

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

# Planning Commission

July 11, 2016  
work session

Charlotte-Mecklenburg  
Government Center

Room 267  
Noon



# Charlotte-Mecklenburg Planning Commission

## Work Session Agenda

July 11, 2016 - Noon

CMGC - Conference Room 267

### Call to Order & Introductions

Tony Lathrop

### Administration

#### Approval of Planning Commission Minutes

Approve the June 6, 2016 minutes.

Tony Lathrop

*Attachment 1*

### Policy

#### Transportation & Planning Committee Discussion

Mayor Pro Tem Vi Lyles and Transportation and Planning Committee members have been invited to attend the final work session before the summer break in order for the Commission to share and discuss its recent work and look ahead to the annual retreat and upcoming year.

### Information

#### Planning Director's Report

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

Garet Johnson

*Attachment 2*

#### July & August 2016 Meeting Schedules

*Attachment 3*

#### Committee Reports

- **Executive Committee**
  - May 16, 2016 Approved Minutes

Tony Lathrop

*Attachment 4*

Future Work Session Agenda Items	Work Session
1. Development Ordinance Update	Ongoing
2. Planning Commission Annual Retreat	September
3. CATS Countywide Transit Services Plan & 2030 Plan	TBD

- **Zoning Ordinance Ad Hoc Committee**

Tony Lathrop

- **Zoning Committee**

- Upcoming Rezoning Petitions
- June 29, 2016 Agenda

Tony Lathrop

Tammie Keplinger

*Attachment 5*

- **Planning Committee**

- May 17, 2016 Approved Minutes

Dionne Nelson

*Attachment 6*

- **Historic District Commission (HDC)**

- June 8, 2016 Meeting Update

Nasif Majeed

*Attachment 7*

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

Cozzie Watkins

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

John Fryday

#### Communication from Chairperson

Tony Lathrop



## Work Session

June 6, 2016 - 12:00 pm

CMGC- Room 267

## Minutes

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### Attendance

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

**Commissioner Absent:** Sam Spencer

Commissioner Ryan arrived at 12:16 p.m.

Commissioner Dodson left at 12:50 p.m., returned at 1:01 p.m., left at 1:36 p.m., and returned at 2:06 p.m.

Commissioner Eschert left at 1:30 p.m. and returned at 1:34 p.m.

Chairperson Lathrop left at 1:25 p.m. and returned at 1:31 p.m.

Commissioner Allen left at 1:56 p.m.

**Planning Staff Present:** Ed McKinney (Interim Planning Director), Scott Adams, Jennifer Bellanca, Cathy Cornett, Alan Goodwin, Garet Johnson, Catherine Mahoney, Tammie Keplinger, Kent Main, Melony McCullough, and Cheryl Neely

**Guests Present:** Dan Gallagher and Vivian Coleman, CDOT

### Welcome & Introductions

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

### Approval of Minutes

Commissioner Majeed made a motion to approve the May 2, 2016 minutes, seconded by Commissioner Sullivan. The minutes were approved unanimously.

### Policy

#### **Bicycle Planning Update – Dan Gallagher and Vivian Coleman, CDOT**

The Chairperson introduced Dan Gallagher and Vivian Coleman. He stated that the Commission is interested in bike planning and would like to incorporate it into their Livable Cities Principles.

Mr. Gallagher thanked the Commissioners for allowing him to provide an update on Charlotte's Bicycle Plan (Charlotte Bikes). He said he would also share information about the Cross Charlotte Trail and the Uptown Trails Connection Study.

Mr. Gallagher explained that Charlotte adopted the first bicycle plan in 1999. This plan was updated in 2008 and it is now time to update it again. He said that Charlotte has grown so quickly since 2003 and at that time there was not a lot of emphasis on bicycle infrastructure. In 2003 there was only one bike plan and it was on Colony Road. Since then bike lanes have been systematically added throughout the city. CDOT and the Planning Department coordinate and consider local street connectivity when adding bike lanes. They also began to recognize how the greenway system tied into the bike network and made better connections in those areas. Mr. Gallagher presented maps which illustrated the bicycle network and said there are 190 miles of bike lanes in the city. He said

this is impressive for a Southeastern city but acknowledged that there is still a lot of work to be done to accommodate more users. The Bicycle Plan update will focus on moving to the next level and using new tools, such as buffered bike lanes, cycle tracks and more trails to grow the network.

Mr. Gallagher provided an overview of the Cross Charlotte Trail. He explained that Charlotte is supporting more transportation choices than ever and this trail is a very transformative infrastructure investment that will give people options to cross the city. The trail is 26 miles of seamlessly connected greenways and urban trails that are separated from automobile traffic. The trail extends from Pineville through Uptown and to Cabarrus County. There are several destinations and neighborhoods along the trail.

The Cross Charlotte Trail is a City and County partnership. The County has completed 7.6 miles and will complete another 5.5 miles. The City will complete 12.8 miles of the trail. The first segment under construction with City funding goes through Cordelia Park and is scheduled to be completed this fall.

Mr. Gallagher also shared information about the Uptown Urban Trails Connection Study. The goals of the study are to connect these facilities through Uptown:

- Little Sugar Greenway (Cross Charlotte Trail)
- Irwin and Stewart Creek Greenways
- Rail Trail
- Future Mooresville to Charlotte Trail

Click [here](#) to see more details about the study and to view the entire presentation.

Commissioner McClung asked if CDOT has identified streets that are unsafe for bicycles and if they will be clearly marked for cyclists. Mr. Gallagher explained that CDOT has done a suitability analysis which identifies roadways where cyclists are comfortable and uncomfortable. He said they work very diligently to ensure the safety of cyclists when these roads are widened.

Commissioner Ryan asked if a matrix is used to make decisions on safety and planning for designated bike lanes. She also asked if Tryon Street would be redesigned or updated to better accommodate cyclists. Mr. Gallagher replied that CDOT uses a matrix as a decision making tool. He said that CDOT has been notified of different corridors and streets that should be reviewed and acknowledged that each one has its challenges. Once CDOT starts testing these ideas with public workshops he thinks they will get a lot of feedback because there are a lot of user groups that have differing opinions. Commissioner Ryan offered her graduate students to assist with planning for bike lanes.

