tries to be consistent with interpretations.

Vice-Chairperson Watkins said that it is clear that the language is vague and asked if two or three points could be given to the Committee to help strengthen the ordinance. Mr. McKinney said that it would be valuable to have a clear statement from the Committee that identifies the most important gap to address.

Planning Commission Chairperson Lathrop asked if the Committee should consider adopting a set of recommendations that are general to TOD. He asked if there is a need to discuss deficiencies and make a strong statement for specifics in the ordinance. Mr. McKinney said that it would be helpful to discuss the gaps and have a goal statement and deliverables. Planning Commission Chairperson Lathrop asked if another column should be added to the TOD document that has aspirations and Mr. McKinney answered yes.

Commissioner McClung said that the problem appears to be escape clauses and weak text in the TOD ordinance. Planning Commission Chairperson Lathrop said the language needs to be tighter. Mr. McKinney said that there is a certain way that ordinances are crafted. It is impossible to address everything. Vice-Chairperson Watkins said the Committee understands the gaps and asked how to develop something sustainable.

Commissioner Fryday said that he understands how the ordinance is written but there is a problem. He said that staff should use the preamble to TOD more in the design review and the designers should be required to meet those expectations.

Commissioner Ryan expressed her admiration for city staff's collaboration with each other and said that does not happen on the streets. She added that many young architects may not understand that they should be doing this. Walkable places are not being created. Commissioner Ryan said that it should be communicated to transportation that the Committee has certain expectations.

Commissioner McClung suggested adopting a policy statement asking that the identified issues be considered as a basis for changes to the TOD ordinance. Planning Commission Chairperson Lathrop made a motion to adopt a policy statement that contains a preamble to the TOD ordinance stating that it has deficiencies that need to be fixed as soon as it is appropriate. Commissioner Allen seconded the motion.

Commissioner Spencer asked if there is a deficiency in TOD that unifies all elements and if there is a reason to recommend this. Planning Commission Chairperson Lathrop stated that it fails to embody the livable cities principles that the Commission has already endorsed. Commissioner Fryday said it does not meet expectations. Commissioner Spencer asked if more specific language needs to be added and if it should be stated that more work is needed with Charlotte Department of Transportation and North Carolina Department of Transportation. Vice-Chairperson Watkins cautioned the group about wordsmithing.

The motion to adopt a policy statement that contains a preamble to the TOD ordinance stating that it has deficiencies that need to be fixed as soon as appropriate was approved unanimously.

Place Types

Grant Meacci (Planning) gave a presentation on Place Types. He walked through the process and explained the significance of the posters. He has shared the Place Types information at some public meetings to begin introducing the concept to the community. The number one element identified by the public so far is walkability. Staff will attend other public meetings in May. Mr. Meacci will post the form and pattern elements on the Commission's resource page for their review and discussion on this topic will continue in May.

Commissioner Ryan shared her concern about Place Types and said she hopes that they are not leaving out any aspirational types. She is interested in walkable bicycle lanes. This should be more qualitative than quantitative. Commissioner Spencer commented on the aspirational place types. He asked if there has been any consideration for rural areas. Gareth Johnson (Planning) stated that this discussion often comes up in the community. The answer is "no" in Mecklenburg County. However, during the CONNECT process, rural areas were identified in surrounding communities.

Vice-Chairperson Watkins asked if there is anything the Committee can do to help. Mr. Meacci said to share comments on the Commission's resource page. Vice-Chairperson Watkins asked everyone to share their comments on the resource page and said the Committee will continue their discussion at the next meeting.

Adjourned: 7:10 pm

**CHARLOTTE HISTORIC DISTRICT COMMISSION
MEETING AGENDA – MAY 11, 2016, ROOM 280 ON THE 2ND FLOOR.
HDC WORKSHOP – 12:00 PM THE PUBLIC IS WELCOME TO ATTEND**

Attachment 7

HDC WORKSHOP – 12:00 PM

HDC MEETING: 1:00 – 7:00

- CALL TO ORDER
- APPROVAL OF FEBRUARY MINUTES
- APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED

1. 525 SPRUCE STREET
CASE NO. [HDC 2016-045](#) **APPROVED**
ADDITION
RICHARD VAN DYKE, OWNER
2. 823 LEXINGTON AVENUE
CASE NO. [HDC 2016-062](#) **APPROVED**
ADDITION
JOHN ZUCKER, APPLICANT
3. 2000 PARK ROAD
CASE NO. [HDC 2016-063](#) **APPROVED**
ADDITION **FENESTRATION**
ROB SARLE, APPLICANT **CONTINUED TREE REMOVAL**
CONTINUED FRONT PORCH
4. 1529 MERRIMAN AVENUE
CASE NO. [HDC 2016-065](#) **DENIED**
GARAGE
MEGAN & PABLO AYCINENA, OWNER
5. 1914 LENNOX AVENUE
CASE NO. [HDC 2016-057](#) **DENIED**
REAR ADDITION
TONY E. WARD, APPLICANT
6. 512 EAST TREMONT AVENUE
CASE NO. [HDC 2016-064](#) **APPROVED**
NEW CONSTRUCTION
ALLEN BROOKS, APPLICANT
7. 1922 LENNOX AVENUE
CASE NO. [HDC 2016-066](#) **APPROVED**
ADDITION
ALLEN BROOKS, APPLICANT

NEW APPLICATIONS

DILWORTH

8. 500 EAST WORTHINGTON AVENUE
CASE NO. [HDC 2016-090](#) **APPROVED**
REAR ADDITION
ALLEN BROOKS, APPLICANT

DILWORTH CONTINUED

9. 1936 PARK ROAD
CASE NO. [HDC 2016-072](#) **APPROVED**
SIDE ADDITION AND REPAIR
DEBRA GLENNON, OWNER
10. 328 E. WORTHINGTON AVENUE
CASE NO. [HDC 2016-074](#) **APPROVED**
ACCESSORY BUILDING
JASON HEATHCOTE, OWNER
11. 943 ROMANY ROAD
CASE NO. [HDC 2016-088](#) **APPROVED**
ACCESSORY BUILDING/GARAGE
KEITH LEHR, OWNER

PLAZA MIDWOOD

12. 1609 BELVEDERE AVENUE
CASE NO. [HDC 2016-067](#) **APPROVED**
PAINTED BRICK FOUNDATION AND CHIMNEY **PAINTED**
JAMES O'BOYLE, OWNER **FOUNDATION**
ROBERT TREVEILER **DENIED PAINTED**
CHIMNEY

WESLEY HEIGHTS

13. GRANDIN HEIGHTS TOWNHOMES
CASE NO. [HDC 2016-085](#) **APPROVED**
THIRD FLOOR SOFFIT MATERIAL CHANGE
MARK FISHERO, APPLICANT
14. 604 S. SUMMIT AVENUE
CASE NO. [HDC 2016-086](#) **APPROVED**
ADDITION
JASON & EMILY CLARK, OWNERS
15. 512-514 WALNUT AVENUE
CASE NO. [HDC 2016-092](#) **DENIED**
ADDITION
SOKONI SCOTT, OWNER

WILMORE

16. 1748 MERRIMAN AVENUE
CASE NO. [HDC 2016-070](#) **DID NOT HEAR**
ADDITION
ANNA PAVLOU, APPLICANT