

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

Planning Commission

November 6, 2017
work session

Charlotte-Mecklenburg
Government Center
Conference Room 267
Noon

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda

November 6, 2017 – Noon-2:00pm

CMGC – Room 267



Queens Road West, Charlotte

Noon - 12:15 (15 minutes)

1. Call to Order & Introductions (Deb Ryan)

12:15 - 12:30 (15 minutes)

2. Minutes and Reports (Deb Ryan + All)

- Approve October 2, 2017 Work Session Minutes - *Attachment 1*
- Discussion on Information in Review Packet
 - Planning Department's Public Outreach Presentations - *Attachment 2*
 - Zoning Committee Agenda Results - *Attachment 3*
 - Planning Committee Minutes - *Attachment 4*
 - Historic District Commission Meeting Results - *Attachment 5*
 - Executive Committee Approved Minutes - *Attachment 6*
 - Transportation & Planning Committee (TAP) Report
 - Charlotte Regional Transportation Planning Organization (CRTPO) - *Attachment 7*
 - Upcoming Meeting Dates - *Attachment 8*

12:30 - 12:45 (15 minutes)

3. Old Business/TODO Tasks Follow-up

- Place Type & UDO Report to City Council (John Fryday + All)
- Work Plan - Attachment 9 (Deb Ryan + All)

12:45 – 1:15 (30 minutes)

4. On-Going Business

- Place Type & UDO Update (Ed McKinney + All)
- TODO Tasks (John Fryday)

1:15 - 1:45 (30 minutes)

5. New Business

- Vision Discussion (Ed McKinney + All)
- TODO Tasks (John Fryday)

1:50 – 2:00 (10 minutes)

6. Ten-minute Topic

Charlotte-Mecklenburg Planning Commission

Attachment 1

Work Session Summary Minutes

October 2, 2017 – Noon

CMGC – Conference Room 267

Attendance

Commissioners Present: Deb Ryan (Chairperson), John Fryday (Vice-Chairperson), Phillip Gussman, John Ham, Nasif Majeed, Bolyn McClung, Dionne Nelson, Victoria Nwasike, Keba Samuel, Sam Spencer, Mike Sullivan, Cozzie Watkins, and Nancy Wiggins

Commissioner Watkins left at 1:09 pm.

Commissioners Absent: Elizabeth McMillan

Planning Staff Present: Ed McKinney (*Interim Planning Director*), Scott Adams, Kathy Cornett, Alan Goodwin, Laura Harmon, Garet Johnson, Melony McCullough, Cheryl Neely, Fadeelah Faruq-Donaldson (*Temporary Employee*), and Stanley Watkins (*Consultant - City Strata Consulting*)

Others Present: Joe Padilla, REBIC

Welcome & Introductions

The Chairperson called the meeting to order at 12:07 pm, welcomed those present, and asked everyone to introduce themselves.

Approval of Minutes

Commissioner Spencer made a motion to approve the July 10, 2017 minutes, seconded by Commissioner Fryday. Commissioner Wiggins made a motion to approve the September 14, 2017 minutes, seconded by Commissioner Samuel. The minutes were unanimously approved.

Commissioner Nwasike inquired about making corrections to the minutes after they have been approved. Ms. Neely confirmed that an amendment can be made to make a correction to the minutes. Commissioner Nwasike asked that the July 10, 2017 minutes be corrected to reflect that she was appointed by the City Council, not the County Commission. Vice-Chairperson Fryday made a motion to approve the correction to the July 10, 2017 minutes to reflect that Commissioner Nwasike was appointed by the City Council. The motion was seconded by Commissioner Gussman and unanimously approved.

Questions/Comments Concerning Information in Review Packet

Chairperson Ryan reminded the Commissioners that the agenda provided at the meeting does not include all of the attachments that were emailed in the agenda packet. She asked if anyone had questions or comments about the attachments.

Commissioner Wiggins mentioned the Atlanta study that Chairperson Ryan emailed to the Commission. She then referenced the Mecklenburg Livable Communities Plan that was completed in 2015. Chairperson Ryan asked her to hold off on that subject and stated that the Commission will discuss this information later in the meeting.

Chairperson Ryan modified the agenda to move the UDO/Place Types agenda item from the ongoing business section of the agenda to the new business section to help with the conversation's flow.

Old Business/To Do Tasks Follow-up

Unified Development Ordinance (UDO) Report to City Council

Vice Chairperson Fryday explained that the UDO Report will be sent to City Council prior to the October 23, 2017 Council dinner meeting.

Planning Director Search

Vice Chairperson Fryday reported that there is no update on the Planning Director search.

New Business

Retreat Follow-up

Chairperson Ryan discussed the follow up documents from the retreat. She apologized for not getting the information to the Commissioners sooner. She then explained that the information from the retreat was used to draft their Work Plan.

Mr. McKinney reviewed the draft 2018 Work Plan. He explained how the discussions from the retreat's morning sessions focused on the Commission's aspirations, vision for the city, and how they relate to Place Types. He said the goal of the Work Plan is to organize some key ideas, allow more time for conversations, and help staff focus on the work that is to be done.

Mr. McKinney further explained the intention is to put together a vision of what Charlotte looks like using the words from the mind-map exercise and organize ideas about neighborhoods that are diverse and vibrant, with walkable streets, and have multi modal choices. The goal was to organize all information into action items that can be focused on over the next year and link it to the Place Types and the UDO initiatives.

Mr. McKinney referenced the retreat's Planning and Zoning Committee afternoon breakout sessions. He explained that this portion of the retreat focused on the specific work of the Committees. The Planning Committee's focus was on Place Types and making sure they are specific to the characteristics of Charlotte. The Zoning Committee's discussion focused on their workload; including having more time to review rezoning cases and Zoning Committee education sessions. Mr. McKinney then talked about how the vision connects to the Committees work and how this is being incorporated into the Work Plan.

Mr. McKinney emphasized the importance of the Planning Department and the Commission supporting each other. He also mentioned that the Planning Department and Planning Committee are developing ideas about how to design the next phase of community engagement around Place Types. The plan is to receive input from the community in early 2018. Mr. McKinney anticipates that the Place Types document should be drafted by the middle of next year. The adoption process for the Place Types document will begin in the fall of 2018.

Mr. McKinney said a working draft of the UDO will be available by the end of 2018. He suggested that the Planning Commission have outside speakers at their work sessions to facilitate discussions and dialog with the Commission. The two outcomes will shape the public engagement component and shape the questions they are going to ask the community.

Mr. McKinney continued to review the draft Work Plan, focusing on the Commission's priorities. He explained that the draft Work Plan is redacted and lots of details are not included. He concluded the presentation by sharing the next steps for Place Types and the UDO, including information that will be presented at the October 23, 2017 Council dinner meeting. Click [here](#) to view the presentation.

Chairperson Ryan asked Vice Chairperson Fryday to elaborate on the education sessions for the Zoning Committee. Vice Chairperson Fryday explained the purpose of education for the Zoning Committee and stated that the Zoning Committee will have a public education session at 4:30 pm on October 3, 2017 (before their regular meeting).

The Chairperson mentioned the Atlanta Plan that she had emailed to the Commissioners. She referenced the aspirational components of the plan and said that Charlotte lacks this type of strategic plan and vision. The Chairperson explained that she shared this plan so Commissioners could have an example of really good work. She emphasized that Atlanta has a strategic plan and they have not done any of the Place Types or Ordinance work that Charlotte is doing. She said that she and Mr. McKinney suggest the Commission work on a vision that would be a preamble to the Place Types and UDO.

Commissioner Wiggins mentioned the Mecklenburg Livable Communities Plan that was initiated in 2013 and completed in 2015. She said the Committee that worked on this plan chose seven different sectors of growth and livability that people in Charlotte wanted. Chairperson Ryan said she would like to get the link to this plan for the Commission to review.

Commissioner Watkins expressed concern about Charlotte's neighborhood planning process. She thinks it needs to be changed because some neighborhoods have gone through planning processes several times while others have not had a plan done in decades. She also thinks this work can help modify the definition of Place Types.

Vice Chairperson Fryday asked if neighborhood involvement would be considered civic engagement. Mr. McKinney confirmed that it would be civic engagement.

Commissioner Watkins asked if Place Types would be defined at the Zoning Committee's education sessions. Vice Chairperson Fryday explained that Place Types will not be included in the educational part of the Zoning Committee meeting but it should be covered when the civic engagement educational sessions occur.

Commissioner Sullivan inquired about Neighborhood Conservation Districts. He thinks these districts should be considered for Charlotte. He also thinks community engagement should begin now. The Chairperson asked how Neighborhood Conservation Districts relate to Place Types. Mr. McKinney explained that Neighborhood Conservation is a zoning tool. Raleigh uses this zoning district. He further explained that a neighborhood goes through a public process to define its characteristics and then an appropriate zoning response is identified. He explained that this district is not being considered as part of the Place Types work. He suggested that it be discussed at a future meeting. Chairperson Ryan agreed that this should be placed on the to-do list for future discussion. Commissioner Sullivan suggested inviting representatives from Raleigh to participate in the discussion. The Chairperson agreed with this idea.

Commissioner Majeed asked if neighborhood preservation can address gentrification issues. Mr. McKinney answered yes and said the tool can help the balance of growth and preservation.

Commissioner Nelson asked how affordability relates to the ordinance. She thinks it may help to have technical discussions about mixed income communities and affordable spaces. She suggested that consideration be given to including it as part of the UDO process sooner rather than later.

Commissioner McClung asked if Place Types will have legal definitions in the Ordinance. Mr. McKinney explained that Place Types is a policy and the Ordinance is law; they are two different entities.

Commissioner Spencer said it is important for the Planning Commission to look at tools and perhaps consider how to address affordability from a zoning perspective. He also mentioned that there has not been an affordability related text amendment since 2013.

Commissioner Watkins said she would like an example of a direct line from the policies to the ordinance. She thinks it would be helpful to see this relationship.

Commissioner Wiggins asked if Commissioners can be educated on neighborhood requirements and restrictions. She also asked for more information when creating Place Types and Ordinances.

Commissioner Nelson asked for an example of a Place Type mapped all the way to an ordinance. She said that this information also needs to be included in the Planning Committee's Place Types discussions. Mr. McKinney acknowledged that this will also be helpful during the public engagement process.

Chairperson Ryan said she has asked that this be added to the to-do list several times.

Commissioner Watkins asked if this request should be made into a motion for a vote. Chairperson Ryan said it will be added to the to-do list; however she explained that the Commission is advisory to City Council and does not direct staff's work. Mr. McKinney asked for more time to develop this information. Chairperson Ryan said the Executive Committee will review it before it is presented to the full Commission.

Ten-minute Topic

Chairperson Ryan introduced the ten minute topic (a video presentation by Gil Penalosa: Mobility as a Force for Health, Wealth, and Happiness). The video focused on some of the negative impacts of vehicles and how society has made cars the primary source of mobility. Mr. Penalosa discussed the benefits of other forms of mobility. He mentioned that several major cities around the world have changed their attitudes about mobility and cars. Click [here](#) to view the entire presentation.

Chairperson Ryan asked about the Work Plan changes and what happens after it is edited. Mr. McKinney explained that the revised Work Plan will be submitted to City Council for review. Chairperson Ryan clarified that the Executive Committee will make changes to the Work Plan and bring it back to the full Commission for review and adoption next month.

Mr. McKinney reminded the Commission that they are invited to the City Council dinner meeting on October 23, 2017 at 5:00 pm. Ms. Neely will send a calendar invite to everyone, and will also make sure there is reserved seating for Commissioners.

Commissioner Nelson asked about meeting with the Chair of the Council's TAP (Transportation and Planning) Committee and the new Mayor before next year. Chairperson Ryan suggested that the Work Plan be revised and sent to them first. Commissioner Nelson suggested meeting with them before the end of the year to get their feedback. Mr. McKinney explained that the intent of the upcoming Council dinner meeting presentation is to update Council on the Place Types and UDO, including the aspirational vision and the Work Plan.

Adjournment

The meeting adjourned at 1:42 pm.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

Date	Presentation	Staff
09/13/17	Lake Norman Transportation Commission- CRTPO update	Cook/ Rorie
09/14/17	SouthPark CNIP Kickoff Meeting -Planning and Zoning	Main
09/15/17	Regional Freight Summit- Discuss Implementation of Regional Freight Study	Cook/ Rorie
09/20/17	Autonomous & Connected Vehicle Workshop #2- Planning for Change, A Local Persepctive	Cook/ Rorie
09/20/17	2017 Rail-Volution National Conference - Charlotte Rail Trail	Goodwin
09/21/17	Steele Creek Residents Association- Steele Creek Development Response	Gonalez/Holmes
09/21/17	Steele Creek Residents Association - Unified Development Ordinance	McKinney
09/27/17	Women in Transportation Symposium - North Tryon Vision Plan	Meacci
09/28/17	Preservation North Carolina Conference - Charlotte's Historic Neighborhoods	Howard
09/28/17	NC APA Annual Conference - TOD and Station Area Planning	Goodwin/Rosen
10/03/17	Meet and Eat CLTMeckGov Meeting - Districts 1 & 6 - Tom Sykes Recreation Center	McKinney/McCullough
10/10/17	Meet and Eat CLTMeckGov Meeting - District 3 - Arbor Glen Recreation Center	Mahoney/Meacci
10/10/17	Ridge Road Extension (Prosperity CNIP Project) Public Workshop-Crossway Community Church	Main
10/12/17	Meet and Eat CLTMeckGov Meeting - District 5 - Albemarle Road Recreation Center	McKinney/Young
10/15/17	Open Street 704 Freedom Park to Park Road Shopping Center to LoSo	Holmes
10/17/17	Meet and Eat CLTMeckGov Meeting - District 7 - Elon Recreation Center	Harpst/Adams
10/24/17	Meet and Eat CLTMeckGov Meeting - District 4 - Sugar Creek Recreation Center	Lowry/McCullough
10/30/17	Meet and Eat CLTMeckGov Meeting- District 2 - The Park Church	Young/McCullough

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Zoning Agenda

Monday, October 16, 2017

RESULTS

Council Chambers

City Council Zoning Meeting

*- Mayor Jennifer W. Roberts -
- Mayor Pro-Tem Vi Lyles -
Dimple Ajmera - Ed Driggs
Julie Eiselt - Claire Fallon
Carlenia Ivory - Patsy Kinsey
LaWana Mayfield - James Mitchell
Greg Phipps - Kenny Smith*

5:30 P.M. ZONING MEETING COUNCIL CHAMBERS**HISTORIC LANDMARK DECISION****4. Charles E. Barnhardt House****Approved**

A Decision on adopting an ordinance for the property known as the "Charles E. Barnhardt House" (listed under Tax Parcel Number 09504315 as of September 1, 2016 and including the interior and exterior of the house and a portion of the land of Tax Parcel Number 09504315) as an Historic Landmark.