Vice-Chairperson Nelson asked how CDOT coordinates these efforts with economic development and other initiatives. Mr. Gallagher stated that although the Cross Charlotte Trail is a transportation opportunity, it also provides economic development opportunities for both the City and County. Developers are also aware that the trail and light rail are huge economic development catalysts for them.

Commissioner Fryday asked how much of the Cross Charlotte Trail will be adjacent to private properties. He wanted to know if the zoning ordinance will require developers to provide access to the trail/incorporate it into their design. Mr. Gallagher said they do not have data that suggests the

percentage of private versus public property. However, there are a lot of areas that are adjacent to private properties. He explained that the City wants to make sure developments have access to the trail and most developers want to take advantage of the trail.

Commissioner Sullivan asked if the trail will extend from Pineville into South Carolina. Mr. Gallagher informed the Commission that the Cross Charlotte Trail is part of the Carolina Thread Trail system and becomes the main spine of the Carolina Thread Trail through Mecklenburg County. The County is taking the trail all the way to the South Carolina line. He further explained that there has been great coordination of efforts in the south corridor; however, there needs to be better coordination in the north corridor with Cabarrus County.

Commissioner Majeed asked about funding for the Cross Charlotte Trail connection over Brookshire Freeway. Mr. Gallagher stated that it has not been funded yet. Staff has applied for a Tiger 8 Grant to fund this connection and will find out whether or not the funding is approved in July. Staff is proposing an interim condition that will use a portion of the Central Avenue bridge if the funding is not approved.

Commissioner Majeed inquired about the Eastway Park area and if the trail would proceed along the rail line in this area. Mr. Gallagher said this is an important connection for this area. They are looking at an extension to the Eastway Park area and there may need to be a phase 2 in order to implement a connection.

Commissioner Majeed asked if CDOT knew about the Eastway Regional Park. Mr. Gallagher stated that they work closely with Mecklenburg County Parks and Recreation and are aware that Eastway is one of their key parks.

Commissioner Watkins was concerned about the required right of ways for streets with separated bike lanes. She asked how they will make sure they create equal bike lane widths in all areas, not just in the more affluent areas. Mr. Gallagher stated that the goal is to ensure the safety and protection of cyclists. They will apply a standard for the city; however there are many parts of town that have limited right of ways.

The Chairperson said that the Uptown connection allows for the connectivity of diverse economic areas. Mr. Gallagher responded that it is an accessibility component and it does allow people from different sides of town to connect to one another.

Chairperson Lathrop stated that protected bike lanes make cyclists feel safer and asked if there can be protected bike lanes for cyclists. Mr. Gallagher explained that safety and comfort is a priority for cyclists but other things are taken into consideration when adding protected bike lanes. For instance it often depends on the space and costs associated with moving curbs. Another detail that is considered is whether the street sweepers are able to clean the streets. Mr. Gallagher said there are tradeoffs associated with protected bike lanes and the details of putting in these buffers.

Commissioner Ryan said that part of the difficulty is the mindset. Although it is very expensive, she thinks it is a reasonable priority. She asked how mindsets can be changed to realize that this is a good use of funds. Mr. Gallagher replied that this can start by having conversations in the community; however, the process requires tradeoffs.

Commissioner Ryan asked if there is anything the Commission can do within the next year to help with these initiatives. Mr. Gallagher responded that he was not aware of anything that the Commission can do to assist at this time.

Commissioner Eschert asked if increased right of way requirements for protected bike lanes conflicts with the zoning and urban design guideline requirements. Mr. McKinney said that urban street design guidelines are used for bike lanes but it is good to update these and make suggestions of how facilities can be made comfortable for cyclists.

Commissioner Eschert was concerned about the right of way required for protected lanes in the Ardrey Kell area. Mr. McKinney stated that the development process allows for appropriate setbacks.

Commissioner Nelson asked if it is possible to incrementally change the mind set of drivers and educate them about protected bike lanes. Perhaps something could be done at intersections to let drivers know the bike lane is protected space. Mr. Gallagher stated that this can be done with capital projects. He also said that they are very open to these ideas and having action steps to pilot projects.

The Chairperson suggested that the Commission endorse the protected bike lanes and the progress that is being made with biking.

Commissioner Watkins suggested that there be demonstrations for people to see before the Commission makes a motion for an endorsement.

Commissioner Ryan stated that there are people that do demonstrations and they can be included in the planning stages for the proposed lanes. She also thinks it is important to educate the public on bike lanes.

Chairperson Lathrop made a motion that the Commission endorses the demonstrations, protected bike lanes, Uptown Connector, Cross Charlotte Trail, and general bike efforts. Commissioner Ryan seconded the motion. The Chairperson stated that the endorsement of these efforts supports sustainability, livability, economic inclusion, and economic development.

Commissioner Eschert stated that he would rather the Commission make a motion to “support” rather than “endorse” these efforts. He thinks the word endorse implies that the Commission will agree with everything that is recommended throughout the bike planning process and does not allow for them to make changes. He thinks it may be too early in the process to endorse everything when specific recommendations have not been developed and vetted. Chairperson Lathrop stated that he feels very strongly about it so he would rather endorse these efforts.

Commissioner McClung stated that he would endorse the bike efforts because the Planners in the town of Pineville have gone above and beyond support.

Commissioner Watkins stated that she could agree with endorsing these concepts but suggested that it be open ended so that the Commission can revisit them in the future.

Commissioner Labovitz asked if there were projections for the number of citizens that use the Cross Charlotte Trail or bike lanes. She thinks it is a considerable investment and was interested in what percentage of the population will benefit. Mr. Gallagher stated that the SouthEnd area of the Rail

Trail has approximately 2,000 daily users. Other Cities have demonstrated that the user rate increases dramatically when the trails are linked. He does not have projections but said that people are considering trails and bike lanes when deciding whether to relocate to Charlotte. Although this is an expensive investment, it provides economic opportunities.

Commissioner Ryan reiterated that the motion on the floor supports the Commission's Livability Principles.

