



June 10, 2008

Chairwoman Diane Carter &
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, June 17th, 2008 at 5:00 p.m.** in the Innovation Station Conference Room of the Charlotte-Mecklenburg Government Center.

At the June 17th meeting, the Committee will be asked to make a recommendation on three mandatory referrals and on the *Woodlawn Transit Station Area Plan* and the *Scaleybark Transit Station Area Plan*. Additionally, the Committee will be asked to receive public comments on the *Tyvola and Archdale Transit Station Area Plan* and receive a staff update on the *Northlake Area Plan*.

Please note that you received copies of the Scaleybark and Woodlawn plans at your March meeting. Additional copies of the documents are available on the website at www.charlotteplanning.org or by contacting Alberto Gonzalez at 704-336-8315 or agonzalez@ci.charlotte.nc.us.

If you cannot attend the June 17th meeting, please contact me at **704-336-8364** or gwjohnson@ci.charlotte.nc.us at your earliest convenience.

Sincerely,

Garet W. Johnson, AICP
Land Use Program Manager
Charlotte-Mecklenburg Planning Department

- c. Planning Staff
Michele Crouch, Charlotte Observer
Tim O'Brien, City Real Estate

Charlotte-Mecklenburg Planning Committee Meeting
June 17, 2008
CMGC, Innovation Station Conference Room, 5:00 p.m.

AGENDA

I. Introductions and Call to Order

II. Public Comment on the Draft Tyvola and Archdale Transit Station Area Plan

Background: The Tyvola and Archdale transit stations are the 11th and 12th stations heading south from Center City along the South Corridor Light Rail Transit line. They are envisioned to become vibrant, high density transit villages. The Committee will receive an overview of this plan and be asked to hear comments from the public. **Attachment #1.**

Staff Resource: Alberto Gonzalez, Planning

Action Requested: Receive public comments and set date for tour of plan area.

III. M.R. #08-16: Property Conveyance for Wainright/Atando Connection

Background: County Real Estate is proposing to convey property to the City of Charlotte for the Wainright Ave./Atando Ave. right-of-way extension. **Attachment #2.**

Staff Resource: Greg Burnham, Planning; Nancy Brunnemer, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #08-16.

IV. M.R. #08-17: Land Donation from Charlotte Housing Authority

Background: Mecklenburg County Real Estate is proposing to accept a donation of land from Charlotte Housing Authority to develop a park in the Pine Valley Neighborhood. **Attachment #3.**

Staff Resource: Kent Main, Planning; Nancy Brunnemer, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #08-17.

V. M.R. #08-18: Proposed Construction of CPCC Student Parking Deck

Background: Central Piedmont Community College (CPCC) is proposing to construct a parking deck on 7th Street between Kings Drive and Charlottetown Avenue. **Attachment #4.**

Staff Resource: John Howard, Planning; Rich Rosenthal, CPCC

Action Requested: Approve Planning staff recommendation for M.R. #08-18.

VI. Recommendation on the Draft Scaleybark Transit Station Area Plan

Background: The Scaleybark Transit Station is the ninth station heading south from Center City along the South Corridor Light Rail Transit line. The Committee received an overview of this plan at the March meeting, heard public comments in May and

toured the area on June 2nd. Tonight, the Committee will be asked to make a recommendation on the draft plan. Committee members were previously provided copies of the draft document. Additional copies of the document are available on the website at www.charlotteplanning.org or by contacting the staff resource below.

Staff Resource: Alberto Gonzalez, Planning

Action Requested: Recommend adoption of the draft plan with staff proposed revisions.

VII. Recommendation on the Draft Woodlawn Transit Station Area Plan

Background: The Woodlawn Transit Station is the tenth station heading south from Center City along the South Corridor Light Rail Transit line. The Committee received an overview of this plan at the March meeting, heard public comments in May and toured the area on June 2nd. Tonight, the Committee will be asked to make a recommendation on the draft plan. Committee members were previously provided copies of the draft document. Additional copies of the document are available on the website at www.charlotteplanning.org or by contacting the staff resource below.

Staff Resource: Alysia Osborne, Planning

Action Requested: Recommend adoption of the draft plan with staff proposed revisions.

VIII. Area Plan Status and Meeting Report

Background: Committee members assigned to area plans will provide a report on any meetings that have occurred since the last report. Additionally, staff will provide a brief update on the status of the *Northlake Area Plan*, currently scheduled for City Council action on June 23, 2008.



All Committee Members are Required to Attend the Following Public Meetings:

- The Independence Blvd. Area Plan on June 24th at 6:00 pm at The Park (formerly the Merchandise Mart), 2500 Independence Blvd.
- The Catawba/Whitewater Area Plan on July 8th at Shady Brook Baptist Church, 2940 Belmeade Drive Two identical meetings are schedule at 4 pm or 6 pm. You may select either time.

Action Requested: None, for information only.