Property Owner: Country Club Lane LLC

Location: 2733 Country Club Lane in Charlotte, North Carolina

DEFERRAL**5. Rezoning Petition: 2017-057 by Childress Klein Properties, Inc.****Decision deferred to December 18, 2017**

Location: Approximately 5.4 acres located at the southeast corner of the intersection of Pineville-Matthews Road and Providence Road. (Council District 7 - Driggs)

Current Zoning: O-15 (CD) (office, conditional)

Proposed Zoning: MUDD-O (mixed use development district, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to November 1, 2017 Zoning Committee Work Session.

ZONING DECISIONS**6. Rezoning Petition: 2015-093 by 1351 Woodlawn (Melrose), LLC****Approved with modification**

Location: 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. (Council District 1 - Kinsey)

Current Zoning: R-4 (single family residential) and UR-3(CD) (urban residential, conditional)

Proposed Zoning: MUDD-O (mixed use development, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff disagrees with the recommendation of the Zoning Committee and believes the outstanding issues related to the front elevations should be addressed prior to Council approval.

Statement of Consistency:

- The Zoning Committee found a portion of this petition to be inconsistent with the *Park Woodlawn Area Plan* and a portion of this petition to be consistent with the *Park Woodlawn Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends single family residential at R-4 for the lots along Drexel Place; and
 - The plan recommends multi-family residential for the portion of the site along Woodlawn Road.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The development will provide a transition to the single family homes across Drexel Place; and
 - At grade entrances along Drexel Place will enhance the pedestrian environment along the site frontage; and
 - New rental product will replace the old existing stock.

7. Rezoning Petition: 2016-139 by Charter Properties, Inc./Browder Group Real Estate, LLC

Approved with modification

Location: Approximately 65.7 acres located on the northwest corner at the intersection of West Mallard Creek Church Road and Interstate 85. (Council District 4 - Phipps)

Current Zoning: R-3 (single family, residential), RE-1 (research), and RE-3(CD) (research, conditional)
Proposed Zoning: MUDD-O (mixed use development, optional) and R-12MF(CD) (multi-family residential, conditional), with five-year vested rights.

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found a portion of the site proposed for a mix of commercial uses to be consistent with the *Northeast Area Plan* and the portion of the site proposed for multi-family use inconsistent with the adopted plan, based on information from the staff analysis and the public hearing, and because:
 - The portion of the site proposed for a mix of commercial uses is consistent with the *Northeast Area Plan* recommendation for office/research/retail uses. However, the portion of the site proposed for multi-family use is inconsistent with the *Northeast Area Plan* recommendation for office/research/retail uses for part of the area, and residential use up to four dwelling units per acre for the remainder of the area.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject property is located in an Interstate 85 interchange area which was identified in the *Northeast District Plan* (which preceded the *Northeast Area Plan*) for an expansion of research uses outside of the University Research Park; and
 - The *Northeast Area Plan* updated that land use recommendation to include a range of commercial uses (office/research/retail), along with a recommendation for improved connectivity in the area and an integrated site plan; and
 - The proposed development has been designed to provide the integrated and interconnected development recommended by the area plan. Commercial development is proposed for the part of the site closest to West Mallard Creek Church Road and Interstate 85; and
 - While the proposed retail square footage exceeds the 100,000 maximum recommended by the adopted plan, the proposal still retains a range of uses as intended by the plan; and
 - Multi-family development is requested for the remainder of the site, instead of the non-residential uses identified by the plan. The addition of multi-family results in a greater mix of uses, instead of more isolated commercial development; and
 - The requested development has been designed to respond to the transportation context by placing the most auto-oriented uses which will require high levels of vehicular access, specifically the outparcels, closest to the interstate interchange; and
 - The site plan provides a transition from the auto-oriented area to a walkable commercial street which will connect to the multi-family development in the northern portion of the site; and
 - The area that the plan recommends for single family development is proposed to be used for a 75-foot buffer area abutting existing single family homes, and a segment of the public street which will connect Mallard Creek Church Road and Galloway Road; and

- In addition to the new street connecting to Galloway Road, the proposed development will provide a number of transportation improvements. These include reservation of right-of-way for a future east-west crossing of I-85 at Galloway Road, and a new signalized intersection to create site access and set up for a potential new connection in the adjacent University Research Park.

8. Rezoning Petition: 2017-059 by Saturday Night, LLC

Decision deferred to November 20, 2017

Location: Approximately 3.78 acres located on the north side of Bellhaven Boulevard between Interstate 485 and Bellhaven Circle. (Council District 2 - Ivory)

Current Zoning: R-3 (LWPA) (single family residential, Lake Wylie watershed - overlay, protected area)

Proposed Zoning: I-1 (CD) (LWPA) (light industrial, conditional, Lake Wylie watershed - overlay, protected area)

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff disagrees with the recommendation of the majority of the Zoning Committee, and believes that the two outstanding issues should be addressed prior to Council approval.

Statement of Consistency:

- The Zoning Committee found this petition to be inconsistent with the *Brookshire Boulevard/I-485 Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends office land uses for the rezoning site.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject site, which fronts on Bellhaven Boulevard, is located between Interstate 485 and a Duke Energy sub-station, and backs up to medical office uses; and
 - While the plan recommends office use for the subject site, its relatively isolated location between the interstate and the sub-station makes the site appropriate for a greater range of uses, including office and limited intensity industrial uses; and
 - The proposal limits the allowed uses to those that will have a minimal impact on the surrounding area, and prohibits more intense industrial uses and retail uses; and
 - The conditional site plan also includes a 32-foot Class A buffer along Bellhaven Boulevard, designed to separate the proposed use from the residentially zoned properties across Bellhaven Boulevard.

9. Rezoning Petition: 2017-074 by Fine Plaza, LLC

Decision deferred to November 20, 2017

Location: Approximately 1.36 acres located on the east side of Duncan Avenue between Drummond Avenue and The Plaza. (Council District 1 - Kinsey)

Current Zoning: B-1 (neighborhood business)

Proposed Zoning: MUDD-O (mixed use development, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** this petition to the October 3, 2017 Zoning Committee Work Session.

Staff Recommendation:

Staff disagrees with the recommendation of the Zoning Committee and believes that there should be a commitment to replace all inadequate sidewalks and planting strips along the site frontage before Council approval.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *Central District Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends retail uses.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The site is located on The Plaza, and this section of the street is a commercial corridor that serves surrounding neighborhoods; and
 - This project proposes to repurpose the existing building for uses allowed in the MUDD (mixed use development) district; and
 - The retail and office uses that would be allowed by MUDD (mixed use development) zoning could provide goods and services to the residents of the adjoining neighborhoods; and
 - Some parking is being provided on site, though reuse of the existing building limits the area for parking. However, limited parking in this location is appropriate as the property is located in a commercial corridor surrounding by walkable neighborhoods; and
 - This proposal calls for enhancement of the pedestrian environment in front of this building. Specifically, existing parking along The Plaza will be replaced with outdoor seating and service areas, four existing driveway cuts on The Plaza will be removed, and remaining parking for the site will be located to the sides and rear of the building.

10. Rezoning Petition: 2017-079 by McKinney Holdings NC II, LLC

Approved

Location: Approximately 14 acres located at the northeast intersection of North Tryon Street and Sandy Avenue. (Council District 4 - Phipps)

Current Zoning: B-2(CD) (general business, conditional)

Proposed Zoning: TOD-M(CD) (transit oriented development - mixed use, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *University City Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends transit oriented development organized on a new network of streets and blocks designed to maximize access to the station, support walkability, and interconnect to adjacent surrounding development.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject site is located within a ½ mile walk of the University City Boulevard Transit Station on the LYNX Blue Line Extension; and
 - The *University City Area Plan* recommends transit oriented development for the site. A mix of residential and office uses are appropriate and retail could be considered within a vertically mixed use building; and
 - The TOD-M (transit oriented - mixed-use) zoning will allow these uses; and
 - The *University City Area Plan* also recommends a new network of streets and blocks to support transit oriented development around the station including the alignment and design of a new "Avenue" and "Local" streets parallel to North Tryon Street; and
 - These streets represent critical infrastructure necessary for the successful development of this unique station area which includes significant tracts of undeveloped land with no street connectivity; and
 - The request shows the recommended street network and commits to dedicate the streets as public right-of-way.

11. Rezoning Petition: 2017-086 by Mecklenburg County Park and Recreation

Approved with modification

Location: Approximately 90.45 acres along Eastway Drive between North Tryon Street and The Plaza.
(Council District 1 - Kinsey)

Current Zoning: R-17MF (multi-family residential), B-1 (neighborhood business), and I-1 (light industrial)
Proposed Zoning: INST(CD) (institutional, conditional), with five-year vested rights.

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *Blue Line Extension Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends park/open space/greenway uses for the site.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - This proposal provides a regional civic/institutional/recreation center, including outdoor recreation facilities which will serve the East region of Mecklenburg County, consistent with the adopted plan recommendation for park and open space for the site; and
 - The petition supports nearby neighborhoods providing a major recreational facility with multiple pedestrian access points, thus allowing nearby residents to walk to the facility, as recommended in the adopted area plan; and
 - A multi-use trail is proposed through the site from Eastway Drive to the Old Concord transit station, supporting connectivity and transit access plan goals; and
 - The petition provides for an extension of General Industrial Drive to the existing driveway on Eastway Drive, in support of the adopted area plan's street connectivity recommendation.

12. Rezoning Petition: 2017-096 by Cambridge-Eastfield

Approved

Location: Approximately 8.96 acres located on the northeast side at the intersection of Prosperity Ridge Road and Johnston Oehler Road, south of Interstate 485. (Council District 4 - Phipps)

Current Zoning: UR-2(CD) (urban residential, conditional)

Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found the proposed residential land use to be consistent with the *Prosperity Hucks Area Plan* but the density inconsistent with the adopted plan, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends residential land use up to 12 units per acre.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The site is located at the intersection of Prosperity Ridge Road and Johnston Oehler Road, and along an on-ramp to Interstate 485 at Prosperity Ridge Road, within the Prosperity Hucks Activity Center; and
 - The intent for the Activity Center south core area (where this site is located) is for highly integrated and walkable places with a mix of uses and a focus on employment and supporting uses; and
 - The proposed development, while higher in density than the adopted future land use for the site, is in keeping with the desired pedestrian-oriented character of the Prosperity Church Road Mixed Use Activity Center and is appropriate for a prominent location at the intersection of a thoroughfare and interstate on-ramp; and
 - The proposed development begins to establish a more walkable and pedestrian friendly development pattern within the Activity Center south core area by expanding the number of compact urban developments in this area and begins to establish an edge for the activity center along Prosperity Ridge Road, one of the three principal roads crossing I-485; and
 - The proposed development incorporates new east-west and north-south street connections, carrying forward the plan's proposed street network for the Activity Center.

13. Rezoning Petition: 2017-098 by Urban Investments, LLC

Approved

Location: Approximately 0.16 acres located on the southern corner at the intersection of South Boulevard and East Carson Boulevard. (Council District 1 -Kinsey)

Current Zoning: O-2 (office)

Proposed Zoning: TOD-M (transit oriented development - mixed use)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *South End Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends transit supportive uses for the subject site.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject site is within a quarter mile walk of the Carson Boulevard Transit Station on the LYNX Blue Line; and
 - The proposal allows a site previously used for office to convert to transit supportive land uses; and
 - Use of conventional TOD-M (transit oriented development - mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary; and
 - TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

14. Rezoning Petition: 2017-099 by Fenton Place, LLC

Approved

Location: Approximately 0.19 acres located on the south side of Fenton Place between Providence Road and Cherokee Road. (Council District 1 - Kinsey)

Current Zoning: O-2 (office)

Proposed Zoning: MUDD-O (mixed use development, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be inconsistent with the *Central District Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends multi-family uses for the subject site.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject property is located along Fenton Place, a local street in the Eastover neighborhood. Fenton Place intersects with a section of Providence Road that is developed with primarily commercial uses; and
 - The petition will maintain and renovate an existing single family structure that is currently zoned and used for office. There are other nearby single family structures along the section of Fenton Place closest to Providence Road that have also been repurposed for commercial uses; and
 - The proposed uses for this site are compatible with the established commercial land uses already located on this section of Fenton Place, even though the uses for this site are inconsistent with the adopted area plan recommendation for multi-family use; and
 - The proposed site design will help to maintain the residential character of the site by retaining the existing single family structure, and placing the majority of the parking to the rear of the structure, with only two spaces in front.

15. Rezoning Petition: 2017-103 by Asana Partners, LP

Approved

Location: Approximately 0.80 acres located at the northeast intersection of East Park Avenue and Camden Road, between South Tryon Street and South Boulevard. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-M(O) (transit oriented development - mixed use, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *South End Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends mixed use transit supportive development for the site.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject site is located on Camden Road in South End, within ¼ mile walk of the Bland Street Transit Station on the LYNX Blue Line; and
 - The petition proposes to maintain and renovate two existing low scale commercial structures and allow them to be occupied by any use allowed in the TOD-M (transit oriented development - mixed-use) district; and
 - A third structure will be demolished to allow expansion of an existing parking area located between the two buildings to be retained. The existing driveway serving the parking area will be maintained and improved to minimize interruption to the sidewalk system; and
 - The requested optional provisions related to parking, screening, streetscape and setback are needed due to the small and shallow lots that are included in this petition; and
 - The petition will enhance the site by eliminating the existing parking located near the corner of Park Avenue and Camden Road, and will improve this part of the site with a public urban open space and outdoor dining for the adjacent building. This open space is small but in a prominent location long identified and desired by local community groups for an open space which will support the urban pedestrian environment; and
 - The petition will also enhance the pedestrian environment along the rail corridor by widening the abutting eight-foot rail trail to 12 feet where feasible.

16. Rezoning Petition: 2017-105 by Rexford Office Holdings, LLC

Approved

Location: Approximately 3.42 acres located on the south side of Rexford Road between Coca Cola Plaza and Roxborough Road. (Council District 6 - Smith)

Current Zoning: O-15(CD) (office, conditional)

Proposed Zoning: MUDD-O (mixed use development, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *SouthPark Small Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends office or a mix of office and residential uses.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The *Centers, Corridors and Wedges Growth Framework* identifies SouthPark as a Mixed Use Activity Center, a priority area for urban, pedestrian-oriented development; and
 - The petition maintains the existing SouthPark office building and enhances the pedestrian environment by updating the building facade to give the building an active street presence with the addition of a front door and outdoor seating and amenity area that connects to the sidewalk along Rexford Road, and providing pedestrian connections across Rexford Road and through the site to the Specialty Shops and adjacent parcels; and
 - The site plan maintains the wide setback along Rexford Road to preserve existing mature trees and provides urban open space in front of and behind the building. This is consistent with other recently approved rezonings and supports the concept of a "green ribbon" along streets in the SouthPark area, as discussed in the recent Urban Land Institute study; and
 - Parking is accommodated through the conversion of the existing surface parking lot to the rear of the building into a structured parking facility, which allows expansion of the existing building and greater utilization of the site.