The motion was approved unanimously.

Chairperson Lathrop thanked Mr. Gallagher for the presentation and said the Planning Commission looks forward to hearing from him again soon.

### **Place Types**

Mr. McKinney introduced Mr. Grant Meacci (Planning Department). He explained that Mr. Meacci has been having conversations about Place Types with the Planning Committee and would now like to provide an overview to the full Commission.

Mr. Meacci presented information about the vision for Charlotte, Place Types, and the goals for this initiative. He explained that the framework comes from the Centers, Corridors and Wedges growth framework. This is reflective in both transportation and land use planning. He explained that one of the first steps in creating a new Unified Development Ordinance (UDO) is to define Place Types and that Place Types are going to be the foundation for the ordinance.

Mr. Meacci said that between March and June, staff has informed the Planning Committee and Council's Transportation and Planning Committee (TAP). They have also held 7 open houses in the community to inform the public.

Between now and next year, staff is launching Place Types in conjunction with the Unified Development Ordinance process to engage people more directly about Place Types and the ordinance. The methodology is to engage small groups about Place Types. The process will build to reach more people throughout the city. During the first phase (July - December) staff will take this to as many groups as possible and explain how it relates to the new ordinance. There will be district workshops and definitive mapping workshops held during January - June 2017. Click [here](#) for more details and to view the entire presentation.

Vice-Chairperson Nelson said that the intent of Place Types and the UDO are to define what type of place Charlotte should become.

### **Information**

#### **Planning Director's Report Zoning Ordinance Update**

Mr. McKinney discussed how Place Types relate to the UDO, focusing on the next 18 months of the process. The next 18 months will transition to the phase of the development of the ordinance and includes two simple tasks. Step 1 takes Place Types and the UDO and shapes existing districts and identifies where new districts are needed. This is a public process and an advisory committee will be established to be a key part of the public engagement process. He also explained that the advisory committee will ultimately be decided on by City Council.

Step 2 involves drafting the ordinance. This includes mapping and will result in a complete draft of the ordinance. Afterwards, the adoption process will begin. There will be intensive workshops and reviews of the draft ordinance.

Mr. McKinney stated that staff would like to get City Council's endorsement by the end of June. Staff is scheduled to provide an update to TAP on June 13<sup>th</sup>. This update will focus on the scope and schedule. Staff will also update full Council on the scope of work at their June 20<sup>th</sup> Zoning Dinner meeting.

Commissioner Ryan wanted to know if Wray Ward will be involved in the public engagement process. Mr. McKinney said that Wray Ward is on the team to help with branding efforts. Planning staff and Camiros will lead the public engagement process.

Vice-Chairperson Nelson asked if the 18 month process included the 6 months that has already passed. Mr. McKinney said the 18 months has started now.

Commissioner Wiggins was concerned that hiring a new City Manager and Planning Director during the 18 months could impact the process.

Commissioner Majeed wanted to know how many people are going to be on the advisory committee and if they will represent a good cross section of the community. Mr. McKinney said that Camiros advised that 20 to 25 people should be on the advisory committee. They will also try to balance a good cross section of the community.

Commissioner Majeed wanted to know about the advisory committee selection process. Mr. McKinney said that they are moving forward over the next few weeks and will be working with City Council and Camiros on the selection process.

Commissioner Majeed inquired about the completion date for the UDO process. Mr. McKinney stated their intent is to have a draft ordinance completed in the next 18 months.

### **June and July 2016 Meeting Schedules**

Mrs. Neely reminded Commissioners that the July 4<sup>th</sup> meeting was rescheduled to July 11<sup>th</sup>.

### **Committee Reports**

#### **Zoning Committee**

Tammie Keplinger stated that there was a County Rezoning meeting added to the calendar on June 21<sup>st</sup> at 6:30 pm. All Zoning Committee members are required to attend this meeting. There will not be a dinner meeting prior to this meeting.

Due to time constraints there were no other Committee Reports.

#### **Nominating Committee**

Chairperson Lathrop thanked Commissioners Allen, Dodson, and Labovitz for serving on the Nominating Committee.

Commissioner Dodson stated that last month the Nominating Committee nominated Tony Lathrop for Chairperson and Mike Sullivan for Vice-Chairperson for the upcoming year.

The Chairperson opened the floor for other nominations for both of the positions. Commissioner Allen nominated Commissioner Ryan for the position of Vice-Chairperson.

Both Commissioners Ryan and Sullivan were allowed to share why they are interested in being the Vice-Chairperson. Commissioner Ryan stated that she is interested in the UDO and Place Types initiatives and that her background as an architect and urban designer will enable her to provide expertise throughout the process and help move it forward. She would also like to take a qualitative look at this process.

Commissioner Sullivan stated that he has been fortunate to have served on the Zoning Committee, Historic District Commission, and the Planning Committee. He has a broad perspective of how all these entities come together. He stated that he is in commercial real estate and that this has given him a broad perspective and understanding of Planning.

Chairperson Lathrop also shared why he is interested in continuing to serve as Chairperson for the upcoming year. He stated that his vision has focused on livability and sustainability. He also said that he has wanted a transparent and open process for the Planning Commission initiatives and would like to see the Planning Commission become a model for the country.

Commissioner Watkins made a motion to close the nominations and Commissioner Nelson seconded the motion.

Mrs. Neely (Planning Department) explained the ballot process to the Commission. She stated that the ballots had Commissioner Lathrop listed as Chairperson and Commissioner Sullivan as Vice-Chairperson but there is a place for write-ins. She also explained that she would collect the ballots and she and Commissioner Dodson would leave to tally the votes and then come back to announce the results.

The Commissioners voted by ballot. Ms. Neely collected the ballots. She and Commissioner Dodson left the meeting to count the votes. When they returned, Commissioner Dodson announced that Tony Lathrop was elected as the Chairperson and Mike Sullivan as Vice-Chairperson.

The Chairperson mentioned that the Commission is fortunate to have two great candidates for the Vice-Chairperson position. He said it speaks to the talent on the Commission. He stated that he is looking forward to a great year and he thanked everyone.