IX. Approve 5/20/07 Meeting Minutes. Attachments #5.

X. Adjourn

Attachment #2

MANDATORY REFERRAL REPORT NO. 08-16

Proposed Conveyance of County Property to City for Wainwright Avenue/Atando Avenue R. O. W. Connection

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to convey PID# 07708104, a remnant County-owned parcel to the City of Charlotte for road right of way to link Wainwright Avenue/Wells Street to Atando Avenue in the Druid Hills neighborhood of Charlotte. This .03-acre property was acquired by the County as part of the original site for a proposed neighborhood park to serve Druid Hills, a small residential area off Statesville Avenue. When it was decided to locate the park in a more central portion of the neighborhood, the eight parcels that had been acquired were declared surplus and conveyed in an exchange/sale transaction to Habitat for Humanity. This last remaining parcel from that transaction is vacant and zoned R-8 Residential according to the Charlotte Zoning Ordinance. The community to the south is residential, while the Atando corridor to the north is industrial in nature.

PROJECT JUSTIFICATION:

The location, configuration, and size of the subject parcel do not make it suitable for residential development. Its location at the juncture of two residential streets internal to the Druid Hills neighborhood suggest that it might serve as some sort of a connection between the neighborhood and Atando Avenue, improving vehicular and pedestrian circulation between the neighborhood and the surrounding area.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Converting this tract to a road connection will improve linkage and access to this neighborhood, which supports transportation objectives for connectivity.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The applicable plans for this area are the *Statesville Avenue Corridor Plan*, adopted by City Council on March 1, 2001 and the *Druid Hills Action Plan*. While neither of these plans makes specific transportation recommendations pertaining to this specific small parcel, and do not specifically recommend or discourage connectivity at this location, the Planning Department in general supports pedestrian and vehicular connectivity within the City when it benefits the area in question.

PROJECT IMPACT:

The tract will provide a roadway link from a grid-platted neighborhood to a connector road (Atando Avenue) between Graham Street and Statesville Avenue. While it may cause some increase in neighborhood traffic, it also provides access for residential and emergency vehicles accessing this portion of Druid Hills.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known other projects in the vicinity of the subject property.

ESTIMATED PROJECT COMPLETION DATE:

The property should be conveyed to the City by early summer, 2008. If the City elects to make improvements to the property, the timeline for such improvements will be determined by future Capital Investment Programs (CIP).

JOINT USE TASK FORCE REVIEW COMMENTS:

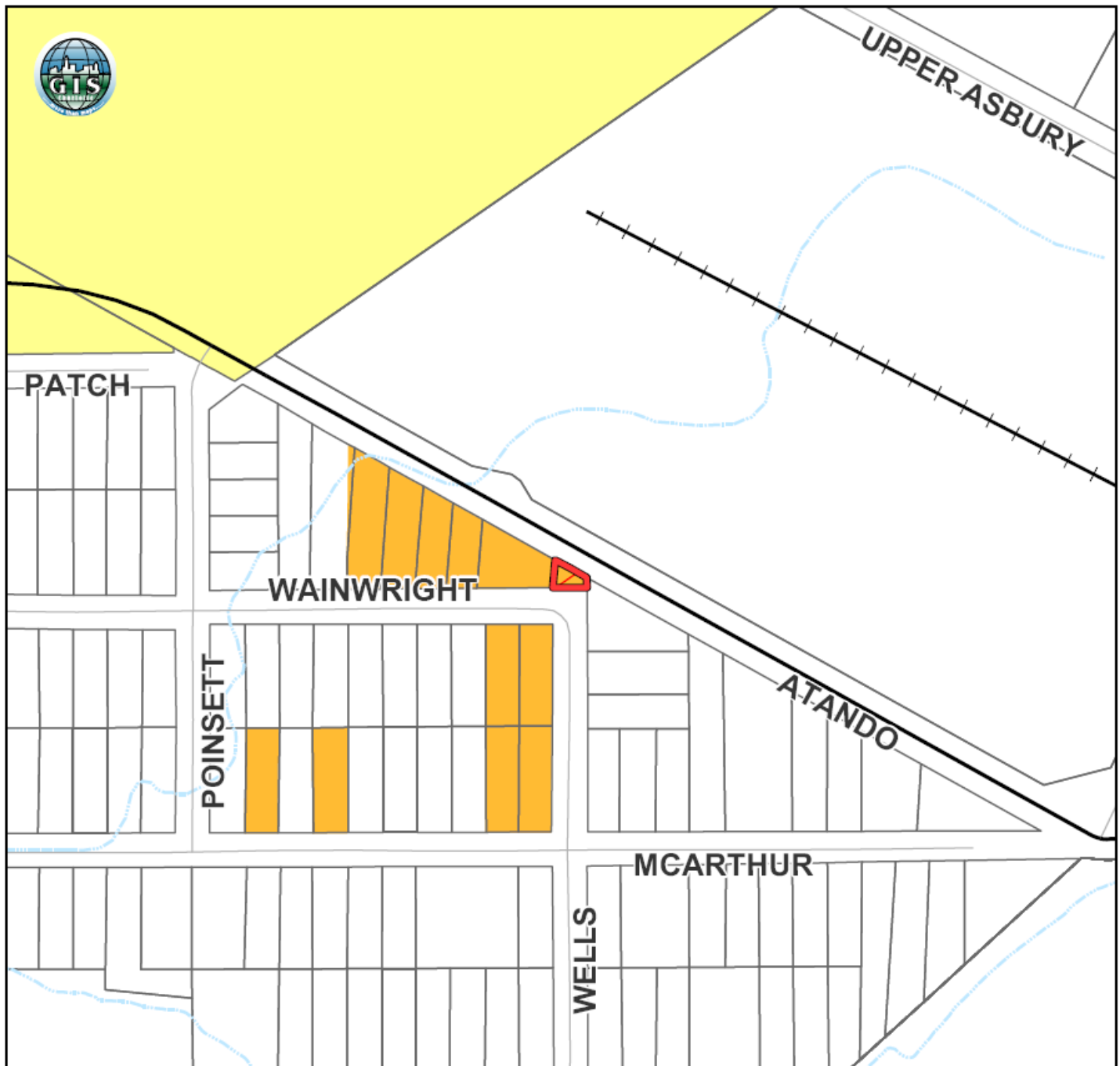
The Joint Use Task Force discussed this matter at their June 4, 2008 meeting and no relevant comments were offered at the time. However, given the absence of CDOT from the meeting (and their prominence in the proposed transaction), Planning staff contacted CDOT and determined that their position is that vehicular and ped/bike connectivity would be warranted at this location, because it would represent the only full-movement intersection between Atando and Druid Hills.

