



January 13, 2010

Chairperson Yolanda Johnson  
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachment for your regular meeting to be held on **Tuesday, January 19, 2010 at 5:00 p.m. in Room 280** located on the 2<sup>nd</sup> Floor of the Charlotte-Mecklenburg Government Center.

At the January 19<sup>th</sup> meeting, the Committee will be asked to provide an update on the area plans to which they are assigned.

If you cannot attend the January 19<sup>th</sup> meeting, please contact me at (704) 336-5993 or [mmcullough@ci.charlotte.nc.us](mailto:mmcullough@ci.charlotte.nc.us) at your earliest convenience.

Sincerely,

Melony C. McCullough,  
Planning Coordinator  
Charlotte-Mecklenburg Planning Department

c. Planning Staff  
Tim O'Brien, City Real Estate

**Charlotte-Mecklenburg Planning Committee Meeting**  
**January 19, 2010**  
**CMGC – 2<sup>nd</sup> Floor, Conference Room 280, 5:00 p.m.**

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**AGENDA**

**I. Introductions and Call to Order**

**II. Approve November 17, 2009 Meeting Minutes. *Attachment 1.***

**III. Area Plan Status and Meeting Report**

*Background:* Committee members assigned to area plans will provide an update on the area plans to which they are assigned. Staff will be available to answer questions.

*Resources:* Center City – Commissioner Finch-Dobson  
Catawba Area Plan – Commissioner Firestone  
Elizabeth Area Plan – Commissioner Lipton  
North Tryon Area Plan – Commissioner Phipps  
Steele Creek Area Plan – Commissioners Locher and Fallon  
University Research Park – Commissioner Locher  
Independence Blvd. Area Plan – Commissioners Johnson and Lipton

*Action Requested:* None, for information only.

**IV. Adjourn**

DRAFT

**Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Minutes  
CMGC – Room 280  
November 17, 2009 – 5:00 p.m.**

**Commissioners Present:** Yolanda Johnson (Chairperson), Eric Locher (Vice-Chairperson), Claire Green Fallon, Nina Lipton, Greg Phipps, and Andrew Zoutewelle

**Commissioners Absent:** Steven Firestone

**Planning Staff Present:** Kathy Cornett, John Howard, Sonda Kennedy, and Kent Main

**Other City/County Staff Present:** None

**Tour**

The committee met at 4:00 p.m. to tour the North Tryon Plan area and reassembled in Room 280 afterwards to finish the overview of the plan.

**Call to Order**

Chairperson Johnson called the meeting to order at 5:15 p.m.

**Approval of Meeting Minutes**

*A motion was made by Commissioner Lipton and seconded by Commissioner Zoutewelle to approve the minutes from the October 20, 2009 meeting. The vote was 6-0 to approve the minutes.*

**Overview of the North Tryon Area Plan**

Mr. Kent Main (Planning Staff) gave an overview of the draft *North Tryon Area Plan*. This included a PowerPoint presentation that outlined the purpose and overview of the plan, plan recommendations and the next steps. Mr. Main described the area's context and existing conditions. He reviewed the project history, public input, stakeholder concerns, opportunities and constraints as well as the vision statement.

Commissioner Phipps asked if the vision statement has been approved by the stakeholders and Mr. Main replied that staff does not have explicit validation of the vision statement but intend to move forward with incorporating plan recommendations as they had been discussed with the community through the plan development process. Commissioner Johnson asked what neighborhood associations participated, but Mr. Main was not sure because this plan process is over two years old. He did state that there will be at least one additional public meeting so that information can be brought back as a finished plan. Commissioner Phipps asked if we had background information on the plan history and was told that we do.

Commissioner Zoutewelle commented about the struggling businesses and the buffer areas. Commissioner Johnson wanted to know where the office/flex space is located around the area. Commissioner Lipton commented that the vision statement doesn't mention neighborhoods but Mr. Main replied that preserving established neighborhoods is a theme that is represented in the land use policies. Commissioner Lipton has concerns about the buffer sections as stated in the zoning

ordinance. She thinks that the ordinance should distinguish between industrial and warehouse district buffers that are nonconforming.

Commissioner Phipps asked where the planned Blue Line Extension transitions to into North Tryon Street and where the closest station would be located. Mr. Main responded that the first station would be at Tom Hunter Road. Commissioner Phipps wanted to know how much of an impact this would have on North Tryon Street. Commissioner Lipton asked where the one-half mile walk distance boundary is located. She was told that it is on 36<sup>th</sup> Street. Commissioner Phipps asked Mr. Main if there has been any consideration of something to give the area pizzazz, such as a transit station. He stated that there were bus stops, some attractive; others which were not elaborate. Commissioner Lipton noted that CATS may be able to help with this.

#### **Area Plan Status and Meeting Report**

Commissioner Johnson told the committee that Commissioner Phipps has been assigned to the North Tryon Area plan.

Kathy Cornett (Planning Staff) distributed a revised plan notification process which Commissioner Johnson noted.

#### **Area Plan Reports**

None

#### **Adjourn**

The meeting adjourned at 6:10 p.m.