17. Rezoning Petition: 2017-107 by CIP Construction Company

Approved

Location: Approximately 1.25 acres located on the east side of South Tryon Street between Fairwood Avenue and Remount. (Council District 3 - Mayfield)

Current Zoning: I-1 (light industrial)

Proposed Zoning: MUDD-O (mixed use development, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *New Bern Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends transit oriented development for the subject site.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject site is within ½ mile walk of the New Bern Transit Station on the LYNX Blue Line; and
 - The proposal allows for all indoor warehouse storage and ground floor active uses in the MUDD (mixed use development) district except convenience stores, check cashing establishments, EDEE Type 1 and 2, and residential uses; and
 - The proposal provides a use to support residential development in the transit station area; and
 - A substantial portion of the property will be used for indoor self-storage. The MUDD zoning district is necessary to accommodate the indoor storage use, which will provide pedestrian activity and an appropriate building form on South Tryon Street, the western edge of the station area; and
 - The proposal also commits to the appropriate ground-floor activation and streetscape standards to support the pedestrian-oriented environment envisioned for transit supportive development; and
 - The maximum allowed building height will be five stories not to exceed 65 feet and a 40-foot buffer is provided adjacent to the residential development. The development will be in scale with the buildings in the surrounding area.

18. Rezoning Petition: 2017-110 by Lincoln Harris, LLC

Approved with modification

Location: Approximately 16.07 acres located on the south side of Fairview Road east of Sharon Road and across from Cameron Valley Parkway. (Council District 6 - Smith)

Current Zoning: CC (commercial center)

Proposed Zoning: MUDD-O (mixed use development, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *SouthPark Small Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends mixed residential and non-residential for the site.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - This petition is for a portion of Phillips Place, a mixed use development located on Fairview Road. Phillips Place is developed with commercial uses, residential units above ground floor commercial uses along the internal private street, and traditional multi-family residential uses to the rear of the overall development. This petition does not include the traditional multi-family residential uses; and
 - Phillips Place is located in the larger SouthPark area. The vision articulated in the *SouthPark Small Area Plan* calls for the SouthPark area to transition from a suburban shopping and business environment to a town center composed of a balanced mixture of land uses; and
 - In addition, the *Centers, Corridors and Wedges Growth Framework* identifies SouthPark as a Mixed Use Activity Center, a priority area for growth and development in a compact, pedestrian-oriented form; and
 - The proposed rezoning will provide the predominately non-residential portion of the development with the flexibility to evolve to address the changing retail and commercial climate, while maintaining the pedestrian-oriented internal character. Specifically, the petition:
 - Maintains the entitlement for 130 hotel rooms and allows for the addition of conference room space; and
 - Maintains the entitlement for a theater and allows an increase in the square footage from 30,000 square feet to 40,000 square feet; and
 - Increases the entitlement for commercial space with an additional 100,000 square feet, for a total of 211,000 square feet and specifies that a maximum of 141,000 square feet of the area may be devoted to retail and eating/drinking/ entertainment establishments; and
 - Maintains the entitlement for the existing 32 residential dwelling units and allows the conversion of commercial square footage to residential units for a total of up to 82 residential dwelling units; and
 - Maintains Phillips Place's existing form with a network of internal sidewalks and buildings located at the back of the sidewalks along the internal streets; and
 - Parking, except for on-street parking and parking along Fairview Road, is located in structured parking facilities or to the side of or behind buildings, thus maintaining the active, pedestrian oriented form along the internal streets.

19. Rezoning Petition: 2017-117 by Profile Homes

Approved

Location: Approximately 4.27 acres located at the end of University East Drive, east of Old Concord Road, north of Rocky River Road. (Council District 4 - Phipps)

Current Zoning: B-1 (CD) (neighborhood business, conditional)

Proposed Zoning: O-1 (office)

Zoning Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be inconsistent with the *Newell Small Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends retail use on the site, as recognized from previous rezoning petition 1980-035(C) that allowed a retail greenhouse/nursery on the site.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject property is located in a partially developed business park abutting the rail line which runs parallel to Old Concord Road; and
 - The site is accessible only from a cul-de-sac street, University East Drive, which serves as the principal street for the business park; and
 - The adopted area plan recognizes rezoning petition 1980-035(C), which allowed a retail greenhouse/nursery on the site in B-1 (CD) zoning; and
 - The subject property is part of a 5.02-acre parcel with split zoning. While the subject site is zoned B-1 (CD), the remainder of the parcel is zoned O-1. The proposed zoning change will provide consistent zoning on the entire tax parcel; and
 - In addition, nearby properties located to the north and east, and accessed off of University East Drive, are planned and zoned for office use. The proposed rezoning will result in office zoning for all properties in this part of the office park, and will remove the isolated B-1 (CD) zoning.

20. Rezoning Petition: 2017-119 by Brinker Properties, LLC

Approved

Location: Approximately 6.81 acres located on the north side of Nations Ford Road, west of I-485.
(Council District 3 - Mayfield)

Current Zoning: I-1 (light industrial)

Proposed Zoning: I-2 (general industrial)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *Steele Creek Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends industrial/warehouse/distribution uses for this site.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The subject property is within an industrial park setting in the vicinity of Westinghouse Boulevard and is adjacent to Interstate 485; and
 - This area is part of the Westinghouse Boulevard Industrial Activity Center, as per the *Centers, Corridors and Wedges Growth Framework*; and
 - The property is surrounded by properties developed with light and heavy industrial uses that will not be negatively impacted by a change to more intensive general industrial use, and the nearest single family homes are located almost ½ mile north of the rezoning site.

21. Rezoning Petition: 2017-122 by Victory Christian Center, Inc.

Approved

Location: Approximately 4.42 acres located on east of Nations Ford Road, north of E. Hebron Street.
(Council District 3 - Mayfield)

Current Zoning: INST (institutional)

Proposed Zoning: I-1 (light industrial)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend this **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be inconsistent with the *Southwest District Plan*, based on information from the staff analysis and the public hearing, and because:
 - The adopted plan recommends institutional uses.
- However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The property is located on East Hebron Street and Nations Ford Road in an area with primarily industrial and institutional uses; and
 - Light industrial/warehouse uses allowed in the proposed I-1 zoning will be consistent and compatible with the surrounding development.

22. Rezoning Petition: 2017-126 by The Church of Jesus Christ of Latter-day Saints

Approved

Location: Approximately 2.5 acres located off Mallard Oaks Drive, west of John Adams Road, east of Interstate 85. (Council District 4 - Phipps)

Current Zoning: O-1(CD) (office district, conditional)

Proposed Zoning: B-1 (neighborhood business)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff agrees with the recommendation of the Zoning Committee.

Statement of Consistency:

- The Zoning Committee found this petition to be consistent with the *Northeast Area Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends retail and office uses.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The site is located between John Adams Road and I-85, with indirect access to an I-85 access ramp; and
 - The site is adjacent to large lot residential that is currently zoned R-3; however, those parcels and all surrounding parcels are recommended to be redeveloped for a mix of office, retail, and research uses over time. The proposed B-1 district is compatible with those future uses; and
 - The B-1 zoning district allows the types of neighborhood supportive retail and office that is consistent with the vision for a Neighborhood Center in this area; and
 - There are no critical infrastructure projects, connections, or unique conditions that would warrant a conditional rezoning for this site.

ZONING HEARINGS

23. Rezoning Petition: 2017-109 by Enviro-Master International Franchise, LLC

Hearing deferred to November 20, 2017

Location: 1.793 acres located on the northeast side at the intersection of Nations Ford Road and Tyvola Road. (Council District 3 - Mayfield)

Current Zoning: MUDD-O (mixed use development, optional)

Proposed Zoning: MUDD-O SPA (mixed use development, option, site plan amendment)

24. Rezoning Petition: 2017-050 by Circa Investments, LLC
Hearing deferred to November 20, 2017

Location: Approximately 0.77 acres located south of Crescent Avenue and north of South Laurel Avenue, between Providence Road and Willoughby Street. (Council District 1 - Kinsey)

Current Zoning: B-1 (neighborhood business) and O-2 (office)

Proposed Zoning: NS (neighborhood services)

25. Rezoning Petition: 2017-141 by Beacon Partners
Hearing deferred to November 20, 2017

Location: Approximately 39.7 acres located on the west side of Old Statesville Road, north of Gibbon Road. (Council District 2 - Ivory)

Current Zoning: I-1(CD) (light industrial, conditional)

Proposed Zoning: I-1 (light industrial)

26. Rezoning Petition: 2016-120 by Charter Properties, Inc.
Public Hearing Held

Location: Approximately 76.77 acres located on the north side of Brown-Grier Road near the intersection of Steele Creek Road and Brown-Grier Road. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design, and environment, along with several technical items.

27. Rezoning Petition: 2017-083 by CapRock LLC

Public Hearing Held

Location: 1.16 acres located between Seigle Avenue and Harrill Street, west of Van Every Street. (Council District 1 - Kinsey)

Current Zoning: I-2 (general industrial)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Staff Recommendation:

Staff does not recommend approval of this petition in its current form. The proposed density of 16.37 units per acre exceeds the five units per acre recommended by the adopted plan. In addition, the petition does not include the level of detail and commitment needed to ensure the proposed development will fit in with the context of the current development pattern and serve as a transition between existing and proposed uses.

However, if the details and commitments are addressed satisfactorily, the proposed residential use may be supported, as it is more consistent with the area plan recommendation for residential uses than the existing I-2 (general industrial) zoning.

28. Rezoning Petition: 2017-104 by Cambridge Properties, LLC

Public Hearing Held

Location: Approximately 25.6 acres located on the south side of McKee Road between Providence Hills Drive and Carrington Forest Lane. (Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-5(CD) (single family residential, conditional), with five-year vested rights.

Staff Recommendation:

Staff does not recommend approval of this petition in its current form. The proposed site design should provide increased lots sizes and lots widths or increased rear yards on the periphery lots to provide a transition that is compatible with the abutting R-3 (single family) zoning.

29. Rezoning Petition: 2017-071 by Saussy Burbank, LLC

Public Hearing Held

Location: Approximately 1.5 acres located on the north side of East 36th Street between Spencer Street and Charles Avenue. (Council District 1 - Kinsey)

Current Zoning: R-22MF (multi-family residential) and R-5 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional), with five-year vested rights.

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

30. Rezoning Petition: 2017-101 by Optimist Park Partners, LLC **Public Hearing Held**

Location: Approximately 2.17 acres located on the north and south sides of East 16th Street, and east of the intersection of East 16th Street and Parkwood Avenue. (Council District 1 - Kinsey)

Current Zoning: R-22MF (multi-family residential), R-8 (single family residential), B-2 (general business), and B-1 (neighborhood business)

Proposed Zoning: TOD-R(O) (transit oriented development-residential, optional)

Staff Recommendation:

Staff does not recommend approval of this petition in its current form due to density, design, and the relationship to the adjoining single family residential uses.

31. Rezoning Petition: 2016-109 by Royal Panthera, LLC **Public Hearing Held**

Location: 3.3 acres located north of Interstate 85 and south of Tuckaseegee Road across from Toddville Road. (Council District 3 - Mayfield)

Current Zoning: R17MF (multi-family residential)

Proposed Zoning: O-2(CD) (office, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and technical items.

32. Rezoning Petition: 2017-106 by Charlotte Rescue Mission **Public Hearing Held**

Location: Approximately 1.37 acres located at the northwest intersection of West 1st Street and South Cedar Street, north of West Morehead Street. (Council District 2 - Ivory)

Current Zoning: MUDD (mixed use development)

Proposed Zoning: MUDD-O (mixed use development, optional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to site design.

33. Rezoning Petition: 2017-111 by Lincoln Harris, LLC **Public Hearing Held**

Location: Approximately 2.13 acres located on South Church Street, north of John Belk Freeway and south of East Stonewall Street. (Council District 2 - Ivory)

Current Zoning: UMUD (uptown mixed use)

Proposed Zoning: UMUD-O (uptown mixed use, optional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to signage.

34. Rezoning Petition: 2017-113 by Kolter Homes, LLC
Public Hearing Held

Location: Approximately 8.3 acres located on the east side of Cresswind Boulevard, north of Albemarle Road, east of I-485 and west of Rocky River Church Road. (Council District 5 - Ajmera)

Current Zoning: MX-1(INNOV) (mixed use, innovative standards)
Proposed Zoning: NS (neighborhood services)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to environment, site and building design, and land use.

35. Rezoning Petition: 2017-114 by Bainbridge Companies
Public Hearing Held

Location: Approximately 26.26 acres located on J.N. Pease Place, north of Ben Craig Drive and east of Mallard Creek Road. (Council District 4 - Phipps)

Current Zoning: O-1(CD) (office, conditional) and RE-1 (research)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site design.

36. Rezoning Petition: 2017-115 by CapRock, LLC
Public Hearing Held

Location: Approximately 4.64 acres located on the east side of Eastway Drive, south of North Tryon Street and north of the Blue Line Extension. (Council District 1 - Kinsey)

Current Zoning: B-2 (general business)
Proposed Zoning: TOD-R(CD) (transit oriented development-residential, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

37. Rezoning Petition: 2017-116 by JKS Management 1600 Montford, LLC
Public Hearing Held

Location: Approximately 0.82 acres located on the south side of Montford Drive, east of Park Road. (Council District 6 - Smith)

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: MUDD-O (mixed use development, optional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to land use and transportation and requested technical revisions.

38. Rezoning Petition: 2017-120 by Flywheel Group
Public Hearing Held

Location: Approximately 8.3 acres located on the west side of East Sugar Creek Road at the intersection of Raleigh Street, north the Blue Line Extension. (Council District 1 - Kinsey)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-M(O) (transit oriented development - mixed, optional), with five-year vested rights.

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, land use, and site and building design.

39. Rezoning Petition: 2017-121 by Flywheel Group
Hearing deferred to November 20, 2017

Location: Approximately 19.12 acres located on the north side at the end of Raleigh Street, east of East Sugar Creek Road. (Council District 1 - Kinsey)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-M(O) (transit oriented development - mixed use, optional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, land use and site and building design.