PLANNING STAFF RECOMMENDATION:

In the interest of the goal of supporting neighborhood stability, extreme care must be taken to accommodate the needs of the residents of Druid Hills, if a road connection at this location is developed. Prior to the construction of Atando Avenue several years ago, the public meeting process revealed extreme and vocal opposition by the Druid Hills community to connection between the neighborhood and Atando, due in large part to the potential for such connection to encourage cut-through industrial traffic from Atando through the residential community.

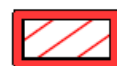
Staff supports this transaction for the property to serve at least as a pedestrian and bike access at this location, but suggests that before a commitment is made to open it to vehicular connection, that neighborhood residents be engaged in the planning process for the project (if funded by the Capital Investment Program).

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 08-16

Mecklenburg County Real Estate Services



Mandatory Referral 08-16



County Property



City Property

MANDATORY REFERRAL REPORT NO. 08-17
Proposed Land Donation to Mecklenburg County from Charlotte Housing Authority

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to accept a land donation of +/- 6.4 acres from Tax Parcel 20712122 from the Charlotte Housing Authority. The property is located in Pine Valley, a community that was developed by the Charlotte Housing Authority and is located east of South Boulevard near its intersection with Westinghouse Boulevard in south Charlotte. Pine Valley is bordered on its northern side by multifamily development, Little Sugar Creek to the east, commercial development to the south (Carolina Pavilion Center with big box retail, restaurants and theaters) and by South Boulevard to the west. A small branch of Little Sugar Creek bisects the wooded undeveloped portion of the parcel.

The donated area from this tract on Longleaf Drive will exclude the community club house and adjoining parking lot. The tract is vacant (exclusive of the club house and parking) and is zoned R-17 MF (multi-family residential) according to the Charlotte Zoning Ordinance.

The property is proposed to be developed and managed by the County Park and Recreation Department as a neighborhood park to provide residents convenient access to recreation facilities and open space.

PROJECT JUSTIFICATION:

Pine Valley is an isolated community with no direct access to or from adjoining residential areas, as its only means of ingress and egress is by way of South Boulevard's commercial corridor. There are presently no public parks within the neighborhood, so utilizing this vacant tract for a park will address this situation.

The future greenway trail along Little Sugar Creek is proposed for the side of the creek opposite the community, so linking the west side to the trail side will require the development of a pedestrian bridge, whose location will be determined during design development for this segment of the greenway project.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The purpose of this acquisition is consistent with the new *2008 Comprehensive Park and Recreation Master Plan* (adopted by the Mecklenburg Board of County Commissioners on May 7, 2008) to provide neighborhood parks conveniently located to/within developed subdivisions. A neighborhood park typically includes a playground, picnic sites, trails, a multi-use field (not lighted) and is designed to be a "walk to" park site (no parking provided).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *South District Plan* (1993) shows this property and its surrounding neighborhood as single-family residential. This plan typically does not specify locations for park facilities, but does support provision of parks to support neighborhoods. The property was developed as open space located between single-family residential clusters in this 1970s Charlotte Housing Authority development. The homes today generally are individually owned, and remain in an affordable price range.

The neighborhood is within the boundaries of the Sharon Road West Transit Station Area, and a Station Area Plan is scheduled to be undertaken within a few months. Based on the City's *Transit Station Area Principles* (2001) and precedents in other station areas where plans have been prepared recently, it is likely that this neighborhood will be recommended for single-family neighborhood preservation. As such, transfer of ownership to County Park and Recreation is consistent with the existing land use plan and with anticipated future planning.

PROJECT IMPACT:

This project will have a positive impact for the neighborhood in that this subdivision is self-contained, i.e. is not directly connected to other residential areas and thus lacks direct linkage to recreation opportunities.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The County owns another 4.55-acre parcel in the neighborhood (parcel 20712427) and also greenway land (parcels 20712164 and 20712163) along Little Sugar Creek. All of these parcels will be evaluated together for future recreation opportunities.