#### **Communication from Chairperson**

Chairperson Lathrop extended a warm thank you to Commissioner Allen and Commissioner Dodson for their extended years of service on the Planning Commission and for their commitment to the City of Charlotte. Commissioner Dodson said that the past 8 years on the Planning Commission was a significant part of her life and that she will miss everyone. Commissioner Allen had already left the meeting.

#### **Adjournment**

The meeting adjourned at 2:11 pm.



# Charlotte-Mecklenburg Planning Department

## Community Outreach Presentations

Date	Presentation	Staff
07/11/16	Public Art Fund - NODA Community Association 6 p.m.	Cornett/Holmes
07/11/16	Comprehensive Transportation Plan - Davidson Town Hall 7 p.m.	Cook
07/12/16	Comprehensive Transportation Plan - Wesley Chapel Town Hall 7 p.m.	Cook



# Charlotte-Mecklenburg Planning Commission

## Meeting Schedule

July 2016

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<b>Date</b>	<b>Time</b>	<b>Purpose</b>	<b>Location</b>
<b>Full Planning Commission</b>			
07-11-16	Noon	Work Session <sup>1</sup>	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
<b>Executive Committee</b>			
07-18-16	4:00 p.m.	Work Session	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b>			
07-19-16	5:00 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
<b>Zoning Committee</b>			
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 <sup>nd</sup> Floor – CMGC
<b>Zoning Ordinance Ad Hoc Committee</b>			
07-11-16	11:15 a.m.	Work Session <sup>1</sup>	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Other Committee(s)</b>			
07-8-16	10:00 a.m.	Historic District Commission Retreat	Conference Room 280 2 <sup>nd</sup> Floor - CMGC
07-13-16	12:00 p.m.	Historic District Commission Workshop	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
07-13-16	1:00 p.m.	Historic District Commission	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
07-20-16	6:00 p.m.	CRTPO Meeting	Conference Room 267 2 <sup>nd</sup> Floor – CMGC

### Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

<sup>1</sup> Due to the July 4<sup>th</sup> Holiday, the July 4, 2016 Planning Commission Work Session and Zoning Ordinance Ad Hoc Committee Meeting was rescheduled to July 11, 2016.



## Meeting Schedule

August 2016

Date	Time	Purpose	Location
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### Full Planning Commission

No Meeting Scheduled

### Executive Committee

No Meeting Scheduled

### Planning Committee

No Meeting Scheduled

### Zoning Committee

No Meeting Scheduled

### Zoning Ordinance Ad Hoc Committee

No Meeting Scheduled

### Other Committee(s)

08-01-16	10:00 a.m.	CRTPO Open House	University City Regional Library 301 E. WT Harris Blvd. Charlotte
08-10-16	12:00 p.m.	Historic District Commission Workshop	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
08-10-16	1:00 p.m.	Historic District Commission	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
08-17-16	6:00 p.m.	CRTPO Meeting	Conference Room 267 2 <sup>nd</sup> Floor – CMGC

### Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.



# Charlotte-Mecklenburg Planning Commission

Attachment 4

## Executive Committee Meeting

Approved June 20, 2016

May 16, 2016 - 4:00 pm

CMGC - Conference Room 266

### Summary Minutes

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#### Call to Order & Introductions

Chairperson Lathrop called the meeting to order at 4:05 pm.

#### Attendance

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

Commissioner Watkins arrived at 4:07 pm.

**Planning Staff Present:** Ed McKinney (Interim Director), Cheryl Neely, and Jennifer Ryan

#### Approval of Minutes

A motion was made by Vice-Chairperson Nelson and seconded by Commissioner Sullivan to approve the April 18, 2016 Executive Committee minutes. The vote was unanimous to approve the minutes.

#### Follow-up Assignments

##### **TOD Discussion**

The Vice-Chairperson asked if there was any feedback on the TOD Priorities document that was circulated to Commissioners for final comments. Ms. Neely replied that she had not received any additional comments.

The Vice-Chairperson stated that she will inform the full Commission that the TOD document has been finalized and will be submitted to Council's Transportation and Planning (TAP) Committee. She asked how this information should be forwarded to TAP. Mr. McKinney suggested that it could be incorporated into a Development Ordinance presentation as an item that the Planning Committee and Planning Commission have worked on.

Commissioner Watkins asked if TAP will provide feedback. Chairperson Lathrop said he is not certain how the TAP Committee will respond. Mr. McKinney said the TOD Priorities document was a good exercise for the Development Ordinance process. He does not think there will be a formal dialogue with Council and there will probably not be a reaction about the specifics of the document. However, he thinks it is valuable to communicate this to Council because the TOD work will help shape the Development Ordinance.

Commissioner Sullivan said he would like to get feedback from Council. Based on the discussion with Council at the last retreat, he thinks this is the type of information and dialogue that Council wants to have with the Commission. However, he is concerned that the new Council members may not be interested in engaging with the Commission.

Mr. McKinney said another option is to get feedback from Council at the July work session on both the Livable Cities Principles and the TOD Priorities. He thinks the work session may be a better forum for an informal dialogue. The Chairperson agreed and said he could present a preview to TAP prior to the work session so that Council will be familiar with the information.

Vice-Chairperson Nelson stated that feedback from Council is important and having a conversation with Council in July will be helpful. She asked if the Livable Cities Principles were sent to TAP or the entire Council. Mr. McKinney said they were only shared with the TAP Committee. The Vice-Chairperson asked if it matters if the TOD Priorities document is sent to full Council or TAP.

Commissioner Watkins is concerned about which Council members will be invited to participate in the discussion. She reminded the Committee that at their retreat the former Mayor said that he did not want the Commission to be a “yes committee”. She thinks it is important for Mayor Pro Tem Vi Lyles to attend the July work session because she was at the retreat and is familiar with why the Commission is inviting Council for a follow-up discussion. Commissioner Watkins also thinks Council members who are not familiar need to receive background information prior to the meeting.