THE CITY COUNCIL MEETING RECESSED UNTIL OCTOBER 23, 2017

40. Rezoning Petition: 2017-123 by Harris Teeter, LLC
Public Hearing to be held October 23, 2017

Location: Approximately 0.53 acres located on the south side of University City Boulevard, east of East W.T. Harris Boulevard. (Council District 4 - Phipps)

Current Zoning: B-1SCD (business shopping center (old shopping district))

Proposed Zoning: B-2(CD) (general business, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, infrastructure, and minor technical revisions.

41. Rezoning Petition: 2017-124 by Stockbridge 77 Corporate Park, LLC
Public Hearing to be held October 23, 2017

Location: Approximately 2.77 acres located off Saint Vardell Lane, north of Clanton Road, east of Interstate. (Council District 3 - Mayfield)

Current Zoning: B-D (distributive business)

Proposed Zoning: B-2(CD) (general business, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of the outstanding issue related to site design.

42. Rezoning Petition: 2017-125 by Eastgroup Properties
Public Hearing to be held October 23, 2017

Location: Approximately 24.23 acres located on the west side of Sandy Porter Road, north of Interstate 485. (Outside City Limits)

Current Zoning: R-3(AIR) (single family residential, airport noise overlay) and I-1(CD) (AIR) (light industrial, conditional, airport noise overlay)

Proposed Zoning: I-1(CD)(AIR) (light industrial, conditional, airport noise overlay) and I-1(CD)(SPA)(AIR) (light industrial, conditional, site plan amendment, airport noise overlay)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

43. Rezoning Petition: 2017-130 by TwentyNine Fifteen Operations, LLC
Public Hearing to be held October 23, 2017

Location: Approximately 0.42 acres located on the south side of Griffith Street, east of New Bern Street. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-M (transit oriented development-mixed use)

Staff Recommendation:

Staff recommends approval of this conventional petition.

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Zoning Agenda

Monday, October 23, 2017
Recessed from October 16, 2017

RESULTS

Council Chambers

City Council Zoning Meeting

*- Mayor Jennifer W. Roberts -
- Mayor Pro-Tem Vi Lyles -
Dimple Ajmera - Ed Driggs
Julie Eiselt - Claire Fallon
Carlenia Ivory - Patsy Kinsey
LaWana Mayfield - James Mitchell
Greg Phipps - Kenny Smith*

40. Rezoning Petition: 2017-123 by Harris Teeter, LLC
Public Hearing Held

Location: Approximately 0.53 acres located on the south side of University City Boulevard, east of East W.T. Harris Boulevard. (Council District 4 - Phipps)

Current Zoning: B-1SCD (business shopping center (old shopping district))

Proposed Zoning: B-2(CD) (general business, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, infrastructure, and minor technical revisions.

41. Rezoning Petition: 2017-124 by Stockbridge 77 Corporate Park, LLC
Public Hearing Held

Location: Approximately 2.77 acres located off Saint Vardell Lane, north of Clanton Road, east of Interstate. (Council District 3 - Mayfield)

Current Zoning: B-D (distributive business)

Proposed Zoning: B-2(CD) (general business, conditional)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of the outstanding issue related to site design.

42. Rezoning Petition: 2017-125 by Eastgroup Properties
Public Hearing Held

Location: Approximately 24.23 acres located on the west side of Sandy Porter Road, north of Interstate 485. (Outside City Limits)

Current Zoning: R-3(AIR) (single family residential, airport noise overlay) and I-1(CD) (AIR) (light industrial, conditional, airport noise overlay)

Proposed Zoning: I-1(CD) (AIR) (light industrial, conditional, airport noise overlay) and I-1(CD) (SPA) (AIR) (light industrial, conditional, site plan amendment, airport noise overlay)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

43. Rezoning Petition: 2017-130 by TwentyNine Fifteen Operations, LLC
Deferred to November 20, 2017

Location: Approximately 0.42 acres located on the south side of Griffith Street, east of New Bern Street. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-M (transit oriented development-mixed use)

Staff Recommendation:

Staff recommends approval of this conventional petition.

Attendance

Planning Committee Members Present: Chairperson Deb Ryan and Vice chairperson John Ham and Commissioners Phillip Gussman, Victoria Nwasike, Keba Samuel, Cozzie Watkins and Nancy Wiggins

Planning Staff Present: Kathy Cornett, Monica Holmes, Garet Johnson, Linda Keich, Julia Lund, Ed McKinney, Grant Meacci and Jonathan Wells

Other Staff Present: Jacqueline McNeil, County Asset Facility Management

Welcome and Introductions

Chairperson Ryan called the meeting to order at 5:00 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

Commissioner Wiggins requested that the word “ugly” at the bottom of page 6; be replaced with “needs revitalizing.”

A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve the July 18, 2017 minutes as amended by Commissioner Wiggins. The minutes were unanimously approved.

Mandatory Referrals

M.R. #17-28: Proposal by Mecklenburg County to Acquire Eight Flood Prone Structures located along Little Sugar Creek and in the Huntingtowne Farms Neighborhood in South Charlotte

Mecklenburg County proposes to acquire eight flood prone properties located in the Huntingtowne Farms neighborhood (see mandatory referral for addresses and tax parcel numbers). These properties are subject to periodic and severe flooding from nearby Little Sugar Creek.

M.R. #17-30: Proposal by Mecklenburg County to Acquire a Portion of Oak Hills Golf Course, located at Oakdale Road and Interstate 485 in Charlotte’s ETJ

Mecklenburg County proposes to acquire eleven parcels totaling approximately 158 acres, a portion of Oak Hills Golf Course, (see mandatory referral for addresses and tax parcel numbers) for park and recreation purposes.

M.R. #17-31: Proposal by the City of Charlotte to Sell Property on Toomey Avenue

City Real Estate proposes to dispose of a small vacant portion of a 0.23 acre parcel located at 2700 Toomey Avenue (Tax Parcel 145-018-02), corner of Remount Road and Toomey Avenue. The property is leased to and occupied by the Humane Society of Charlotte. The Humane Society does not use the portion of the property proposed for disposition.

Chairperson Ryan asked the Committee if they would like to pull any of the mandatory referrals for discussion. Chairperson Wiggins said that she would like to pull M.R. #17-30 for discussion.

A motion was made by Commissioner Watkins and seconded by Vice Chairperson Ham to state that the Planning Committee has reviewed M.R. #17-28 and M.R. #17-31 and has no additional comments for the submitting agencies. The motion was unanimously approved.

M.R. #17-30, the proposal by Mecklenburg County to acquire a portion of Oak Hills Golf Course, was discussed. Commissioner Wiggins stated that she is disappointed that they are taking away the golf course and thinks it would be a nice place to have a public golf course. Commissioner Nwasike asked if the property will not be developed until 2023, what will happen in the meantime. Ms. Jacqueline McNeil (County Asset Facility Management) stated there is a 2023 Capital Budget Plan; however, it could be considered in an upcoming Capital Improvement Plan.

A motion was made by Commissioner Wiggins and seconded by Vice Chairperson Ham to state that the Planning Committee reviewed Mandatory Referral No. 17-30 on Tuesday, September 19, 2017 and has the following comment: the Committee is disappointed that the golf course is being taken away and thinks it should continue as a public golf course. The motion was unanimously approved.

South End Vision Plan

Garet Johnson (Planning) stated that staff would like to review the adoption schedule and share what they heard at the public meeting in July as well as what staff heard from this Committee. Next, staff will walk through the plan and discuss next steps in the process. Ms. Johnson explained that staff would like for the Committee to become familiar with the document over the next couple of months. Staff reviewed the draft *Review and Adoption Schedule* and explained that it could change (click [here](#) to view schedule in PowerPoint presentation).

Ms. Johnson further explained that staff and the Committee will discuss the document in detail at the October meeting. In November, the Committee may be ready for public comment and in December, the Committee may be asked to make a recommendation. However, Ms. Johnson emphasized that the schedule could change as the Committee reviews the document. Ms. Johnson added that staff will also work with City Council and City Council Committee.

Commissioner Nwasike asked if the Committee will have a summary of the public comments that City Council receives. Ms. Johnson explained that City Council will receive public comment after the Planning Committee makes a recommendation. She added that the Committee may not be ready to make a recommendation in December. If that is the case, the Committee will be asked to make a recommendation in January.

Chairperson Ryan asked if a plan normally comes to the Planning Committee before it goes to the Transportation and Planning Committee (TAP). Ms. Johnson answered yes; they overlap in the review and adoption process. However, the Planning Committee makes a recommendation prior to the TAP's recommendation.

Commissioner Wiggins suggested that the Planning Committee attend the City Council meeting when they receive public comment on the document.

Ms. Johnson clarified what the Committee will be asked to vote on during the review and adoption process. The two existing plans for this area are roughly ten years old and development in the area is different than previously anticipated. Both plans are in need of some new thinking. This process will update the two plans.

When the Committee makes a recommendation on the *South End Vision Plan*, it will include a recommendation for two plan amendments. The Committee will be asked to vote on the following:

- *South End Vision Plan* – this new document includes the concept and vision for the South End area.
- *South End Transit Station Area Plan* (2005) – Amendment. The *South End Vision Plan* amends this existing plan.
- *New Bern Transit Station Area Plan* (2008) – Amendment. The *South End Vision Plan* amends this existing plan.

Ms. Johnson stated that the plan amendment is a quick update that addresses some of the key issues in the plan that need to be updated such as street cross-sections. In regards to street cross-sections, this allows us to introduce some new thinking when considering pedestrian safety and incorporating bikes. It also allows us to look at the community design piece and identify streets that we would like to have more of a retail focus.

Monica Holmes (Planning) gave an overview of the public meeting that was held July 25. She stated that over 200 people attended this meeting. Her presentation included a brief video with highlights from the meeting.

Ms. Holmes said that the meeting focused on how to get useful information to inform the *South End Vision Plan* and how to give people an experience. Meeting attendees were given a passport and there were tour stops along the way. The tour stops were tied directly to the plan streets, rail trail, parks, mobility, built environment, culture, affordability and art.

There was also a quiz show and an opportunity to get feedback about what people want to see in the area. Some of the comments centered on terms such as: bike friendly, streets and mobility, parking, open space, rail trails, parks, diversity, art and affordability. The organization of the plan is based on input from the public and the Planning Committee. Vice Chairperson Ham stated that the public meeting was great but parking was a nightmare.

Chairperson Ryan stated that the term “people-first” is a little jargon-y. She thinks it should be “pedestrians-first.” Commissioner Watkins agreed and asked how healthy principles are incorporated into the plan. Ms. Holmes stated that the *Livable City Policy Statement* is included in the document and guides the plan. Commissioner Wiggins suggested mentioning in the plan that the hospital is located on the periphery of the neighborhood and encourages healthy activities.

Ms. Holmes explained that Chapter 1 includes the history and guiding principles and Chapter 2 includes the plan's seven overall goals:

1. Grow By Design
2. Expand Our Mix
3. Celebrate Public Space
4. Manage Our Common Resources
5. Pursue Affordability
6. Move. Connect. Work.
7. Never Stop Experimenting

The third chapter covers focus the five focus areas in the plan: South Boulevard, South Tryon Street, The Gold District, Camden and Distribution/New Bern. The focus areas take the goals and apply them to specific locations. For instance, one of the focus areas is South Boulevard. What does the future of this street look like, how do you incorporate new pedestrian facilities, what does the crossing look like, what does the bicycle infrastructure look like, how does it turn into the main street we want it to be and how do you put that into a 20 year vision. Some of this will be addressed in the recommendations.

Chairperson Ryan asked if the implementation strategies focus on preserving lower density, older buildings and affordable spaces in the lower South End area. Ms. Holmes said that is one of the recommendations in Chapter 4. There are a few suggestions on the table such as height and use limits. Commissioner Wiggins said that she prefers not to use height restrictions in this area but prefers variations in the scale and size of buildings.

The PowerPoint presentation highlights the implementation strategies and includes specific strategies under each of the Key Initiatives – Top 10 List. There are ten design guideline headings. They each include an explanation and example guideline. They go a little deeper like setting the stage for some of the Transit Oriented Development (TOD) priorities work that the Committee has already done.

Grant Meacci explained that the standards that the Committee worked on for TOD influenced some of the standards in the document.

Commissioner Watkins asked how does this plan relate to the surrounding areas. Mr. Meacci said that once completed, the Unified Development Ordinance (UDO) will “raise the bar” for the entire city but not all places will be treated the same.

Vice Chairperson Ham asked if anyone is communicating how the community can to get to South End without using a car. Ms. Holmes said that this plan is a work plan for Center City Partners. They are highly invested in Historic South End. Discussions will take place on strategies to get people to use park and ride and different transportation modes.

Commissioner Gussman said that one of the key elements that he sees in South End is the opportunity to ride the light rail. He thinks that South End is one of the areas that could be car free. Commissioner Wiggins said that she often asks people on light rail why they use it and how they use it. Some prefer light rail over the bus.

Commissioner Nwasike asked if some parking areas will be designated for South End residents similar to systems in other cities where residents have permit stickers on their cars. Ms. Holmes answered that there are different levels of parking management and different ways parking could be addressed. The work plan will determine exactly how that can be done.

Chairperson Ryan stated that it is not ironic that we are trying to promote pedestrian environments and yet so much time and effort is spent discussing parking. She has concerns about public parking decks because it seems to be a core long term investment. Commissioner Wiggins added that Charlotte is attractive to millennials and they do not want cars.

Commissioner Watkins said that Baby Boomers are aging and still prefer cars and convenient parking. There is a need to evaluate both sides, not just one or the other. She agrees there needs to be a push for a pedestrian environment. However, we need flexibility regarding transportation needs.

Commissioner Samuel said that Charlotte as a city does not make total car-free lifestyles possible. She thinks that South End is becoming an island for those who live there and is an exclusive place. She added that if she has to get to her children she does not want to get on the light rail. However, she welcomes it as an experience for her children. She said it will be her children's transportation but not hers.

Chairperson Ryan reminded the Committee that this is a long range plan and ten years from now much about lifestyle preferences may have changed. She does not think that the plan is just for the people who live there.

Commissioner Nwasike said that she is okay with a little different but a completely pedestrian lifestyle is not a reality for most people. Chairperson Ryan said that it is okay that Ballantyne is a car oriented area but South End being walkable is okay too. Parking and driving is not and should not be easy in South End.

Commissioner Samuel said that repurposing and planning to repurpose parking facilities is a great idea. You might build a parking deck that can be easily transitioned to something else in the future. The overall consensus was that planning for multiple generations is difficult but very important.