Transfer of this property to the County (and subsequent park development) should complement other neighborhood revitalization efforts being attempted in Pine Valley.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates completing the acquisition of this property in early summer, 2008.

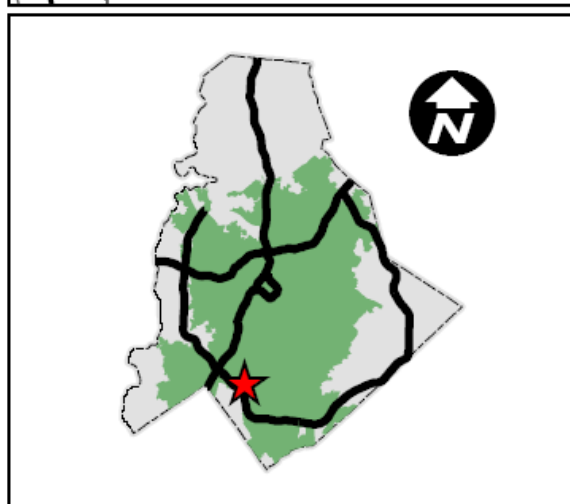
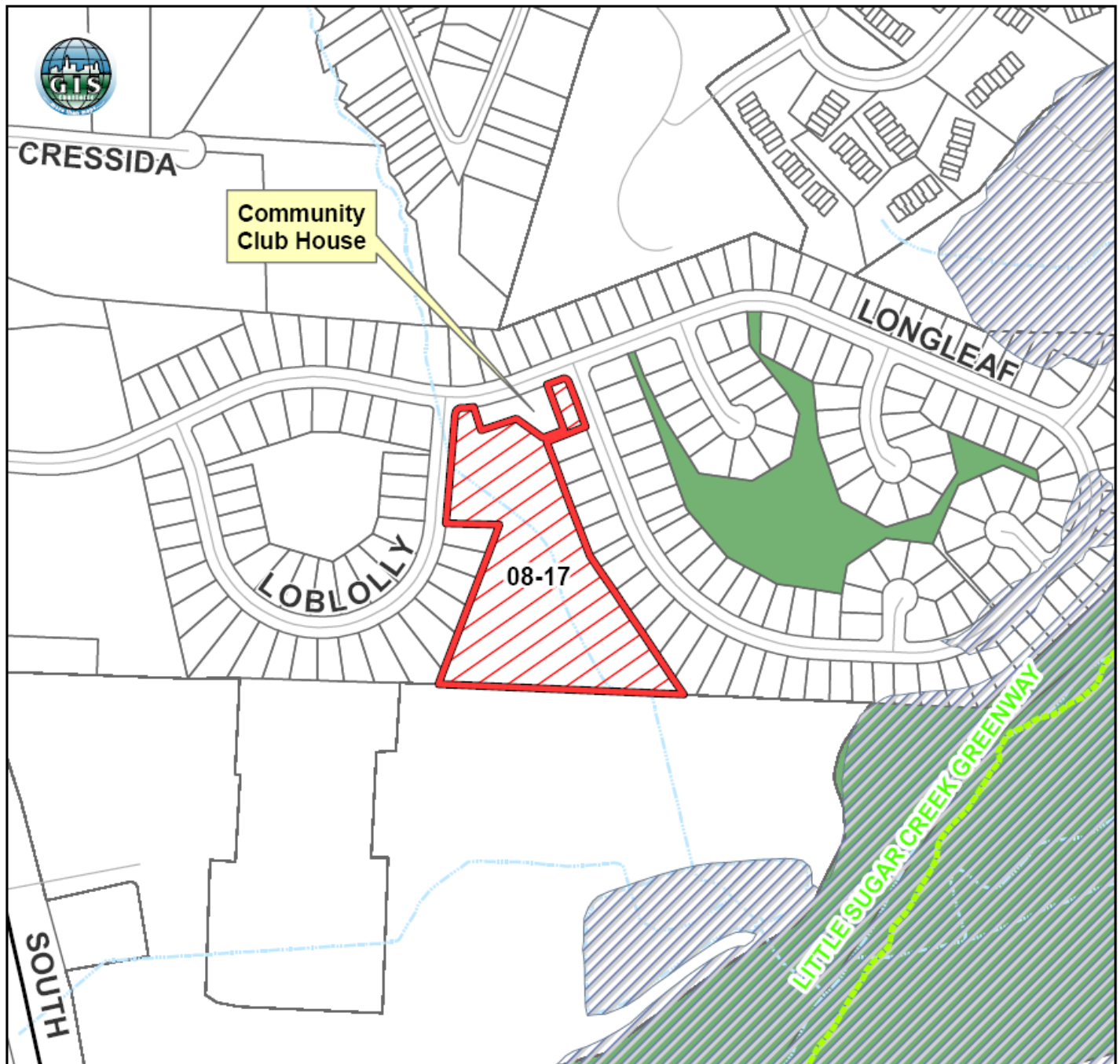
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 4, 2008 meeting. Current ownership was clarified as Charlotte Housing Authority, not the Pine Valley Neighborhood Association. It was noted that this property is not continuous to the nearby greenway. It would have to stand as a park alone, or a connecting easement over the adjoining shopping center property would be needed.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed property transaction because it is generally consistent with the *South District Plan*, because it is generally consistent with expected recommendations of a future Sharon Road West Transit Station Area Plan, because it provides for improved recreational opportunities for this single-family neighborhood, and because it supports continuing affordable housing within proximity of a transit station.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 08-17