Chairperson Lathrop asked who should be invited to the July work session and how should they be invited. Mr. McKinney stated that the information needs to be put into context, especially since Mayor Pro Tem Vi Lyles is the only remaining Council member who attended the Commission’s retreat last year. An option to help put it into context is to send an invitation to full Council with the two documents attached and explain that the Commission has been doing this work over the last year and want to have a dialogue with Council about it.

Vice-Chairperson Nelson asked if the TOD Priorities document can be presented to TAP in June. Then it could be repackaged with the Livable Cities Principles and sent to the entire Council with an invitation to the July work session. An accompanying letter can explain that the Commission has been working on these items and has shared the information with TAP. The Commission now wants to share it with the entire Council and engage in a conversation about the work that has been done and what the Commission should focus on in the future. The Vice-Chairperson said this allows the Commission to get feedback and direction from the broader Council and it also shows respect for Council’s structure and process. Commissioner Watkins agreed.

Commissioner Sullivan said he wants to make sure the July work session agenda is structured so that there is a productive dialogue with the Council and Commission.

The Committee agreed with Vice-Chairperson Nelson’s recommendation to package both the Livable Cities Principles and TOD Priorities document and send them to the full Council, along with an invitation to the July work session to participate in a discussion with the Commission.

### **Future Work Session Agenda Items**

The Committee reviewed the future work session agenda items list. The Vice-Chairperson said Place Types and a more extensive Unified Development Ordinance (UDO) update is scheduled for the June work session. Mr. McKinney stated that these updates will be part of the Planning Director’s Report.

Commissioner Sullivan asked about the Urban Trails Connection Study presentation, which is scheduled for the June work session. He said that Tiger Grants were mentioned in relation to a rezoning and asked if someone could explain these grants as part of the presentation. Mr. McKinney explained that this is part of the Cross Charlotte Trail project. He suggested that CDOT staff present on their Bike Plan Policy, Cross Charlotte Trail, and Uptown Trails Connection Study in June. Chairperson Lathrop agreed and suggested that the Commission endorse CDOT’s bike planning efforts after the presentation. Mr. McKinney cautioned about endorsing this information because it is very broad. The Chairperson said that although this is within CDOT’s purview, it has an impact on what the Commission does and thinks it is appropriate to say that the Commission likes it.

The Committee discussed future presentations from CATS. Vice-Chairperson Nelson said that at the May work session John Lewis (CEO of CATS) stated that they are working on their 2030 plan. She asked how this plan relates to the CATS Countywide Transit Services Plan and if CATS could present this information to the Commission. Mr. McKinney stated that CATS is working on a number of initiatives. CATS' staff had previously asked to present information on their Transit Services Plan Update. However, this has been pushed back because of other agenda items. The Vice-Chairperson stated that she would like to schedule this presentation. Mr. McKinney said that he would check with CATS to see if this is time sensitive and then the Executive Committee can determine when to schedule the presentation.

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

<b>Future Work Session Agenda Items</b>	<b>Work Session</b>
1. Development Ordinance Update	Ongoing
2. Place Types	June
3. CDOT Bike Plan Overview	June
4. Mayor & City Council Discussion	July
5. CATS Countywide Transit Services Plan & 2030 Plan	TBD

### **Approval of the June 6, 2016 Work Session Agenda**

The Vice-Chairperson said the Planning Committee had a presentation on Place Types at their last meeting but there was not a detailed discussion, due to time constraints. She asked if there have been further discussions about Place Types. Mr. McKinney stated that there have been parallel conversations with TAP but they have not received the presentation that was given to the Planning Committee. He stated that Place Types does not need to come back to the full Commission in June. Vice-Chairperson Nelson stated that depending on the outcome of the May Planning Committee discussion, Place Types may come back to the full Commission.

The Chairperson asked which agenda item would be listed as the Policy item on the June agenda. Mr. McKinney stated that the Bike Plan overview will be the Policy topic. He reiterated that the CDOT presentation will include an overview of the Bike Plan, Cross Charlotte Trail, and the Uptown Urban Trails Connection Study. The Chairperson stated this information is consistent with the Livable Cities framework and after the presentation, he will ask the Commission if they want to make a recommendation. He suggested that a recommendation be drafted and brought back to the July work session for review. The Vice-Chairperson suggested that the recommendation not be on the July agenda since Council will be attending this meeting. The Chairperson agreed and said perhaps the recommendation document could be circulated to the Commission in June for their input. Then the Commission could send this document to Council, along with the Livable Cities Principles and TOD Priorities document for feedback, prior to the July work session.

The Committee agreed on the previously discussed agenda items for the June work session.

### **Approval of the June and July 2016 Meeting Schedules**

The Committee reviewed and approved the June and July meeting schedules as submitted.

### **Adjournment**

The meeting adjourned at 4:52 p.m.



**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE WORK SESSION**  
**Charlotte-Mecklenburg Government Center, RM 280**  
**June 29, 2016**  
**4:30pm**