Ms. Holmes reviewed the design guidelines section of the document. She shared some example guidelines as well as some resources for each one. She highlighted the importance of prioritizing how ground floor activities are treated, breaking down the volume of larger buildings and requiring urban streetscape details.

Place Types

Kathy Cornett gave an update on Place Types. Click [here](#) to view the PowerPoint presentation. She shared that staff has heard from the Committee that public engagement needs to be more strategic, consistent and transparent. Building trust can be done in many different ways. The website needs to be easier to find and it needs to be more engaging and interactive. Also, meeting participants need to know how their input will be used.

Ms. Cornett further explained that there are communication strategies for public engagement. Staff will use examples and images of Place Types to help people understand them and how the pieces fit together. Emphasis will be placed on using words and terms that people easily understand when we are talking about concepts and ideas.

Staff is working with a consultant to develop an engagement strategy for a very detailed Public Involvement Plan (PIP). There is a draft outline. Chairperson Ryan said that she encourages an attitude of fun regarding public engagement and that it should not be a chore. She said that it does not matter what is done with the website if there is not a robust way to push people there. Ms. Cornett said that is a part of the PIP.

Commissioner Nwasike said that when it comes to affordable housing and similar topics, it is important to make decisions and manage expectations upfront.

Commissioner Gussman asked if all three modules are happening at once . Ms. Johnson said that it may be January to March, about 6 weeks apart. Each module will be previewed and summarized with the Committee.

Chairperson Ryan was unsure of the relevancy of some of the module topics. She thinks that “public realm” is the most important issue as it actually defines Place Types. Commissioner Gussman suggested that “public realm” be very narrowly defined if we agree that is the most important piece.

Chairperson Ryan commented that Instead of “what can U-DO,” it’s more like “what can you see.” She said that she would like to be ahead of the game of what is going out to the public. She thinks the Committee was left out of the previous round of engagement. She does not want the Committee to see the document for the first time in August.

Meeting adjourned at 7:00 pm.

MEETING AGENDA – OCTOBER 11, 2017 ROOM 280 ON THE 2ND FLOOR.

HDC WORKSHOP – 12:00 PM THE PUBLIC IS WELCOME TO ATTEND

HDC WORKSHOP – 12:00 PM

- DESIGN GUIDELINES
- OVERVIEW OF APPLICATIONS

HDC MEETING: 1:00 – 7:00

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

CONTINUED

- | | |
|---|-------------------------|
| <p>1. 1534 THOMAS AVENUE
CASE NO. HDC 2017-402
ADDITION
PLAZA MIDWOOD
JONATHAN STANLEY, APPLICANT</p> | <p>CONTINUED</p> |
| <p>2. 723 E. WORTHINGTON
CASE NO. HDC 2017-404
WINDOW REPLACEMENT
EDWARD VINSON, APPLICANT</p> | <p>CONTINUED</p> |
| <p>3. 1416 PECAN AVENUE
CASE NO. HDC 2017-481
ADDITION
PLAZA MIDWOOD
ANGIE LAUER, APPLICANT</p> | <p>APPROVED</p> |
| <p>4. 505 E TREMONT AVENUE
CASE NO. HDC 2017-507
ADDITION
DILWORTH
THOMAS SIMPSON, APPLICANT</p> | <p>CONTINUED</p> |
| <p>5. 901 E. WORTHINGTON AVENUE
CASE NO. HDC 2017-417
NEW CONSTRUCTION
DILWORTH
JOHN FRYDAY, APPLICANT</p> | <p>APPROVED</p> |

ADDITION

- | | |
|---|------------------------|
| <p>6. 605 BERKELEY AVENUE
CASE NO. HDC 2017-573
DILWORTH
JOHN FRYDAY, APPLICANT</p> | <p>APPROVED</p> |
|---|------------------------|

TREE REMOVAL

- | | |
|--|----------------------|
| <p>7. 416 N. POPLAR STREET
CASE NO. HDC 2017-564
FOURTH WARD
CHARLES HOLTZCLAW</p> | <p>DENIED</p> |
|--|----------------------|

FENCE

- | | |
|--|------------------------|
| <p>8. 2144 PARK ROAD
CASE NO. HDC 2017-545
DILWORTH
PAULA PRIDGEN, APPLICANT</p> | <p>APPROVED</p> |
|--|------------------------|

Attendance

Commissioners Present: Deb Ryan (Chairperson), John Fryday (Vice-Chairperson), and Sam Spencer

Commissioner Absent: John Ham

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

Welcome & Introductions

Chairperson Ryan called the meeting to order at 4:05 pm, and welcomed those present.

Approval of Minutes

A motion was made by Vice Chairperson Fryday and seconded by Commissioner Spencer to approve the August 31, 2017 minutes. The vote was unanimous to approve the minutes.

Old Business/ To Do List

August 31 Executive Committee Follow-up

Intermodal Facility Tour

Chairperson Ryan said she has not talked to Commissioners Majeed and Wiggins about the Intermodal Facility tour yet. She asked staff to keep this item on the to do list.

UDO Report

The Communications Committee will continue to work on the UDO Report. Mr. McKinney confirmed that staff will update Council on the UDO and Place Types initiative at the October 23, 2017 Council dinner meeting. Chairperson Ryan, Mr. McKinney, and Vice Chairperson Fryday will review the Report prior to the City Council meeting. The Chairperson said she would like to submit the Report to Council after the October 23 dinner meeting.

Chairperson Ryan rearranged the agenda to allow sufficient time to discuss the retreat follow up.

October and November 2017 Schedule Approval

The Executive Committee reviewed the October and November 2017 calendars. Commissioner Spencer noted that the UDO Advisory Committee meeting is listed on November 23, 2017, which is Thanksgiving Day. Mr. McKinney stated that the meeting will be held on November 30, 2017. Commissioner Spencer made a motion to approve the calendars with this correction. Vice Chairperson Fryday seconded the motion and the calendars were approved unanimously.

Chairperson Ryan requested that the December 2017 and January 2018 Planning Commission calendars be provided at the next Executive Committee meeting.

October 2, 2017 Work Session Agenda

The Chairperson asked the Committee members to review the October 2, 2017 work session agenda. She asked for their thoughts about the new agenda format. Commissioner Spencer said he thinks the new format helps to keep the conversations more productive and focused.

Chairperson Ryan suggested that the Historic District Commissioner (HDC) meeting results (Attachment 4) be removed from the agenda, since there is no longer a Planning Commissioner assigned to the HDC. Ms. Neely reminded her that at the July 10, 2017 Planning Commission meeting some Commissioners requested that this information continue to be included in the agenda packet. The Chairperson agreed to include this attachment.

The Chairperson asked if the Planning Committee's August meeting minutes are not included in the agenda packet. Ms. Neely reminded her that the Planning Committee did not meet in August.

Chairperson Ryan said the Old Business/TODO Tasks Follow up portion of the work session agenda will be approved as listed with the caveat that Vice Chairperson Fryday may add more items.

The Chairperson said she will get an update on the Planning Director's search from the City Manager's Office and share the information at the October work session.

Vice Chairperson Fryday asked if they will meet to draft the work plan before the work session. Chairperson Ryan said they will communicate online since there is such a short timeframe between the retreat and the work session. She said the work plan will be a "firm" draft.

Chairperson Ryan said she will find someone to present the ten-minute topic. Commissioner Spencer asked if she had any ideas about the subject for this topic. He suggested potentially discussing reoccurring topics that continue to be mentioned, such as affordable housing and inclusionary zoning. Although the Commission may not be able to do anything about these topics, he suggested that they look at what other municipalities across the state are doing to address these types of issues. The Chairperson agreed that it is an interesting topic and explained that affordable housing deserves more than a ten-minute topic. She further explained that the ten-minute topics are not intended for discussion. The ten-minute topics are more like an idea given at the end of the meeting to think about. She suggested that affordable housing be included in the work plan.

Vice Chairperson Fryday suggested elements of walkability for the ten-minute topic, including defining walkability. Chairperson Ryan said the Commission has recently received lots of information about walkability. The Vice Chairperson explained that during yesterday's Zoning Committee meeting, there was a question about walkability and what they should look for when

reviewing rezoning petitions. Chairperson Ryan agreed that walkability is a good ten-minute topic for the October 2, 2017 meeting. She suggested inviting Terry Shook or Craig Lewis to speak on this topic. Vice Chairperson Fryday said this may take longer than ten minutes. Chairperson Ryan said she thinks it can fit into a ten-minute topic and lead into a discussion next month.

Chairperson Ryan suggested looking at examples of the different types of state highways in Charlotte as the ten-minute topic. This can help broaden the Commission's vision of what a state highway can be and help explain that a state highway does not necessarily mean fast moving traffic. Chairperson Ryan said this could be a future topic because it will take time to prepare.

Commissioner Spencer made a motion to approve the October 2, 2017 work session agenda, seconded by Vice Chairperson Fryday. The agenda was approved, including the caveat that Vice Chairperson Fryday may add some items to the to do list.

New Business

Retreat Debrief

The Chairperson asked the Committee members for their overall impression of the retreat. Vice Chairperson Fryday said it was good for the Zoning Committee to talk among themselves about their role and the frustration of whether they are really adding value to the rezoning process.

Chairperson Ryan mentioned the issue of traffic counts in relation to the rezoning review process. She thinks the Charlotte Department of Transportation (CDOT) input should be broadened beyond traffic counts and congestion. It seems that traffic counts dominate the discussion rather than having a discussion about the quality of the place that is being affected by the building that is being proposed.

Vice Chairperson Fryday recommended inviting CDOT staff to explain how the traffic information is calculated and what it means. He thinks it would be helpful to invite Council to participate in a joint session with CDOT and the Commission to better understand the discussions from the Zoning Committee meetings. The Chairperson agreed that this is a good idea but would also like to have a policy discussion about whether or not the Zoning Committee should judge projects relative to how much traffic will be generated from the development.

Commissioner Spencer suggested having this discussion after the new Council is elected. He also shared that he was pleasantly surprised at the level of agreement the Zoning Committee had on some issues. For example, the number of cases is an issue and all members were supportive of the need for more staff. The major issue identified by the Zoning Committee is the education of Commissioners, Elected Officials, and the community about the rezoning process.

Chairperson Ryan asked if the Zoning Committee discussed Council meetings and being able to ask questions during the meetings. She questioned why it is taking so long to develop a process for Commissioners to ask questions during Council meetings. Mr. McKinney suggested that he and Vice Chairperson Fryday talk to Ms. Laura Harmon to clarify the protocol for communicating Zoning Committee questions and concerns to the Mayor, during Council meetings. Chairperson Ryan said she would like to have a process in place before the next Zoning Committee meeting.

Work Plan Topics/Priorities

Chairperson Ryan suggested the idea of the 15 minute neighborhoods since it is one of the big topics talked about at the retreat. She inquired about the number of activity centers in Charlotte, including their location and character. She asked how they relate to Place Types and if they are in 15 minute neighborhoods. She thinks it is important to follow up on the information Mr. John Martin presented at the retreat about the appropriate number of centers for cities. This will be good to relate to the Place Types initiative. She would like to move the discussion in Planning Commission to a policy level in regards to these type issues. Mr. McKinney agreed that this ties to the work that the Planning and Zoning committees are doing.

Commissioner Spencer thinks it is important to develop a process for the Commission to utilize when there are ideas that the Commission cares about, wants to advocate for, or make a policy recommendation. He asked how they should move forward with these ideas to make sure there is follow up. Chairperson Ryan suggested that the Commission seek guidance from Mr. McKinney about how their ideas can be impactful. She also asked Commissioner Spencer to track the discussions which generate ideas for follow up and bring this information to the Executive Committee meetings so that ideas can keep moving forward.

The Chairperson expressed concern with community engagement. Sometimes the turnout at public meetings is low so she questioned how much influence the community really has. Although community engagement is not a City Council focus area, it seems that Planning's work often gets weighed down with the need for "uber" community engagement. Chairperson Ryan wants to have a conversation about the Planning Commission's position on what is enough community engagement. Commissioner Spencer said community engagement is important but questioned what to prioritize in terms of engagement.

Chairperson Ryan mentioned affordable housing as a potential work plan priority. She said the current Affordable Housing Policy is not working. She also talked about the effectiveness of the Accessory Dwelling Ordinance. She wants to know how many people have utilized it, how effective it has been, as well as get staff's input on how it could perhaps be more effective. Commissioner Spencer suggested that the Commission engage the City Attorney for clarity on what can legally be

done to address affordable housing. He also thinks it is important to get feedback from the community and those who are advocates for affordable housing. The Chairperson said the Commission will need to figure out their role in relation to affordable housing.

The Chairperson asked how area plans are initiated. She questioned why the SouthEnd Plan was initiated since we are not doing area plans while the UDO process is underway. She said that plans from sources other than the Planning Department seem to circumvent the Planning Committee so she wants to discuss why this is allowed. Vice Chairperson Fryday also expressed concern about this.

Chairperson Ryan said that her graduate students are researching 23 cities which are comparable to the size of Charlotte to determine what percentage of them has design guidelines. She would like to present this information at a future work session. She said that she raised the topic at the retreat and there was opposition. Vice Chairperson Fryday added that he would also like to be able to talk about what the guidelines cover and how they are put into effect.

The Chairperson's graduate students are also researching which of the 23 comparable cities have strategic plans. She said Charlotte does not have a strategic plan and asked if this is something the Commission should consider discussing.

The Chairperson asked if the notes from the retreat's morning discussion have been transcribed. Ms. Cheryl Neely stated that staff had summarized the information from the retreat's afternoon committee breakout discussions. She confirmed that staff will provide a summary of the entire retreat. Chairperson Ryan requested a quick turnaround on the summaries so the information can be used to develop the Commission's annual work plan. The Chairperson said she and the Vice Chairperson will develop a 10 item work plan based on the notes from the retreat. They will share the draft work plan with the other Executive Committee members. Vice Chairperson Fryday suggested sending it to the entire Commission before the next meeting. Chairperson Ryan agreed that the information will be sent before the October work session, if time permits.