Mecklenburg County Real Estate Services

- | | |
|--|---|
|  Mandatory Referral |  Existing Greenway |
|  FEMA 100 Year Floodplain |  Greenway Construction |
|  Existing Park |  Proposed Greenway |
|  Proposed Park | |
|  Greenway Property | |
|  Nature Preserve | |

Produced by the Charlotte-Mecklenburg Planning Department

Property to be Donated



MANDATORY REFERRAL-REPORT NO. 08-18
Proposed Construction of Student Parking Deck #3 on CPCC Central Campus

PROJECT PROPOSAL AND LOCATION:

Central Piedmont Community College (CPCC) proposes to construct a new parking deck on their Central Campus with approximately 1,000 parking spaces on the property that now comprises a portion of the surface parking lots adjacent to Memorial Stadium, fronting on Seventh Street between Kings Drive and Charlottetown Avenue, in the City of Charlotte. The individual parcels comprising the subject property are owned by Mecklenburg County and CPCC. The remainder of the surface lots that have frontage on Seventh Street would remain, under this proposal.

A preliminary study of alternative parking structure locations on the Central Campus led to a location for the project on parcels 08017201, 08017202, and a portion of 08017101. This area is shown on the accompanying map. Mecklenburg County Park & Recreation prefers this location because it retains the Kings Drive side of the existing surface lots for bus and truck parking.

The current surface parking is used by CPCC for daily parking as well as parking for special events held at Memorial Stadium and the Grady Cole Center. The proposed deck will also serve this combination of uses. The property is zoned MUDD-O under the Charlotte Zoning Ordinance. The land should not require a re-zoning for the proposed use. No proposed transfer of land ownership (between CPCC and Mecklenburg County) is anticipated in connection with this proposed development.

PROJECT JUSTIFICATION:

This project is needed to address the parking demand associated with:

- The continued growth in student enrollment at the CPCC Central Campus.
- The addition of several new classroom and lab buildings on campus.
- The loss of existing surface parking lots on campus and on adjacent property as buildings are constructed on them.
- The planned development of a portion of the Sugar Creek Greenway on land currently used for student parking.

CPCC has previously completed a feasibility study that identified and evaluated a number of potential sites for this project, and the proposed site is the most advantageous location available to serve this variety of purposes.

New lab and classroom buildings are in various stages of development (consultant selection, design, or construction) in several locations on the Central Campus. The Culinary Arts building is under construction at the southwest corner of Kings Drive and Seventh Street. The Allied Health Building is an addition to the existing Belk Building at the corner of Elizabeth and Charlottetown (formerly Independence Boulevard) Avenues, while the Center for Automotive Technology on Fourth Street will be renovated for expansion of the Visual Arts program. The Taylor Building on Elizabeth Avenue will be expanded to add classrooms and the 2nd floor of the IT building at Elizabeth and Charlottetown Avenues will be renovated to provide expanded classroom space. The Van Every Building on Elizabeth Avenue will be replaced with a larger facility containing classrooms and a data center.

The Culinary Arts building has eliminated surface parking, while the remainder of parking west of Kings Drive will be converted into the Little Sugar Creek greenway. Surface parking near the intersection of Elizabeth and Charlottetown Avenues has been lost with the Allied Health building construction.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

CPCC and Mecklenburg County Park & Recreation have a long standing history of joint use and cooperation to utilize the site for mutual benefit.

The recently-adopted (May, 2008) Mecklenburg County Park & Recreation Master Plan calls for the on-going maintenance of both the Memorial Stadium and the Grady Cole Center for the foreseeable future.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (adopted 1993) recommends office and retail development on the subject parcels. The proposed land use on these parcels is consistent with that recommendation in order to serve CPCC.

PROJECT IMPACT:

This project will result in increased parking on the site and will result in a corresponding increase in vehicular and pedestrian traffic. CPCC will work with CDOT and NCDOT during the design phase of the project. The design will comply with zoning requirements for occupied space on ground level, height restrictions and other applicable requirements.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The project will provide parking to support the CPCC Culinary Arts Building, currently under construction at the intersection of Kings Drive and 7th Street. It will provide parking for Memorial Stadium and the Grady Cole Center as well as the new Sugar Creek Greenway. It will also serve to strengthen the pedestrian path between the greenway and the existing Independence Park located across Charlottetown Avenue from the site.

ESTIMATED PROJECT COMPLETION DATE:

The project will be completed in late 2009. The exact construction timeline will be developed to coordinate with the needs and schedule of CPCC and Mecklenburg County Park & Recreation. The project will be funded by Mecklenburg County Certificates of Participation approved in 2007.