	<p>1. <a href="#">Petition No. 2016-066</a> (Council District 6- Smith) <b>by JWM Family Enterprises, Inc.</b> 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><a href="#">Attachment 29</a> (City Council May 16, 2016)</p>
	<p>2. <a href="#">Petition No. 2016-070</a> (Council District 2-Austin) <b>by Woodfield Acquisitions, LLC</b> 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><a href="#">Attachment 32</a> (City Council May 16, 2016)</p>
	<p>3. <a href="#">Petition No. 2016-015</a> (Council District 1 – Kinsey) <b>by FCD-Development, LLC</b> for a change in zoning approximately 1.68 acres located on the northwest corner at the intersection of East Seventh Street and North Caswell Road from NS (neighborhood services) to MUDD (O) (mixed use development, optional) with five-year vested rights.</p> <p><a href="#">Attachment 25</a> (City Council June 20, 2016)</p>
	<p>4. <a href="#">Petition No. 2016-082</a> (Council District 7 – Driggs) <b>by Taylor/Theus Holdings, Inc.</b> for a change in zoning approximately 5.67 acres located on the northwest corner at the intersection of Ardrey Kell Road and Community House Road from R-3 (single family residential) to I-1(CD) (light industrial, conditional).</p> <p><a href="#">Attachment 26</a> (City Council June 20, 2016)</p>
	<p>5. <a href="#">Petition No. 2016-075</a> (Council District 1- Kinsey) <b>by The Drakeford Company</b> for a change in zoning approximately 0.55 acres located on the northwest corner at the intersection of Central Avenue and Chatham Avenue from B-1 (neighborhood business) &amp; O-2 (office) to MUDD (CD) (mixed use development, conditional).</p> <p><a href="#">Attachment 28</a> (City Council June 20, 2016)</p>
	<p>6. <a href="#">Petition No. 2016-073</a> (Council District 1- Kinsey) <b>by NoDa 3215, LLC</b> for a change in zoning approximately 0.151 acres located on the west side of North Davidson Street between East 35<sup>th</sup> Street and East 36<sup>th</sup> Street from B-1 (neighborhood business) to MUDD-O (mixed use development, optional).</p> <p><a href="#">Attachment 29</a> (City Council June 20, 2016)</p>
	<p>7. <a href="#">Petition No. 2016-079</a> (Council District 1-Kinsey) <b>by NoDa Greenway One, LLC &amp; NoDa Greenway Two, LLC</b> for a change in zoning approximately 18.3 acres located on the west side of East Craighead Road between North Davidson Street and North Tryon Street from I-1 (light industrial), I-2 (general industrial) &amp; I-2 (CD) (general industrial, conditional) to TOD-M (CD) (transit oriented development-mixed</p>

	<p>use, conditional) with five-year vested rights.</p> <p><a href="#">Attachment 30</a> (City Council June 20, 2016)</p>
	<p>8. <a href="#">Petition No. 2016-086</a> (Council District 1 – Kinsey) <b>by ECP NoDa, LLC</b> for a change in zoning approximately 1.123 acres located south of the Norfolk Southern Railroad and north of North Davidson Street, off of North Davidson Street between East 33<sup>rd</sup> Street and East 36<sup>th</sup> Street from B-1 (neighborhood business) I-2 (general industrial), and MUDD (mixed use development) to TOD-M (O) (transit oriented development-mixed use, optional).</p> <p><a href="#">Attachment 31</a> (City Council June 20, 2016)</p>
	<p>9. <a href="#">Petition No. 2016-067</a> (Council District 3-Mayfield) <b>by Pollack Shores Real Estate Group, LLC</b> for a change in zoning approximately 8.36 acres located on the south side of West Tremont Avenue between South Tryon Street and Hawkins Street from I-2 (general industrial) to TOD-M (O) (transit oriented development-mixed use, optional).</p> <p><a href="#">Attachment 32</a> (City Council June 20, 2016)</p>
	<p>10. <a href="#">Petition No. 2016-081</a> (Council District 3- Mayfield) <b>by Michael Adams</b> for a change in zoning Approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road from CC (commercial center) to MUDD-O (mixed use development, optional) with five-year vested rights.</p> <p><a href="#">Attachment 33</a> (City Council June 20, 2016)</p>
	<p>11. <a href="#">Petition No. 2016-020</a> (Outside City Limits) <b>by Ridgeland Recreational Vehicles, Inc.</b> for a change in zoning approximately 1.93 acres located south of Interstate 85 and north of Lakebrook Road, west of Sam Wilson Road from I-2(CD) LWPA (general industrial, conditional, Lake Wylie Protected Area) to I-1(CD) LWPA (light industrial, conditional, Lake Wylie Protected Area).</p> <p><a href="#">Attachment 34</a> (City Council June 20, 2016)</p>
	<p>12. <a href="#">Petition No. 2016-043</a> (Council District 3 –Mayfield) <b>by Essex Homes</b> for a change in zoning approximately 0.67 acres located on the south side of West Summit Avenue between Merriman Avenue and Wilmore Drive from I-2 (general industrial) to UR-1(CD) (urban residential, conditional).</p> <p><a href="#">Attachment 35</a> (City Council June 20, 2016)</p>
	<p>13. <a href="#">Petition No. 2016-084</a> (Council District 2- Austin) <b>by QuikTrip Corporation</b> for a change in zoning approximately 1.85 acres located on the northeast corner at the intersection of Brookshire Boulevard and North Hoskins from R-5 (single family residential) &amp; B-2(CD) (general business, conditional) to B-1(CD) (neighborhood business, conditional).</p> <p><a href="#">Attachment 36</a> (City Council June 20, 2016)</p>
	<p>14. <a href="#">Petition No. 2016-001(C)</a> (County Commissioner – Bill James) <b>by Newman-Tillman Properties, LLC</b> for a change in zoning approximately 6.3 acres located on the west side of Lancaster Hwy. near the intersection of Lancaster Hwy. and Rudolph Place Drive from O-1(CD) (office, conditional) to BD (CD) (distributive business, conditional) and R-3(CD) (single family residential, conditional).</p>

	<a href="#"><u>Attachment 16-3393</u></a> <i>(Board of Commissioners June 21, 2016)</i>
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**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Minutes**  
**May 17, 2016 – 5:00 p.m.**  
**CMGC – 2<sup>nd</sup> Floor, Room 280**

ATTACHMENT 6

APPROVED

June 21, 2016

**Attendance**

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

**Planning Staff Present:** Scott Adams, Kathy Cornett, Laura Harmon, Garet Johnson, Sonda Kennedy, Catherine Mahoney, Kent Main, Melony McCullough, Ed McKinney, Grant Meacci, Cheryl Neely, Amanda Vari and Johnathan Wells

**Other Staff Present:** Jacqueline McNeil, County Asset and Facility Management and Peter Zeiler (County Economic Development Director)

**Call to Order and Introductions**

Planning Committee Vice-Chairperson Watkins called the meeting to order at 5:07 pm, welcomed those present and asked everyone to introduce themselves. Chairperson Nelson arrived and chaired the remainder of the meeting.

**Approve April 19, 2016 Minutes**

Commissioner Ryan asked who was supposed to work on the preamble because this item is not addressed in the minutes. Chairperson Nelson agreed and said the item was discussed at the work session and staff took the lead.

