

MINUTES
HEIGHT IN RESIDENTIAL DISTRICTS STAKEHOLDER GROUP
9-3-09

Stakeholders In Attendance:

Carol Scally	Jack Brosch	Natalie Beard	Caroline Tate
Dana Grigg	Phil Bosche	Susan Lindsey	John Carmichael
Rebecca Anderson	Kyle Woodstra	Jeanne Woosley	Carolyn Millen
Jamie McLawhorn	Andy Munn	Katie Zender	Brian Fincher
Jennings Snider	Bob Williams	George Warren	Miriam Martin
Wilna Eury	John Fryday	Sandy Weathersbee	Gwendoln Brown-Johnson
Debbie White	Chad Hagler	Elizabeth Barnhardt	Barbara Highfill

Staff In Attendance:

Katrina Young, Planning Department	Laura Harmon, Planning Department	John Howard, Planning Department
Sonda Kennedy, Planning Department	Sandra Montgomery, Planning Department	Linda Beverly, Planning Department
Solomon Fortune, Planning Department	Shad Spencer, Planning Department	

I. Welcome

Katrina Young welcomed everyone to the meeting, which began at 6:09 p.m. Ms. Young introduced herself and reviewed the Agenda for tonight's meeting.

II. Meeting Purpose

Ms. Young stated that there are two meeting objectives. The first is to provide stakeholders with information on the project background, process, schedule, and current regulations. The second objective is to work with stakeholders to identify issues and concerns with the current regulations related to building heights in residential areas. The final product could be an amendment to the Zoning Ordinance addressing maximum building heights in residential zoning districts. The goal of this process is to accommodate future growth and development in a manner that doesn't adversely impact the character of residential areas.

III. Project Background

Ms. Young noted that there was a City Council directive for Planning staff to examine the existing regulations that control height in residential areas after a recent rezoning petition was initiated by the Myers Park Neighborhood Association (2008-032) to rezone 40.9 acres from R-22MF to R-8MF. In addition, staff has concerns with institutional uses that need to expand near residential areas.

IV. Introductions

The stakeholders and staff then introduced themselves and stated what organization or interest they represented.

V. Stakeholder and Staff Roles

Ms. Young summarized the stakeholder roles: 1) help identify issues and concerns, 2) help identify possible solutions, and 3) attend and participate in meetings. Staff's role is to 1) educate and inform, 2) help identify issues and concerns, 2) help identify possible solutions, and 3) attend and facilitate the meetings.

VI. Process and Timeline

Ms. Young reviewed the three month timetable. There will be meetings on September 17, October 1, and October 22. If an additional meeting is needed, it will be held on November 5th. At the September 17th meeting, stakeholders will review issues with heights and identify solutions; on October 1st, stakeholders will revise the options. Staff will use this information to a draft text amendment to present at the October 22nd meeting.

VII. Overview of Current Regulations

Ms. Young reviewed the current regulations regarding maximum building heights in various zoning districts. (See PowerPoint handout).

VIII. Issue Identification

Ms. Young explained that stakeholders would break out into three groups to discuss issues with heights in residential districts, and then report back to the reassembled stakeholders. The input from the three groups has been compiled in a separate document.

IX. Report Back

A representative from each group reported back on the issues identified in each of the three groups. This information was summarized by staff.

X. Wrap Up and Next Steps

Ms. Young thanked everyone for their participation, and asked that each stakeholder place round, sticky dots on the summarized issues that were their own highest-priority. Each stakeholder was given three dots. This information will be tabulated and provided at the next meeting on September 17th.

The meeting was adjourned at 8:00 p.m.