JOINT USE TASK FORCE REVIEW COMMENTS:

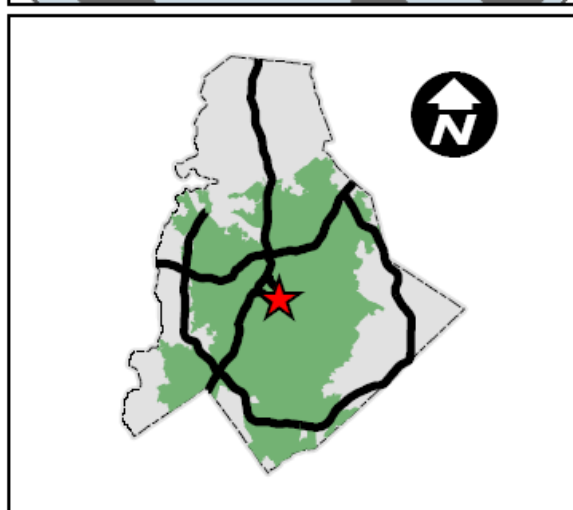
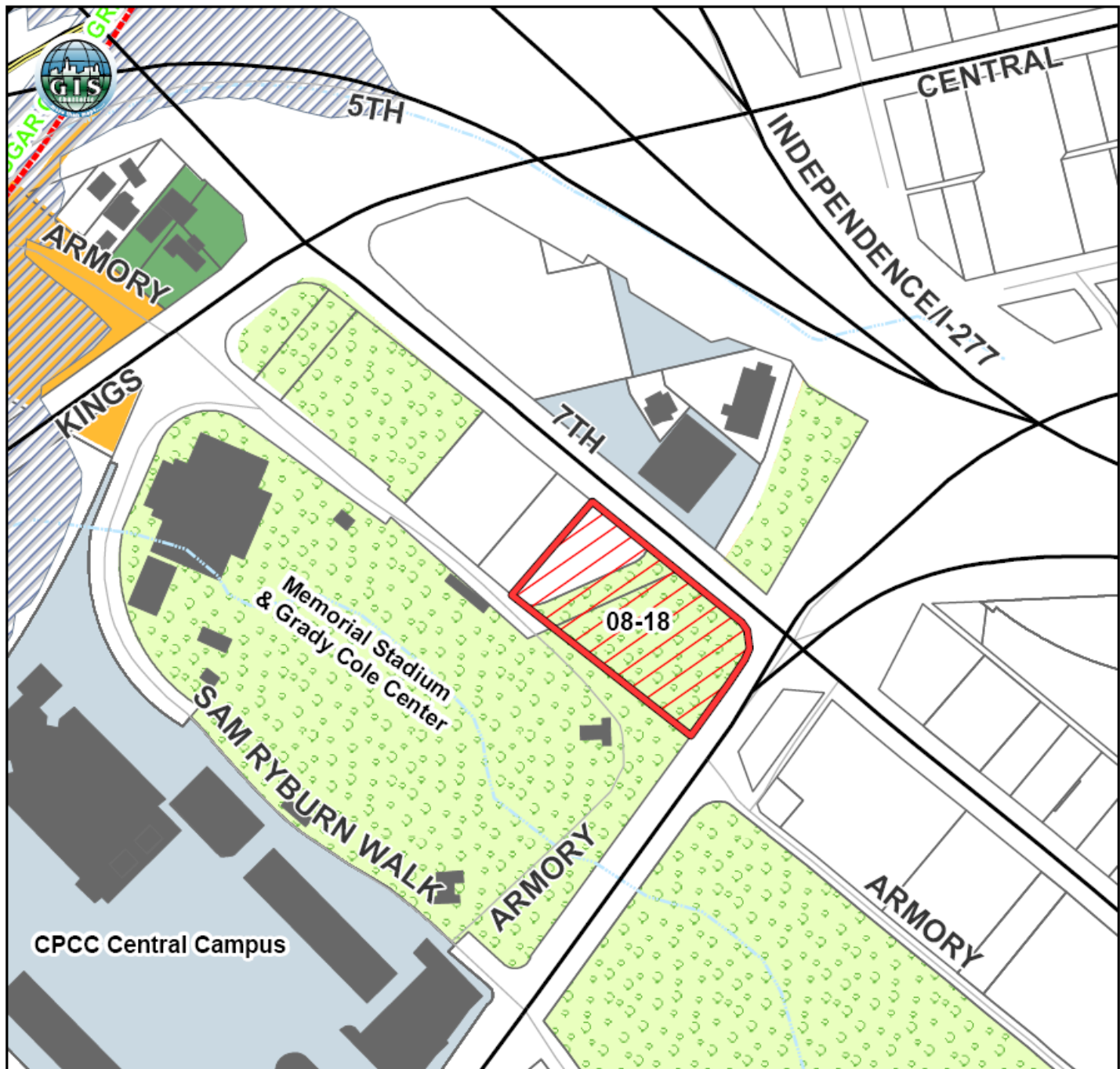
The Joint Use Task Force discussed this matter at their June 4, 2008 meeting and the following comments were offered:

- While it does not specifically pertain to joint use, the parking structure should include occupied space ("storefronts") at ground level (CPCC staff in attendance verified that it will in fact contain that feature and that several college and park & recreation operations were being considered as occupants of this space)
- Discussion should include the inclusion of appropriate administrative CMS functions (specifically mentioned was their Law Enforcement department) as part of the occupied space.
- If ordinances permit it, the inclusion of classroom space on top of the structure should be considered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends the development of a parking deck at the proposed location. Since the deck will be located in a highly visible area, staff also recommends that CPCC work closely with the Planning Department's Urban Design team on the exterior design of the deck.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 08-18