*A motion was made by Commissioner Allen and seconded by Vice-Chairperson Watkins to approve the March 15, 2016 minutes. The vote was unanimous to approve the minutes.*

**Mandatory Referrals**

Chairperson asked the Committee if they would like to review any of the Mandatory Referrals in detail. Some of the commissioners voiced a desire to discuss M.R. #16-19.

**M.R. #16-18: Proposal by the City of Charlotte to Use Two City-Owned Parcels Located on Albemarle Road for the New Charlotte-Mecklenburg Police Department (CMPD) Hickory Grove Division Station**

The City of Charlotte proposes to construct a new CMPD Hickory Grove Division station on a 1.8 acre site located at 7023 Albemarle Road (Tax Parcel 109-171-11) and a 3 acre site located at 7035 Albemarle Road (Tax Parcel 109-171-12).

*A motion was made by Commissioner Allen and seconded by Commissioner Ryan to approve by consent Planning staff's recommendations for M.R. #16-18. The vote was unanimous to approve staff's recommendations for M.R. #16-18.*

**M.R. #16-19: Proposal by Mecklenburg County, the City of Charlotte, and the Charlotte Housing Authority (CHA) to Exchange Property in the Midtown Area**

Mecklenburg County, the City of Charlotte and the Charlotte Housing Authority propose to exchange several parcels of land located in the Midtown area north of Kenilworth Avenue and between Greenwood Cliff and Baxter Street to create a new street network and improve connectivity (auto, pedestrian, and bicycle).

Kent Main (Planning) gave an overview of the mandatory referral and explained the land being exchanged and how the improvements will benefit the area. He noted that the *Midtown, Morehead, Cherry Area Plan* (2012) anticipated these changes. Major changes include improved connectivity, a larger park and affordable housing.

Commissioner McClung stated that this item is significant because it is probably the first return of residential property since the promise was made to do this during urban renewal. He asked if the tree canopy will remain at the corner of the park. Ms. Jacqueline McNeil (County Asset and Facility Management) said that it will. He also asked about developing Baxter Street Park with affordable housing. Ms. McNeil stated that Charlotte Housing Authority has indicated that the property will be developed with affordable housing.

Commissioner Ryan asked if the tall buildings nearby are affordable housing. Mr. Main answered that it is affordable housing for seniors. Commissioner Ryan stated that she did not see any benefit to expanding the park and that it could be a detriment to the park because there are no buildings facing it. Commissioner McClung said that he has attended a number of events in Pearl Street Park. The park has limited parking and he can see expanding the park and adding more parking spaces.

Commissioner Spencer asked if there are plans for connections between Pearl Street Park and Little Sugaw Creek greenway. Ms. McNeil said not at this time. Peter Zeiler (County Economic Development Director) stated that there will be a multi-use path as a part of the greenway. Commissioner Fryday said because there will be more housing in the area, a bigger park is needed. Chairperson Nelson added that the goal has been to have more affordable housing in this area.

*A motion was made by Commissioner Allen and seconded by Vice-Chairperson Watkins to approve Planning staff's recommendation for M.R. #16-19. The vote was unanimous to approve staff's recommendation for M.R. #16-19.*

**Development Ordinance and Place Types Update**

The Committee continued their discussion of the Development Ordinance Update and Place Types. Ed McKinney (Interim Planning Director) introduced Ms. Arista Strungys who is with Camiros, LTD, the planning and zoning firm that is assisting with the Ordinance Update. Mr. McKinney gave an update on the work that has been done since her last visit and an outline of the next phase of work, which is public engagement.

Ms. Strungys explained the purpose of the Community Character Manual, the foundation of the zoning ordinance. She also explained different approaches to the Ordinance Update and the benefit of a Unified Development Ordinance (UDO). A UDO defines every aspect of development. It allows you to look at streets and development activity. Ms. Strungys said that she has heard a lot about conditional rezonings in Charlotte-Mecklenburg. A UDO can provide tools to reduce reliance on conditional rezonings. She also explained the Place Types approach.

Commissioner Ryan commented that the space between sidewalks and buildings is vaguely regulated. She thinks this is a missed opportunity. She asked Ms. Strungys how to deal with aspirations. Ms. Strungys said that Place Types are a tool that can be utilized to address conditional rezonings. Commissioner Ryan stated that the Commission found that some of the regulations in the Transit Oriented Development Ordinance are weak and asked how that would be addressed. Ms. Strungys said this issue will be addressed during the Ordinance Update and further stated that Place Types are great as an organizing tool. Commissioner Fryday said that it is important to have support from neighborhoods.

Commissioner Spencer asked about tools that other major metropolitan cities use. Vice-Chair Watkins asked about hybrids that allow for creativity. Ms. Strungys agreed that architects and developers can be more creative. Commissioner McClung asked if the process is on schedule. Ms. Strungys answered yes.

Commissioner Ryan asked if healthy living will be addressed. Ms. Strungys said that it will be considered. Chairperson Nelson said that she is trying to understand the process and that it would be helpful to know that the Planning Committee's work is not in vain. Mr. McKinney said that staff is keeping track of the Committee's discussions. Commissioner Ryan asked how to deal with aspirational districts. She also said that TOD may not be suited for Place Types. Mr. McKinney said that the fundamentals of aspirations will be front and center during the process.

Chairperson Nelson asked if the Committee is aligned with Council on the process. Commissioner Spencer also commented about the need to know Council's position. Commissioner Ryan asked if City Council has bought into Place Types. Mr. McKinney said that he cannot speak for Council but they have received the same information as the Planning Commission. Chairperson Nelson wanted to know if a formal approval is needed. Mr. McKinney has explained to Council the scope of work which Council will approve. Commissioner Spencer asked if it would be helpful for the Committee to endorse and support this project. Mr. McKinney said absolutely. Commissioner Fryday asked if the presentation has been given to the Transportation and Planning Committee and City Council. Mr. McKinney said yes. Commissioner Ryan asked about the Advisory Committee membership and if the Committee can expand. Mr. McKinney said that he has the same question and that he will follow up on this question. Commissioner McClung asked who helps make the decisions and who has the final say in the process. Commissioner Fryday said that a roll-out committee would help all to understand and that there is a need for a technical advisory committee.