Adjournment

The meeting adjourned at 5:01 pm

TCC MEMBERS

Danny Pleasant, Chair
Charlotte City Manager's Office

Bill Coxe, Vice-Chair
Town of Huntersville

Charlotte Department of Transportation

Charlotte-Douglas International Airport

Charlotte Engineering & Property Management

Charlotte-Mecklenburg Planning Department

Town of Cornelius

Town of Davidson

Town of Fairview

Town of Huntersville

Town of Indian Trail

Iredell County

Town of Marshville

Town of Marvin

Town of Matthews

Mecklenburg County Land Use & Environmental
Services Agency

Metropolitan Transit Commission

Town of Mineral Springs

Town of Mint Hill

City of Monroe

Town of Mooresville

NCDOT - Division 10

NCDOT - Division 12

NCDOT - Public Transportation Division

NCDOT - Transportation Planning Branch

Town of Pineville

Town of Stallings

City of Statesville

Town of Troutman

Union County

Town of Waxhaw

Town of Weddington

Village of Wesley Chapel

Town of Wingate

Bicycle Focus Area Representative

Greenway Focus Area Representative

Pedestrian Focus Area Representative

Public Health Focus Area Representative

Federal Highway Administration

(Ex-officio member)



TECHNICAL COORDINATING COMMITTEE

Revised Agenda Packet

Thursday, October 5, 2017

10:00 a.m.-Noon

Charlotte-Mecklenburg Government Center
Room 267 (Second Floor)
600 East Fourth Street
Charlotte, NC 28202

OCTOBER TCC AGENDA ITEMS:

- 1) ICATS 2016-2025 TIP Amendment
- 2) Wilmington to Charlotte CSX Freight Line
INFRA Grant
- 3) FY 2017 UPWP Amendment
- 4) 2045 Metropolitan Transportation Plan Update
- 5) Northwest Huntersville Transportation Study –
Phase 2
- 6) Updated CRTPO Prospectus

CRTPO Staff Contact:

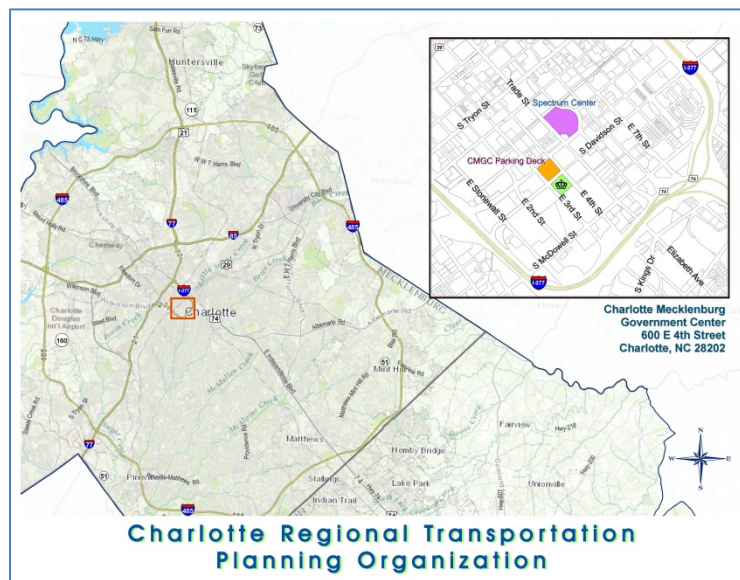
Neil Burke, AICP, PTP
Planning Coordinator
(704) 353-0198
nburke@charlottenc.gov

Title VI Policy

It is the policy of the Charlotte Regional Transportation Planning Organization to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities.

The Charlotte Regional Transportation Planning Organization coordinates transportation planning initiatives in Iredell, Mecklenburg, and the urbanized portion of Union Counties. The Technical Coordinating Committee (TCC) is the staff arm of CRTPO. The TCC is composed of representatives of various departments and communities that are involved in the transportation planning process, and this committee provides consensus-based technical recommendations to the MPO board.

Unless otherwise noted, CRTPO TCC and MPO meetings are held in Room 267 (second floor) of the Charlotte-Mecklenburg Government Center (CMGC), located at 600 East Fourth Street in Uptown Charlotte.



Parking is available in the CMGC parking deck on Davidson Street between Third and Fourth Streets. Parking tickets from the CMGC Deck can be validated by CRTPO staff if they are brought to the meeting.

There are two ways to enter the CMGC. Enter via the large staircase on the Davidson Street side or through the plaza entrance facing E. Fourth St. (This is a handicapped accessible entrance.) Once inside the building, security staff will assist you to Room 267. Security measures have been improved recently, so please allow more time for entering the building.

In compliance with the Americans with Disabilities Act (ADA), accommodations will be provided for persons who require assistance in order to participate in Charlotte Regional Transportation Planning Organization meetings. If assistance is needed or to request this document in an alternative format, please contact CRTPO at (704) 336-2205 or (704) 336-5123 (fax).



TECHNICAL COORDINATING COMMITTEE **REVISED** MEETING AGENDA

Thursday, October 5, 2017 | 10:00 a.m.

Room 267(Second Floor), Charlotte-Mecklenburg Government Center
600 East Fourth Street, Charlotte, NC 28202

1. CALL TO ORDER (5 minutes) Bill Coxe

- 1) Introductions
- 2) Adoption of Today's Revised Agenda
 - a. Add FY 2017 UPWP Amendment as Business Item 3.3
 - b. Add Updated CRTPO Prospectus as Information Report 4.3

2. CONSENT AGENDA (5 minutes) Bill Coxe

- 1) Approval of September 7, 2017 TCC Minutes

3. TCC BUSINESS ITEMS (20 Minutes)

1) ICATS 2016-2025 TIP Amendment David McDonald

ACTION REQUESTED: Recommend to the MPO that it approve an amendment to the 2016-2025 TIP to make the following project description modification to the Iredell County Area Transit System replacement bus project (TA-5178):

- *Current Description: Purchase eight replacement buses*
- *Revised Description: Replacement Buses*

BACKGROUND:

- *NCDOT-PTD has requested a general project description for the reason that bus replacement project bids have experienced variability in cost.*

2) Wilmington to Charlotte CSX Freight Line INFRA Grant Robert Cook

ACTION REQUESTED: Support NCDOT-Rail Division's request to submit an Infrastructure for Rebuilding America (INFRA) grant for the CSX Railroad's SE and SF lines between Charlotte and the Port of Wilmington.

BACKGROUND:

- *The SE and SF lines carry the Queen City Express, a daily intermodal train from the Port of Wilmington to the CSX intermodal terminal off Hovis Road in Charlotte.*
- *Potential improvements in the CRTPO planning area include*
 - *Richardson Creek Siding (Monroe)*
 - *Monroe Connector (Monroe)*
 - *Wesley Chapel –Stouts Road Grade Separation (Indian Trail)*
 - *Stouts Siding Improvement (Indian Trail)*
 - *Hoskins Road Grade Separation (Charlotte)*
 - *Hovis Road Grade Separation (Charlotte)*

- *The Greater Charlotte Regional Freight Mobility Plan recommends operational efficiency improvements to support the Queen City Express service, including the Hovis and Hoskins Roads grade separations.*
- *The grant application will be submitted by the Wilmington Urban Area MPO.*

ATTACHMENTS: Corridor Map, Description of benefits

3) **FY 2017 UPWP Amendment**

Robert Cook

ACTION REQUESTED: *Recommend to the MPO that it approve an amendment to the FY 2017 Unified Planning Work Program to move \$60,000 from Task Code V-1, Congestion Management Strategies to VI-10, Corridor Protection & Special Studies.*

BACKGROUND:

- *Local transportation planning projects are programmed in Task Code VI-10, Corridor Protection & Special Studies.*
- *The CRTPO recently received reimbursement invoices from several jurisdictions that had started projects in FY 16, but needed to extend them into FY 17. The result is that Task Code VI-10 has a shortfall of \$60,000.*
- *Staff proposes to move \$60,000 from Task Code V-1, Congestion Management Strategies to VI-10 to eliminate the deficit in that task code.*
- *Action on this matter will allow for the CRTPO's FY 17 reimbursement to be finalized.*

4. **TCC INFORMATION REPORTS (30 Minutes)**

1) **2045 Metropolitan Transportation Plan Update**

Robert Cook

BACKGROUND:

- *The MPO approved the fiscally-constrained roadway project list at its September meeting.*
- *Action may be requested at the November meeting to recommend to the MPO that it approve the start of public outreach on the final MTP. Action in November may be needed due to the board not meeting in December.*
- *An MTP development status report will be provided.*

2) **Northwest Huntersville Transportation Study – Phase 2**

Bill Coxe

BACKGROUND:

- *Between 2008 and 2011, MUMPO and the Town of Huntersville conducted thoroughfare planning in the northwestern area of Huntersville's jurisdiction.*
- *The outcome of the first phase of this study determined the alignment of NC 73 west of Beatties Ford Road, but did not account for the existing and proposed roadway alignments east of this area.*
- *In March of 2017, Huntersville executed a contract with a consultant to complete the multimodal transportation system analysis in the area.*
- *An initial public meeting has been held on June 20, 2017, and a second public meeting is scheduled for October 19, 2017.*
- *Visit the project webpage for more information by clicking [here](#).*

ATTACHMENT: Study Area Map

4) **Updated CRTPO Prospectus**

Robert Cook

BACKGROUND:

- *The Prospectus is a reference document for CRTPO staff that provides descriptions of the task codes used in the Unified Planning Work Program. Its purpose is to provide staff and agencies responsible for completing the tasks with an understanding of what needs to be done, how it is to be done, and who does it.*
- *The current Prospectus was adopted in 2002 and has not been updated. It does not reflect revised metropolitan planning statutes and regulations such as performance-based planning, or new state statutes such as the CTP.*
- *Staff proposes to use an updated Prospectus for the development of the FY 2019 UPWP. It is currently being used by three MPOs throughout North Carolina.*
- *The UPWP Review Subcommittee has endorsed the use of the updated Prospectus.*
- *Action to recommend adoption of the updated Prospectus will be requested in November.*

5. **OTHER REPORTS (10 Minutes)**

- 1) NCDOT Report
- 2) Bicycle and Pedestrian Work Group Report
- 3) Upcoming Issues

Curtis Bridges

6. **ADJOURN**

CRTPO TECHNICAL COORDINATING COMMITTEE
Summary Meeting Minutes
Charlotte-Mecklenburg Government Center
Room 267
September 7, 2017

Voting Members: *Chair* - Danny Pleasant (City Manager's Office), *Vice-Chair* - Bill Coxe (Huntersville), John Rose – alt for David McDonald (CATS), Jonathan Wells – alt for Ed McKinney (C-M Planning), Andrew Grant (Cornelius), Travis Johnson (Davidson), Barry Whitesides – alt for Matthew Todd (Iredell County), Susan Habina Woolard (Matthews), Steve Frey (Mint Hill), Stuart Basham – alt for Scott Cole (NCDOT – Div. 10), Anil Panicker – alt for Mark Stafford (NCDOT – Div. 12), Andy Bailey (NCDOT-TPB), Kevin Parker – alt for Chris Easterly (Stallings), Sherry Ashley (Statesville), Erika Martin (Troutman), Bjorn Hansen (Union County), Dennis Rorie (Waxhaw), Will Washam (Bicycle Focus Area Representative), Scott Correll – alt for Scott Curry (Pedestrian Focus Area Representative), Dick Winters (Public Health Focus Area Representative)

Staff: Robert Cook (CRTPO), Curtis Bridges (CRTPO), Neil Burke (CRTPO), Erin Kinne (CRTPO), Candice Rorie (CRTPO), Liz Babson (CDOT), Andy Grzyski (CDOT), Anna Gallup (CDOT), Norm Steinman (CDOT), Jon Young (Mooresville), Wendy Taylor (NCDOT – Div. 10), Lee Ainsworth (NCDOT – Div. 10), Steve Bridges (NCDOT – Div. 12)

Guests: Bill Thunberg (LNTC), Joe Lesch (Gresham Smith), Radha Swayampakala (RS&H), Nick Landa (RS&H), Todd Steiss (WSP), Tyler Laben (HDR), Roger Diedrich (Sierra Club)

Danny Pleasant opened the meeting at 10:00 a.m. TCC members, staff, and guests introduced themselves.

1. Adoption of the Agenda

Mr. Pleasant asked if any changes to the agenda are necessary. Hearing none, the September agenda was adopted by acclamation.

2. Consideration of Consent Agenda

Mr. Pleasant explained that the consent agenda for the September meeting contained the August 3 TCC meeting minutes and a series of TIP amendments to program STBG-DA funding to seven small roadway (intersection) projects that were approved by the MPO in June.

Motion:

Sherry Ashley made a motion to adopt the consent agenda. Travis Johnson seconded the motion. The motion passed unanimously.

TCC BUSINESS ITEMS

3.1 2045 Metropolitan Transportation Plan

Presenter: Neil Burke

Summary/Action Requested:

Mr. Burke provided information to the TCC via a Power Point presentation, the contents of which are incorporated into the minutes [here](#). The presentation covered the following points:

- Mr. Burke began his presentation by stating that action is being requested to recommend that the MPO approve the 2045 MTP revised fiscally constrained roadway project list.
- He explained that the TCC approved a delay in the recommendation for the MPO to approve the fiscally constrained roadway project list from the 2045 MTP until the September TCC meeting to allow for the Roadway Ranking Review Committee (RRRC) to meet again to reconsider its recommendation within the 2045 horizon year of Region E.
 - This recommendation was initiated by the Town of Cornelius in reference to the NC 115 project between Washam Potts Road and Potts Street.
 - Both the US 21 (Sunset Road-Harris Blvd) (MTP ID 3065) and the NC 115 project in Cornelius (Washam Potts Road – Potts St) (MTP ID 3008) received the same MTP score of 90.
 - The Roadway Ranking Review Committee had initially expressed concerns with the ability to deliver this project given the corridors proximity to the Norfolk Southern “O” Line and potential impacts to historically-eligible properties along the west side of the corridor.
 - A revision to the cost estimate was supported by the RRRC based upon an ongoing UPWP-funded corridor study along the NC 115 corridor. The revised cost of the project is \$12.5 million based upon the assumption that a narrower cross-section can be assumed for this project.
- Mr. Burke explained that the RRRC met again in August and made a recommendation to include the NC 115 project in Cornelius based upon the assumption that a portion of the residual Division Needs funds can be used to fund this Regional Impact project within the 2045 horizon year of the MTP.
- Mr. Burke then summarized the revised fiscally constrained project list for the 2045 MTP by indicating that there are 69 projects being recommended for inclusion in the 2035 and 2045 horizon years.
- He explained that there are a total of 146 projects in the highway, bicycle and pedestrian and transit modes within the draft 2045 MTP fiscally constrained project lists when the existing and committed projects are included in the 2025 horizon year.
- Mr. Burke explained that CRTPO received 257 written comments on the projects within the fiscally constrained plan from the interactive mapping website and via e-mail. There were over 1,000 resident interactions when project “likes” were included.
- He summarized comment submissions received by Sustain Charlotte, the American Heart and Stroke Association, and the Sierra Club.
- He reviewed the MTP development schedule by explaining that action is needed by the TCC and MPO in September to remain on track for the air quality conformity process and the submission of highway projects from the draft plan to NCDOT for the development of the 2020-2029 TIP (P5.0).