CPCC

- | | |
|--|---|
|  Mandatory Referral |  Proposed Park |
|  County Property |  Greenway Property |
|  Existing Park |  Nature Preserve |

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PLANNING COMMITTEE MEETING
May 20, 2008 @ 5:00 P.M.**

DRAFT

Commissioners Present: Chairwoman Diane Carter, Vice-Chairman Wesley Simmons
Commissioners: Emma Allen, Lucia Griffith, and Dwayne Walker

Commissioner Absent: Commissioners: Kelly Alexander and Eric Locher

Planning Staff Present: Karen Chavis, Alberto Gonzalez, Laura Harmon, Garet Johnson, Kent Main, Alysia Osborne, Marci Sigmon, Bryman Suttle, Wendy Martz, and Jonathan Wells

Other City/County Staff Present: Steve Law (County Real Estate), Tim O'Brien (City Real Estate), and Brian Horton and Keith Hines (CDOT)

The Chairwoman called the meeting to order at 5:25 p.m. and Committee members and Planning Staff introduced themselves.

Mandatory Referral #08-15: Property Acquisition at Latta Plantation Park

Marci Sigmon (Planning Staff) presented the proposal for Mecklenburg County to purchase 3.55 acres of land from Duke Energy to eliminate an in-holding on Sample Road within the Latta Plantation Nature Preserve Park. The property is located in Charlotte's extraterritorial jurisdiction and was originally purchased by Duke Power Company in the 1970's.

Ms. Sigmon noted that the project is consistent with the 2008 Nature Preserves Master Plan and the Northwest District Plan which recommends park/open space for the site. Ms. Sigmon requested the Planning Committee's approval of the Planning Staff's recommendation.

A motion was made by Commissioner Simmons and seconded by Commissioner Allen to approve the Planning Staff's recommendation for this mandatory referral. The vote was 5-0 to approve the mandatory referral as recommended by staff.

Public Comment on the Draft Scaleybark Transit Station Area Plan

Alberto Gonzalez (Planning Staff) provided an update to the committee members stating that the draft Scaleybark Transit Station Area Plan would define the vision for the area, update the Centers, Corridors, and Wedges boundaries in the plan area, and serve as the official streetscape plan for the study area.

At the conclusion of Mr. Gonzalez's presentation, the Chairwoman announced that the committee would hear comments from the public; each citizen would be allowed three minutes to speak.

Citizens in attendance included:

1. Mary & Steve Hendrick – Edwards Enterprises, LLC
2. Elizabeth Lord – Carolina Farms & Estates
3. Gwen Dorfman – Crosland

4. Gene Bodycott – New Forum
5. Bill Ziegler – Ziegler & Company
6. Michael C. Davis – Black Pest
7. Anita Zarey – Resident
8. Sandra Payak - Resident

Mr. & Mrs. Hendrick were called upon to speak but did not wish to make a comment at that time. (Kent Main explained that staff requested each person to sign the sheets to have a citizens' attendance list).

Ms. Elizabeth Lord commented that she represented Carolina Farms & Estates. She stated that they had acquired some properties in the area and really liked the plan, but emphasized that it had to be pedestrian-friendly if it was going to be successful. She also stated that the plan had addressed her concerns.

The Chairwoman called on Ms. Gwen Dorfman to speak but she replied she had no comment.

The Chairwoman asked if Mr. Gene Bodycott wanted to speak. Mr. Bodycott asked the Committee if properties adjacent to the station area boundaries could also be designated TOD. The Chairwoman replied that it would depend on the plan. Mr. Main (Planning Staff) commented that the land use recommendations were based upon station area principles which included the ½ mile walk distance from the station. Mr. Main assured citizens that while there is flexibility within the plan, the desire is to “hold the line” on TOD designations. Mr. Bodycott said that he was very supportive of the plan and how the transit planning efforts, in general, were transforming the community.

The Chairwoman called on Mr. Bill Ziegler. Mr. Ziegler did not have any comments but was in attendance to listen to the presentation.

The Chairwoman called upon Mr. Michael C. Davis to speak; he said his interest was in the Woodlawn Plan. The Chairwoman stated she would come back to receive his comments.

The Chairwoman called upon Ms. Anita Zarey, a resident in the area of the Scaleybark Transit Station. Ms. Zarey stated she had lived in the Freeland Lane/Weona Avenue area for many years and she is not going to move. She also commented that she has nothing to gain with the new plan being put into place and the area was considered to be a place where the “old timers” have lived for years. Ms. Zarey informed the committee that family members also live on the same street and other relatives live in the same neighborhood. She said that many citizens in this neighborhood do not have mortgages and had concerns about moving.

Ms. Zarey stated that she is not happy with the plan to realign Old Pineville Road connecting with DeWitt Lane. She prefers keeping DeWitt as it is (a dead end). Ms. Zarey stated she was not happy with the plan and felt it is a waste of money. The Chairwoman explained to Ms. Zarey that she would not have to move and the changes would naturally occur over time.