Chairperson Nelson then asked about area plans. Gareth Johnson (Assistant Planning Director) explained that some policies will probably have to change with Place Types. Mr. McKinney added that the process of updating and adopting area plans will continue to be important.

Mr. Grant Meacci (Planning) presented information on Place Types. He shared a presentation that explains the vision of the primary and secondary form and patterns. He will review the methodology at next month's meeting. There should be new Place Type maps in December. Commissioner Ryan asked about the sidewalks and buildings. Vice-Chair Watkins asked if this will change the tax value on properties. Commissioner Fryday made comments about Place Types for different areas. He asked if University is a Place Type, Mr. Meacci answered that campus is broad enough that it could be an industrial, medical, research or other type of campus. Chairperson Nelson said the CONNECT maps are confusing but the Place Types and land use maps are easy to understand. Chairperson Nelson asked Mr. Meacci to share this information at the Planning Commission Work Session. Commissioner Ryan suggested moving Mr. Meacci up on the agenda since he is always getting bumped.

**Adjourn: 7:08 p.m.**



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**MEETING AGENDA – JUNE 8, 2016, ROOM 267 ON THE 2<sup>ND</sup> FLOOR.**  
**HDC WORKSHOP – 12:00 PM THE PUBLIC IS WELCOME TO ATTEND**

Attachment 7

**HDC WORKSHOP – 12:00 PM**

- Introduction of new HDC members
- HDC Retreat, June 17. CMGC 280
- Design Guideline Update

**HDC MEETING: 1:00 – 7:00**

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

**CONTINUED**

- |    |                                       |                              |
|----|---------------------------------------|------------------------------|
| 1. | 2000 PARK ROAD                        | <b>APPROVED TREE REMOVAL</b> |
|    | CASE NO. <a href="#">HDC 2016-063</a> |                              |
|    | ADDITION/TREE REMOVAL                 | <b>DENIED COLUMNS</b>        |
|    | ROB SARLE, APPLICANT                  |                              |

**NEW APPLICATIONS**

**WILMORE**

- |    |                                       |               |
|----|---------------------------------------|---------------|
| 2. | 1748 MERRIMAN AVENUE                  | <b>DENIED</b> |
|    | CASE NO. <a href="#">HDC 2016-070</a> |               |
|    | ADDITION                              |               |
|    | ANNA PAVLOU, APPLICANT                |               |

**WESLEY HEIGHTS**

- |    |                                       |               |
|----|---------------------------------------|---------------|
| 3. | 703 WALNUT AVENUE                     | <b>DENIED</b> |
|    | CASE NO. <a href="#">HDC 2016-107</a> |               |
|    | SIDING NON-TRADITIONAL                |               |
|    | KAREN KUBIAK, OWNER                   |               |
| 4. | 512-514 WALNUT AVENUE                 | <b>DENIED</b> |
|    | CASE NO. <a href="#">HDC 2016-113</a> |               |
|    | ADDITION                              |               |
|    | SOKONI SCOTT, OWNER                   |               |

**PLAZA MIDWOOD**

- |    |                                       |                  |
|----|---------------------------------------|------------------|
| 5. | 2219 THE PLAZA                        | <b>CONTINUED</b> |
|    | CASE NO. <a href="#">HDC 2016-117</a> |                  |
|    | ADDITION                              |                  |
|    | MICHELLE SUTTON, APPLICANT            |                  |
| 6. | 1422 THE PLAZA                        | <b>DENIED</b>    |
|    | CASE NO. <a href="#">HDC 2016-114</a> |                  |
|    | ADDITION/GARAGE                       |                  |
|    | KAREY DIGH, OWNER                     |                  |

**FOURTH WARD**

- |    |                                       |                  |
|----|---------------------------------------|------------------|
| 7. | 420 W. 5 <sup>TH</sup> STREET         | <b>CONTINUED</b> |
|    | CASE NO. <a href="#">HDC 2016-103</a> |                  |
|    | ADDITION                              |                  |
|    | NEAL KANIPE, APPLICANT                |                  |

- |    |                                       |                  |
|----|---------------------------------------|------------------|
| 8. | 701 N. GRAHAM STREET                  | <b>CONTINUED</b> |
|    | CASE NO. <a href="#">HDC 2016-130</a> |                  |
|    | RECONSTRUCTION                        |                  |
|    | STEVE ENGELHARDT, APPLICANT           |                  |

**DILWORTH**

- |    |                                       |               |
|----|---------------------------------------|---------------|
| 9. | 2200 PARK ROAD                        | <b>DENIED</b> |
|    | CASE NO. <a href="#">HDC 2016-037</a> |               |
|    | ADDITION                              |               |
|    | LANCE BLUNDELL, OWNER                 |               |

- |     |                                       |                  |
|-----|---------------------------------------|------------------|
| 10. | 529 E. KINGSTON AVENUE                | <b>CONTINUED</b> |
|     | CASE NO. <a href="#">HDC 2016-093</a> |                  |
|     | ADDITION                              |                  |
|     | ALLAN & TRACY FOSTER, OWNER           |                  |

- |     |                                       |                 |
|-----|---------------------------------------|-----------------|
| 11. | 816 MT. VERNON AVENUE                 | <b>APPROVED</b> |
|     | CASE NO. <a href="#">HDC 2016-094</a> |                 |
|     | ADDITION                              |                 |
|     | JESSICA HINDMAN, APPLICANT            |                 |

- |     |                                       |                 |
|-----|---------------------------------------|-----------------|
| 12. | 701 MT. VERNON AVENUE                 | <b>APPROVED</b> |
|     | CASE NO. <a href="#">HDC 2016-096</a> |                 |
|     | WINDOW CHANGES                        |                 |
|     | ANN STANLEY, APPLICANT                |                 |

- |     |                                       |                 |
|-----|---------------------------------------|-----------------|
| 13. | 1948 PARK ROAD                        | <b>APPROVED</b> |
|     | CASE NO. <a href="#">HDC 2016-116</a> |                 |
|     | ADDITION                              |                 |
|     | CRAIG ISAAC, APPLICANT                |                 |