Andrew Grant thanked the TCC for their flexibility in considering the inclusion of the NC 115 project within the 2045 horizon year of the draft plan.

Bill Coxe reminded the TCC that the outer horizon year (2045) of the MTP is the most uncertain because the funding amounts and the projects are subject to change. He also expressed support of the Sierra Club comments regarding the inclusion of travel demand management components within highway projects in the fiscally constrained project list.

Andy Bailey asked if the ability to flex funding between STI tiers (i.e. cascading) will be considered during future MTP development cycles. Mr. Burke explained that this option will be considered in future MTP development cycles as long as the project list can be shown to be fiscally constrained relative to the anticipated funding amounts.

Motion:

Mr. Grant made a motion to recommend that the MPO approve the fiscally constrained roadway project list. Mr. Cox seconded the motion. Upon being put to a vote, the motion passed unanimously.

3.2. 2018-2027 Transportation Improvement Program

Presenter: Robert Cook

Summary/Action Requested:

Mr. Cook provided information to the TCC via a Power Point presentation, the contents of which are incorporated into the minutes [here](#). The presentation covered the following points:

- He explained that action was requested by the TCC to recommend that the MPO approve the air quality conformity determination, 2040 MTP amendments and the adoption of the 2018-2027 TIP.
- Mr. Cook explained that a total of 91 comments were received with the majority of the comments expressing support for the NC 16 widening project in Waxhaw.
 - There were 22 comments received expressing concern with the John Street widening project (U-4714A) project and its impacts on Downtown Matthews.
- He explained that FHWA requires MPOs to complete a TIP financial plan for the 2018-2021 program years. The draft plan shows that funding sources and revenue estimates cover the cost of the projects in the DRAFT TIP in 2018 through 2021 program years.
- The Air Quality Conformity Report shows that the projects within the 2018-2027TIP are within the budget for eight-hour ozone standards, and are in conformity with purpose of the Statewide Implementation Plan.
- Mr. Cook summarized the amendments to the 2040 MTP that are being recommended as a result of the 2018-2027 TIP. He explained that these amendments were needed to reflect project schedules relative to the MTP horizon years, changes in project scopes, and the addition of projects to the 2040 MTP that have been added to the TIP.

Motion:

Sherry Ashley made a motion to recommend that the MPO make an air quality conformity determination, adopt the 2040 MTP amendments, and adopt the 2018-2027 TIP. Bjorn Hansen seconded the motion. The motion passed unanimously.

3.3. NCDOT 2020-2029 STIP Development (P5.0) Update

Presenter: Neil Burke

Summary/Action Requested:

Mr. Burke provided information to the TCC via a Power Point presentation, the contents of which are incorporated into the minutes [here](#). The presentation covered the following points:

- Mr. Burke began his presentation by stating that the requested action is for the TCC to recommend to the MPO that it approve the recommended project lists of all modes for submission to NCDOT for scoring in Prioritization 5.0 (P5.0), which will develop the 2020-2029 TIP.
- He explained that the public comment period began on Thursday, August 17 and concluded on August 31, and 20 comments were received.
 - 19 comments opposed the submission of the Waxhaw Parkway project to NCDOT for P5.0. These comments were from residents of the
- He then summarized the process that the P5.0 Roadway subcommittee undertook to develop the recommended project lists by reviewing carryover, holding tank, and new projects from the 2035 and 2045 horizon years of the draft fiscally constrained project lists.
 - There are 56 total roadway projects that have been recommended for P5.0.
 - 10 of the 56 projects will be automatically submitted for P5.0 without using one of CRTPO's 46 submittal slots.
- Mr. Burke summarized the recommended project submittals for the non-highway modes.
 - 22 bicycle and pedestrian projects have been reviewed and recommended by the Bicycle and Pedestrian Work Group.
 - 9 Transit projects are being recommended by CATS and Iredell County Area Transit System.
 - 10 Rail projects are being recommended through consultation with the Charlotte DOT, and NCDOT-Rail Division.
 - 41 Aviation projects are being recommended for submittal from the Charlotte-Douglas, Charlotte-Monroe Executive, and the Statesville Regional Airports.
- Mr. Burke concluded his presentation by reviewing the upcoming schedule for P5.0 and explaining that approval is needed by the TCC and MPO in September in order to submit the projects to NCDOT's database by the deadline of September 29.

Mr. Hansen explained that Union County and Waxhaw staff met with the property owners of the Waxhaw Plantation Subdivision last week to address their concerns regarding the Waxhaw Parkway project submittal for P5.0. The current alignment as depicted in the CTP would impact this subdivision, however; staff explained that if the project gets funded, then the alignment would likely be modified to minimize any impacts to existing development. Mr. Hansen explained that Waxhaw and Union County TCC members continue to support this project submittal for P5.0.

Motion:

Mr. Hansen made a motion to recommend that the MPO approve the recommended project lists of all modes for submission to NCDOT for scoring in Prioritization 5.0 (P5.0), which will develop the 2020-2029 TIP. Will Washam seconded the motion. The motion passed unanimously.

TCC INFORMATION REPORTS

4.1. Congestion Management Process Update

Presenter: Nick Landa, RS&H

Summary:

Mr. Landa provided information to the TCC via a Power Point presentation, the contents of which are incorporated into the minutes [here](#). The presentation covered the following points:

- Mr. Landa began his presentation by stating that the CMP is intended to evaluate projects prior to their consideration in the MTP and TIP development processes.
- He explained that the initial step is to define the levels of congestion for the MPO planning area by using data obtained from NCDOT and the Metrolina Regional Model.
- Mr. Landa explained that the CMP is required for MPOs that are Transportation Management Areas that contain more than 200,000 residents.
- The CMP identifies strategies to reduce congestion other than simply adding capacity. These strategies can be both long-term or short-term (interim) solutions.
- He stated that a task force has developed goals and objectives, performance measures, and strategies based upon analysis and best practices.
- The task force has identified congested corridors throughout the planning area to evaluate congestion and attempt to recommend alternative solutions to roadway widening projects.
- He mentioned that the next steps are compiling the documentation and recommendations in a report which will be available in the fall.
- Mr. Landa concluded his presentation by explaining that additional information regarding the CMP can be found on the CRTPO website by clicking [here](#).

Mr. Cox questioned the manner in which congestion is defined and if the task force had identified what an acceptable level of congestion would be throughout the planning area. Mr. Landa responded to explain that a part of the CMP is to recommend alternative methods to a traditional widening project and this is especially appropriate in constrained areas such as downtowns. Mr. Cook added that the congested corridors do not traverse through downtown areas, which implies the understanding that these areas will always have periodic congestion.

OTHER REPORTS

5.1. NCDOT Report

Stuart Basham provided an update on behalf of NCDOT-Division 10:

- Construction of several bridge and culvert structures throughout the Monroe Expressway project area. CPCC Lane is being closed to traffic at US 74 with a cul-de-sac effective today. In addition, numerous traffic shifts continue to be implemented throughout the corridor as construction progresses.
- There is ongoing concrete island work on the Independence Boulevard project near the Sharon Forest Drive area. Work is expected to be complete by the end of October.
- Construction is underway at Waxhaw-Indian Trail Road/Beulah Church Road. The project should be open to traffic within the next 45 days.
- The NC 51 and Idlewild Road roundabout was open to traffic on August 26. The roundabout is operating well with very little queuing in the peak hour.
- Work began on June 20th to convert four major intersections along US 74 in Indian Trail to superstreets. Those intersections are located at Wesley Chapel Stouts/Sardis Church Road, Faith Church Road, Unionville-Indian Trail Road, and Indian Trail-Fairview Road. That project is scheduled for completion in November of 2018.
- Louis Mitchell has been promoted to Deputy Chief Engineer for the western portion of the state (Divisions 8-14), and Scott Cole has been promoted to Division Engineer for Division 10.

Anil Panicker provided an update on behalf of NCDOT-Division 12:

- The roundabout at US 21 south of I-40 near the new Ingles Grocery Store in Statesville will begin construction shortly.
- The new rest area north of Statesville is 80% complete.
- The planning and environmental document is underway for the US 21 widening project from Jane Sowers Road to Fort Dobbs Road in Statesville.
- Division 12 will be issuing a 2018 resurfacing contract shortly.

Andy Bailey provided updates on behalf of the TPB:

- Senate Bill 131 has changed the manner in which eight-hour ozone is calculated for areas of the state designated as maintenance in terms of air quality emissions. The change is focused on vehicles that were manufactured on or before 1996. MPO staff and MRM staff will meet this week to discuss the impact of this change.

5.2. Bicycle and Pedestrian Work Group Report

Mr. Bridges stated the Bicycle and Pedestrian Work Group (BPWG) will be discussing how CTP amendments may be necessary to reflect bicycle and pedestrian connection opportunities with existing culverts and grade separations that cross highways.

5.3. Upcoming Issues

Mr. Burke provided the following updates on upcoming issues:

- The USDOT has issued a TIGER call for projects. The maximum award amount is \$25 million. Additional information can be found [here](#).
- Two webinars will be held in September for TCC and MPO to review the requested actions that are scheduled for the September 20 MPO meeting.
- A public comment period is open on the Public Involvement Plan update. The public comment period will close on October 2. Additional information can be found [here](#).

Mr. Cook provided the following updates on upcoming issues:

- TCC members have received an email regarding a call for FY 2019 local projects in the forthcoming UPWP. The deadline is September 22.
- Staff will be submitting comments on the CINTRA/I-77 contract report to the NC Turnpike Authority within the next week regarding the impact of the five alternatives would have on the CRTPO's planning processes.

Candice Rorie explained that a call for projects for the CRTPO's traffic data program was opened this morning and TCC members were emailed details on how to submit an application. The call for projects will close on September 28.

6. Adjourn: Mr. Pleasant determined that the agenda had been adequately completed and adjourned the meeting at 11:05 a.m.

Introduction

On July 28, 2017, the inaugural Queen City Express left the Port of Wilmington for the City of Charlotte carrying 31 containers. The Queen City Express will be a daily rail intermodal service that will move containers between the Port of Wilmington and the Port's Charlotte Intermodal Terminal via CSX's Intermodal Terminal off of Hovis Road. The service reduces the number of truck-miles traveled between the two freight nodes. The Port of Wilmington now has intermodal service and has been able to add additional ocean carriers. Additionally, once CCX is constructed, the Port of Wilmington will have service to that terminal. NCDOT Rail Division and CSX have coordinated with the Wilmington MPO, Rocky River RPO, Lumber River RPO, Cape Fear River RPO, and the Charlotte Regional Transportation Planning Organization to identify projects that would further enhance the movement of freight between the Port of Wilmington and Charlotte along the SE and SF-lines, and between the Port of Wilmington and CCX via the SE and A-Lines.

The attached exhibit shows the location of projects currently funded along the corridor and project's anticipated to be submitted in STI P5.0 along the corridor. One of the most critical projects is the Wilmington Beltline Improvement project that will incorporate elements of a Traffic Separation Study and speed improvements so that the line can support maximum operating speeds of 25 mph (as opposed to the current maximum of 10 mph). This improvement is critical as the volume of freight moved by rail is anticipated to increase, as without the speed improvement, delays in Wilmington highway network will increase. Based on initial analyses, it is anticipated that the Wilmington Beltline project will qualify for funding at the statewide level in STI P5.0. Some of the other projects may also qualify for funding in STI, but it may not be known whether they will qualify before the application (the Wilmington project will likely qualify for statewide, but the others may need regional points). Since all of the projects work together to enhance rail freight movement, an INFRA grant application leveraging the anticipated STI funds for the Wilmington project (\$30 million), funding for an existing state funded siding project in Stouts (P-5704 - \$11 million), and potential partial funding by STI for other projects identified. Obtaining a federal grant would help the remaining projects qualify for funding in STI.

The Charlotte to Wilmington corridor may be combined with improvements in Weldon, North Carolina (on the A-Line) into a single CSX-NC Rail Network Application. A draft description of the Weldon project is attached. The Weldon project will provide a, 11.5 mile double track and second bridge across the Roanoke River in Halifax and Northampton Counties. As currently conceived, the Weldon Double Track and Second Bridge project costs \$67 million.

Project Description

Estimates were prepared for the projects so that they can be submitted into STI. Based on initial estimates and current discussions with NCDOT management, it is anticipated that the following projects between Wilmington and Charlotte and the Weldon Double Track may be included in a single INFRA grant application:

Project Component	County	Cost Estimate
Wilmington Beltline and Speed Improvement	New Hanover	\$30,000,000
Cowan Street Crossing Closure	Anson	\$3,000,000
Polkton Siding	Anson	\$16,000,000
Richardson Creek Siding	Union	\$15,650,000
Monroe Connector	Union	\$26,800,000
Waxhaw Siding	Union	\$23,500,000
Helms Road Grade Separation	Union	\$20,000,000
Wesley Chapel –Stouts Road Grade Separation	Union	\$10,000,000
Stouts Siding Improvement*	Union	\$11,000,000
Hoskins Road Grade Separation	Mecklenburg	\$20,000,000
Hovis Road Crossing Improvement	Mecklenburg	\$5,000,000
Charlotte-Wilmington Subtotal		\$180,950,000
Weldon Double Track and Second Bridge over the Roanoke River	Halifax and Northampton Counties	\$67,000,000
Weldon Double Track Subtotal		\$67,000,000
Total Cost of Project		\$247,950,000