Commissioner Simmons was interested in hearing more details about Ms. Zarey's concerns. Ms. Zarey further commented that she had issues with pedestrians freely walking in the area with the opening of Freeland Lane. Ms. Zarey also expressed concerns with nonresidents coming through the neighborhood creating more traffic problems.

The Chairwoman again called upon Mr. and Mrs. Steve Hendricks to speak. Mrs. Hendrick had concerns where Clanton Road meets South Boulevard. She pointed out that when trucks turn at the intersection it is very dangerous for pedestrians because the intersection is not wide enough. She stated that it is a pedestrian hazard.

Mr. Keith Hines (CDOT) commented that when the light rail line was developed, South Boulevard was realigned to “calm” traffic in the area. Mr. Hines commented that South Tryon Street was actually the designated road for trucks to use. He added that it would take some time for them to become accustomed to using a different route.

Mr. Ron Stewart was interested in knowing if any of the R-8 zoning included public housing as opposed to condominiums. The Chairwoman stated the City wants to provide affordable housing but there is no plan to mandate affordable housing. Mr. Main clarified that there is no public housing in this plan area at present.

Ms. Sonya Woodstream wanted to know how the rezoning will affect her neighborhood and whether the plan would increase taxes. Mr. Gonzalez clarified that these rezonings would need to be initiated by the property owner.

Public Comment on the Draft Woodlawn Transit Station Area Plan

Alysia Osborne (Planning Staff) provided an update to the committee. In Mrs. Osborne’s overview, she stated that the Woodlawn Plan Area is approximately 602 acres and is located in the South Growth Corridor and adjoining Wedge. It is bounded by the Collingswood and Madison Park Neighborhoods.

Ms. Osborne explained that citizens’ were concerned with a lack of street connections and bike facilities, land use recommendations for residential properties that front Woodlawn Road, and rezoning Auto Bell and other properties along Inwood Drive.

Commissioner Griffith observed that most of the citizen concerns had to do with realigning streets, connecting streets, or directing traffic through a neighborhood. She wanted to know if the changes being proposed came as a result of public comments or if it was first proposed in the plan.

Mr. Brian Horton (CDOT) reported that, as a rule with transit-oriented development and station area principles, CDOT is trying to disperse traffic. Commissioner Griffith had concerns about adding additional light rail crossings. Mr. Horton reported there would not be any more crossings; however some crossing locations would be changed and/or consolidated.

At the conclusion of Mrs. Osborne’s overview, the Chairwoman asked for comments from the citizens in attendance. The citizens that signed in were:

1. Charles Fonville – Fonville & Company
2. Mac Aarant – Resident
3. Pete Milliones – Resident
4. Bill Ziegle – Ziegle & Company
5. Michael C. Davis – Resident

Mr. Davis asked what TOD-E means. Mr. Main explained that TOD-E (employment) placed an emphasis on employment, allowing for a mix of office and retail uses. Mr. Davis then asked when new development would occur. Mr. Main explained that new development will occur incrementally over time.

Commissioner Allen had concerns about what is going to happen to the neighborhood where Mrs. Zarey lives (Scaleybark plan area) and if the traffic connection in her neighborhood is necessary. Commissioner Allen was also concerned that the plan would result in more traffic going through the neighborhood which would be more disruptive for neighborhood residents. Mr. Gonzalez clarified that there would be more traffic in the neighborhood. He also said that he had spoken with Ms. Zarey, and explained that the street connection was necessary.

Commissioner Griffith asked if there would be an increased police presence with more people in the neighborhood. Mr. Horton (CDOT) explained that with the design guidelines for transit station areas and the Urban Street Design Guidelines, there would be more “eyes” on the street in the future, as development and redevelopment took place. He noted that the Charlotte-Mecklenburg Police Department was involved in the development of the Urban Street Design Guidelines.

Commissioner Simmons commented that it was hard to avoid “growing pains.” He then expressed concerns about the “constraints” in the Woodlawn plan. Mrs. Osborne stated that in the Woodlawn area, identified constraints can be addressed over time; street connections will provide needed access to the station area as redevelopment occurs. She also said that there is no multi-family in the area at this time, but multi-family is planned for the future.

Commissioner Griffith suggested that there be some conversation about a theme or emphasis for the various station areas. She suggested that the Woodlawn station could emphasize its connection to the airport and may be a good place for additional hotels.

Commissioner Griffith suggested the Planning Committee take a tour of the Scaleybark and Woodlawn station areas. The tour was tentatively scheduled for June 2, 2008, at 10:45 am, just prior to the Planning Commission work session. It was announced by the Chairwoman that the tours will be mandatory for committee members and would be discussed at the Executive Committee meeting.

Area Plan Meeting Report

Commissioners Simmons and Locher met with Glatting Jackson about the Independence Area Plan. Planning Staff announced that the Independence Public Kick-Off meeting will be held at the old Merchandise Mart, called The Park, at 6 pm, June 24. **All Planning Commissioners are required to attend.**

Approve 3/18/08 Meeting Minutes

A motion was made by Commissioner Simmons and seconded by Commissioner Walker to approve the 3/18/08 meeting minutes. The vote was 5-0 to approve.

The meeting adjourned at 6:45pm.