



June 5, 2011

Dear Stakeholder,

Thank you for your participation in the Residential Design Standards (RDS) meetings. We understand the RDS process has taken a considerable amount of your time and we appreciate your comments and ideas.

A recent event has changed the scope of the project. On April 20, 2011 a bill was introduced by Senator Dan Clodfelter to restrict zoning for aesthetic purposes state wide (SB 731-Zoning/Design and Aesthetic Controls). A copy of the bill can be found via the website link below. In summary, the bill recommends eliminating aesthetic regulations for *traditional zoning districts* (R-3, R-4, R-5) or parallel *conditional districts* (R-3 CD, R-4 CD, R-5 CD) for residential developments of five or fewer dwelling units per acre. This bill would not apply to local or national historic districts, historic landmarks, modular/manufactured housing, and conditions relating to density bonuses or modifications of open space.

www.ncga.state.nc.us/gascripts/members/reports/introducedBills

As a result of the pending legislation city staff is preparing to move forward with recommendations from the RDS process, except for the following:

- Blank walls
- Garage design
- Neighborhood Conservation Overlay District

We will wait on the outcome of these Senate bill to decide about proceeding with these items. However, we are planning to proceed with regulations for setbacks, side yards, streetscape design, utility structures and breezeways. These recommendations do not fall within the scope of the proposed bill. Additionally, the cost analysis that was previously planned will not be conducted at this time, as we do not believe that these recommendations have cost implications.

The final stakeholder meeting will be held June 15th at 6:30pm, Room 267 (2nd floor) of the Charlotte-Mecklenburg Government Center, 600 East 4th Street. The main entrance of the Government Center closes at 6:00 PM. If you arrive after 6:00 PM please use the basement entrance on North Davidson Street and check in with the security guard. Parking is available in the parking garage located across from the Government Center on North Davidson Street. Please bring your parking pass for validation.

At this meeting we will discuss the bill and the proposed RDS recommendations. The presentation and draft text amendment will be posted on our website by June 13th at www.charlotteplanning.org. Thank you again for your time and feel free to contact me with any questions.

Sincerely,

John Howard,
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

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