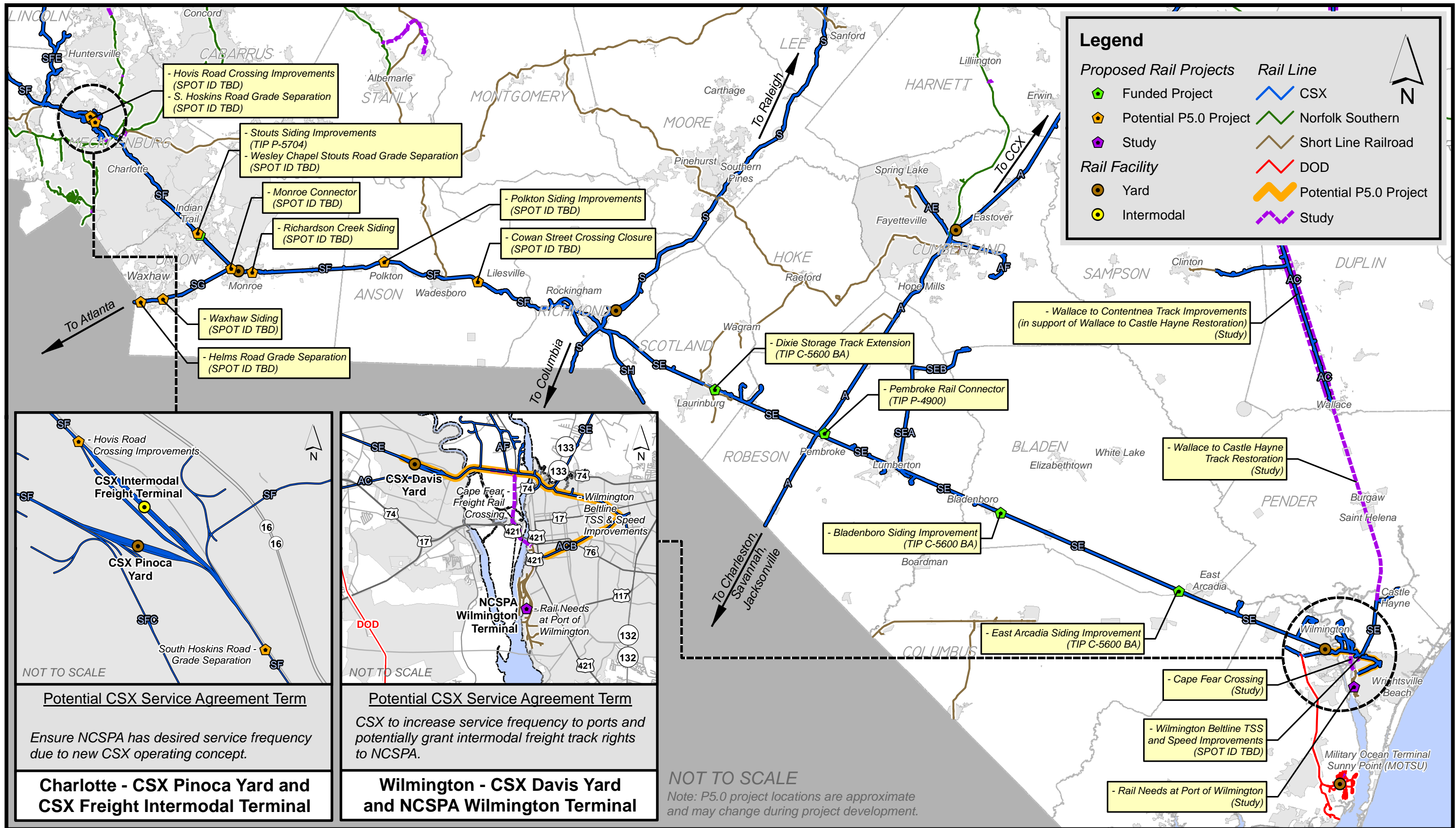
* The Stouts Siding is currently funded with state funds, which can be leveraged along with other potential STI funds as the match for an INFRA grant.

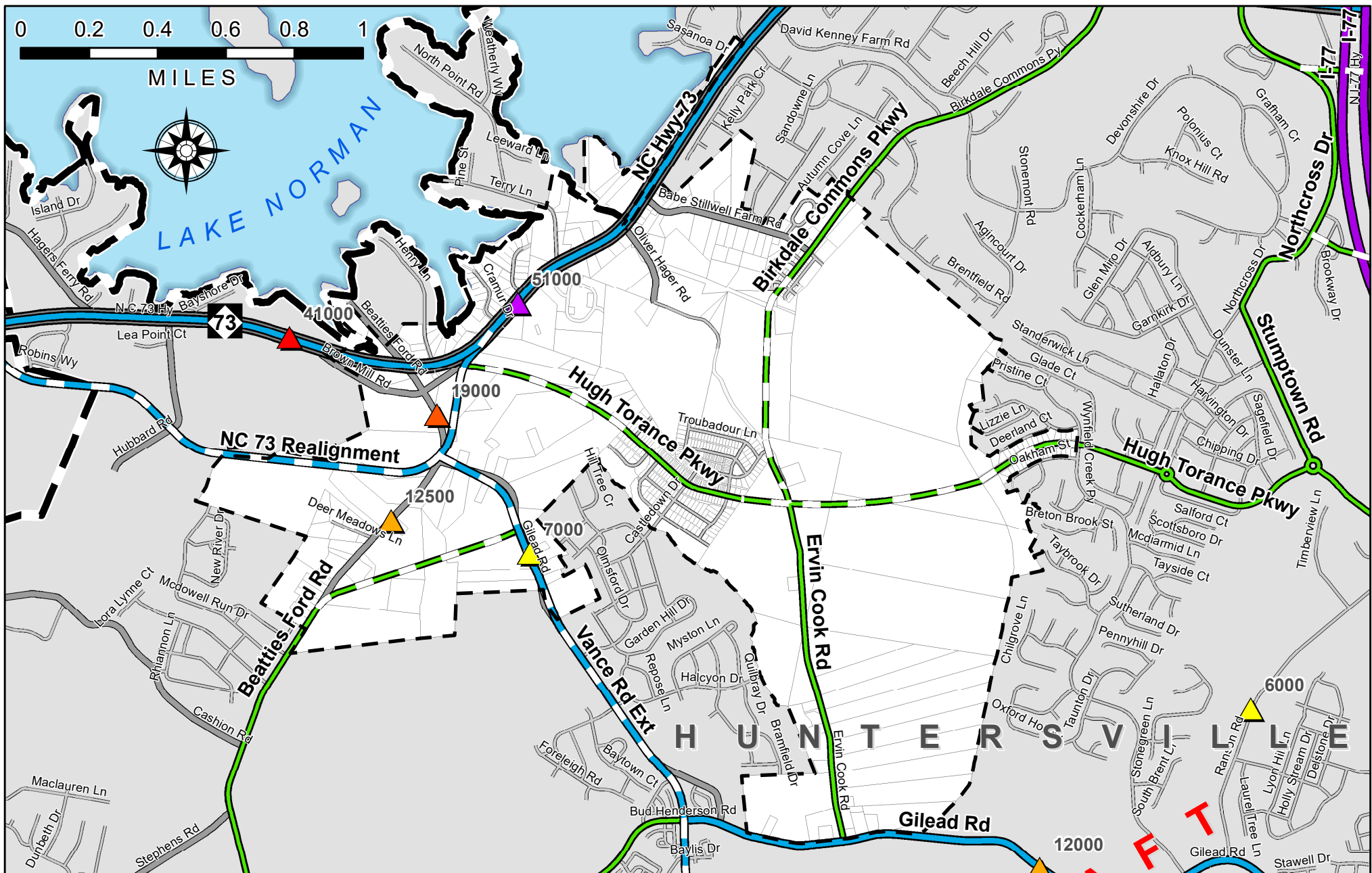
In addition to the project costs presented above, CSX will be providing life-cycle maintenance on the new track constructed, and the value of that maintenance over twenty years will be included as a private contribution to the project.

National and Regional Significant Benefits

The project has immediate regionally and nationally significant benefits. Benefits are listed below:

- Enhances the movement of freight on the Class I freight network connecting a strategic port (Port of Wilmington) and two major intermodal terminals on the CSX network. The INFRA application will enumerate the benefits that arise from the enhanced ability to move freight. These public benefits may include shipper savings and savings that arise from the diversion of freight from truck only modes to rail. Diversion of freight from truck to rail can provide pavement savings, safety, and emissions benefits.
- Reduces the number of conflicts between the movement of freight by rail and highway in the City of Wilmington
- Reduces the number of conflicts between the movement of freight and the highway network by providing grade separations at Hoskins Road, Wesley Chapel-Stouts Road, Helms Road, and Cowan Street in Charlotte, Indian Trail, and Lilesville.





ROADWAY IMPROVEMENTS

Study Area Parcels	Local Streets	CTP Highway Alignments
Study Limits	State Road	Minor Thoroughfares
Town Limits	NC Highway	Boulevards
Lake Norman		Freeways
		Long Dash = Proposed
		Solid = Existing

2040 Traffic Projections

<10,000	10,000 - 15,000	15,001 - 25,000	25,001 - 45,000	>45,000
Average Annual Daily Traffic (AADT)				

DRAFT

Town of Huntersville
NORTH CAROLINA

Map created by Centralina Council of Governments
June 2017

CEOG
Centralina Council of Governments

CRTPO Bicycle & Pedestrian Work Group

October 5, 2017, 1:30PM – 3:30PM

CMGC 8th Floor – Innovation Station

Agenda

1. Introductions

2. Community Updates – What's New?

Roundtable discussion of news, local projects, and relevant issues

3. Review & Revision of CRTPO's TAP Criteria

Curtis Bridges

Continue review and enhancements to the MPO's TAP Criteria, considering the two rounds of TAP evaluations completed to-date

4. MPO Planning Funds (PL) Process

Bob Cook

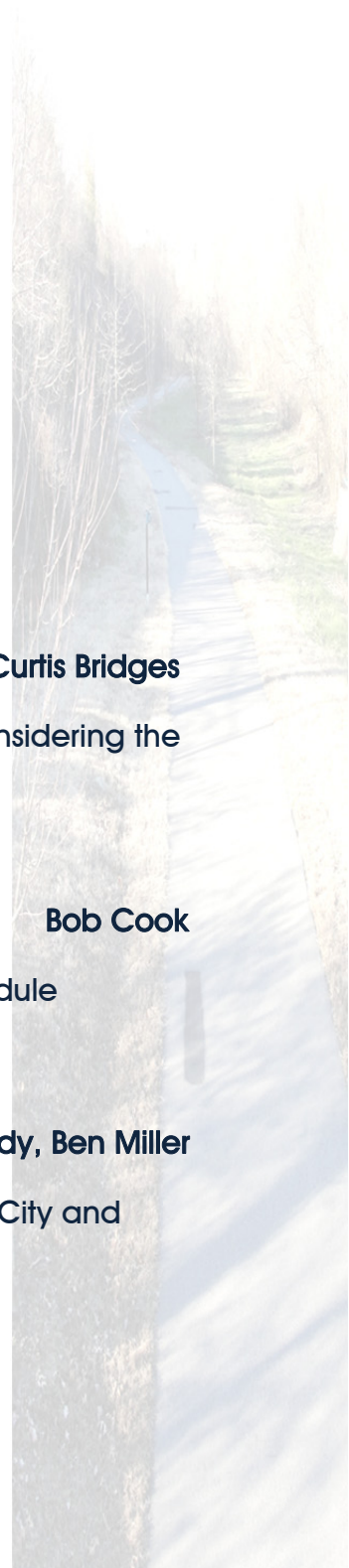
Follow-up on discussion of PL funding process, projects, and schedule

5. Bike Share Update

Alex Riemony, Ben Miller

Update on new bike-share efforts (both public and *private*) in the City and region

6. Other Topics, Looking Forward



Charlotte-Mecklenburg Planning Commission

Attachment 8

Meeting Schedule

November 2017

Date	Time	Purpose	Location
Planning Commission			
11-06-17	12:00 pm	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
11-21-17	3:30 pm	Work Session	Conference Room 274 2 nd Floor – CMGC
Planning Committee			
11-21-17	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
11-01-17	4:30 pm	Zoning Committee Education Session	Conference Room 886 8 th Floor – CMGC
11-01-17	5:30 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
11-20-17	5:00 pm	City Council Dinner Meeting	Conference Room CH-14 Basement – CMGC
11-20-17	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
Other Committee(s)			
11-13-17	2:00 pm	City Council's TAP Committee	Conference Room 280 2 nd Floor – CMGC
11-15-17	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no meetings scheduled at this time.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

December 2017

Date	Time	Purpose	Location
Planning Commission			
12-04-17	12:00 pm	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
12-19-17	4:00 pm	Work Session	Conference Room 274 2 nd Floor – CMGC
Planning Committee			
12-19-17	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
12-05-17	5:30 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
12-18-17	5:00 pm	City Council Dinner Meeting	Conference Room CH-14 Basement – CMGC
12-18-17	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
Other Committee(s)			
12-20-17	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no meetings scheduled at this time.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

January 2018

Date	Time	Purpose	Location
Planning Commission			
01-08-18	12:00 pm	Work Session ¹	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
01-16-18	4:00 pm	Work Session	Conference Room 274 2 nd Floor – CMGC
Planning Committee			
01-16-18	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
01-04-18	5:30 pm	Work Session ²	Conference Room 280 2 nd Floor – CMGC
01-16-18	5:00 pm	City Council Dinner Meeting	Conference Room CH-14 Basement – CMGC
01-16-18	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
01-31-18	5:30 pm	Work Session ³	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
01-17-18	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC
01-25-18	5:00 pm	UDO Advisory Committee	Innovation Station 8 th Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no meetings scheduled at this time.

¹ Due to the New Year's holiday, the regularly scheduled meeting was changed to January 8, 2018.

² Due to the New Year's holiday, the regularly scheduled meeting was changed to January 4, 2018.

³ There will not be a Zoning Committee meeting in the Month of February

Charlotte-Mecklenburg Planning Commission **2018 Work Plan****DRAFT** November 6, 2017

	Priority	Focus & Input	Outcome(s)
Full Planning Commission	Updated Vision “Our Charlotte - The shared story of our aspirational future”	Work Session Topic Discussions <ul style="list-style-type: none"> Charlotte’s History & Growth Walkability & Streets 15-minute Livable Communities (activity centers & Place Types) Game Changers (e.g. autonomous vehicles, aging in place) Affordability & Planning Policy 	<ul style="list-style-type: none"> Informing the work on an updated aspirational vision (part of the Place Type Policy Document) Informing the work of the committees
	Communication With City Council	<ul style="list-style-type: none"> Providing and sharing updates on Commission work with City Council 	<ul style="list-style-type: none"> Place Type & UDO Report Work Plan Report Annual Report
Planning Committee	Place Types & Unified Development Ordinance	<ul style="list-style-type: none"> Updated Vision (part of Place Type Policy Document) Place Type Policy Document (Place Type development & link to zoning) Civic Engagement Unified Development Ordinance (priorities: TOD, Neighborhood Conservation Districts, Affordable Housing) 	<ul style="list-style-type: none"> Recommendation on: Updated vision & Place Type Policy Document (draft) Informing the civic engagement process Staff updates on UDO schedule, work and ordinance development
	South End Vision Plan	<ul style="list-style-type: none"> Review and input 	<ul style="list-style-type: none"> Recommendation on: South End Vision Plan
Zoning Committee	Education Issues & policies impacting rezoning decisions	<ul style="list-style-type: none"> Better educated Zoning Committee and Community about growth issues, policies, and processes impacting rezoning decisions 	<ul style="list-style-type: none"> Working with staff to incorporate education/discussion sessions before Committee meetings
	Rezoning Review More time to review and discuss petitions	<ul style="list-style-type: none"> More time for Committee to review and discuss rezoning cases 	<ul style="list-style-type: none"> Working with staff to identify ways to provide more time in the rezoning review for the Committee