



February 10, 2010

Chairperson Yolanda Johnson
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, February 16th, 2010 at 5:00 p.m. in Room 280** located on the 2nd Floor of the Charlotte-Mecklenburg Government Center.

At the February 16th meeting, the Committee will be asked to receive public comments on the draft *North Tryon Area Plan*. Attached is a copy of the draft plan. If you would like to receive a hard copy of the plan or if you cannot attend the February 16th meeting, please contact me at your earliest convenience. I can be reached at (704) 336-5993 or mmcullough@charlottenc.gov.

Sincerely,

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

c. Planning Staff

**Charlotte-Mecklenburg Planning Committee Meeting
February 16, 2010
CMGC – 2nd Floor, Conference Room 280, 5:00 p.m.**

AGENDA

I. Introductions and Call to Order

II. Approve January 19, 2010 Meeting Minutes. *Attachment 1.*

III. Public Comment on the draft *North Tryon Area Plan*

Background: Planning staff in collaboration with Neighborhood & Business Services and other City Departments has completed a draft plan for North Tryon Street. The plan boundaries extend along North Tryon Street from I-277 to Sugar Creek Road. The Plan is based on a redevelopment study and public meetings conducted over the last few years. The committee will receive an overview of the plan and will be asked to receive public comments. A copy of the draft plan is included in the agenda packet and is also available at www.charlotteplanning.org. ***Attachment #2.***

Staff Resources: Kent Main, Planning

Action Requested: Receive public comments.

IV. 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.

Resources: Center City 2020 Vision Plan – 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 – Commissioners Locher and Lipton
Independence Blvd. Area Plan – Commissioners Johnson and Lipton

Action Requested: None, for information only.

V. Adjourn

DRAFT

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
CMGC – Uptown Conference Room
January 19, 2010 – 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: Crissy Huffstickler, Melony McCullough, Alysia Osborne, Kent Main, Kathy Cornett and Dan Thilo

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 November 19, 2009 meeting. The vote was 6-0 to approve the minutes.

Area Plan Status and Meeting Report

Chairperson Johnson stated that this meeting will focus on updates from commissioners on the areas plans to which they have been assigned. She noted the availability of staff to answer questions. The chairperson reminded the commissioners that the committee agreed to attend area plan meetings to be aware of issues before the plan development and adoption process. She reminded them that their role is to monitor the process and they are not to speak at meetings; however, they may share concerns with staff.

Center City 2020 Vision Plan

Commissioner Finch-Dodson currently serves on the Zoning Committee but is assigned to this area plan. Commissioners Locher and Lipton serve on the Urban Living Committee for this process.

Dan Thilo, Planning staff, gave a brief overview of the Center City 2020 Vision planning process and outlined key process steps. A consultant has been hired to lead the process. Approximately 300 people attended a community workshop in October and 42 people attended a steering committee meeting in November. A second community meeting is scheduled for March 31st and a community workshop will be held in June. More detailed information is available at www.CenterCity2020.com.

Catawba Area Plan

Melony McCullough, Planning staff, shared information on the Catawba Area planning process. She reminded the commissioners of their recent tour of the plan area and shared that the next public meeting will be held in March. The Committee will be asked to receive public comments on the plan in March or April.

Elizabeth Area Plan

Commissioner Lipton gave an update on the Elizabeth Area planning process. She stated that the Elizabeth Community expressed concerns during the Centers, Corridors, and Wedges planning process about being identified as a corridor and about expansion plans for Central Piedmont Community College and Presbyterian Hospital. She noted differences among key property owners, developers, and the community association on several issues. She shared that staff will use a café and coffee land use exercise at the next advisory group meeting to address land use issues in the area.

Commissioner Lipton stated that there have been 4 stakeholder meetings to date and the next CAG group meeting is scheduled for February 3rd. Commissioner Fallon asked if there is concern about how fast the hospital is growing. Commissioner Lipton stated that there are a number of unresolved issues and some issues may not be resolved by this process.

North Tryon Area Plan

Commissioner Phipps gave an update on the North Tryon Area Planning process. He recapped the Committee's tour of the plan area in November and referred to Kent Main, Planning staff, to provide additional information. Mr. Main stated that a public meeting is scheduled for February 2nd at Hope Haven and the Planning Committee will be asked to receive public comments on February 16th. The draft document is available on the Planning Department's website and will be included in the February agenda packet. Commissioner Phipps asked who the stakeholders are for this plan. Mr. Main said the group includes representatives from business associations, neighborhood organization leaders, and others with an interest in the area.

Steele Creek Area Plan

Commissioners Locher and Fallon are assigned to the Steele Creek Area planning process. Commissioner Locher stated that he attended three meetings. He noted the diversity of uses within the general area which includes residential, retail, and industrial land uses as well as a number of state highways. Commissioner Fallon added that the area is faced with challenges similar to those of other suburban areas such as quality housing.

University Research Park

Commissioner Lipton stated that the lack of a central planning or marketing group for the University Research Park is a major challenge. Ms. Kathy Cornett, Planning staff, added that a charette and public meeting will take place in February. Commissioner Fallon suggested that more community outreach to area residents is needed. Ms. Cornett stated that consideration is being given to introducing a small residential land use component.

Independence Boulevard Area Plan

Ms. Alysia Osborne, Planning staff, gave an update on the Independence Boulevard Area planning process. She noted that Mayor Foxx and North Carolina Secretary of Transportation Conti requested that a joint task force of City and State staff be formed to evaluate the current transportation project along Independence Boulevard. The goal of the task force is to find ways to minimize the impacts that the road project will have on access and businesses along the corridor. The task force work will be complete by March 11, 2010. Commissioner Lipton asked if the vision is for Independence Boulevard to be a freeway and how does that impact BRT along the corridor and the land use plan's transit-oriented development recommendations. Ms. Osborne replied by stating that the task force work will reconsider the rapid transit decisions for Independence; however, CATS and CDOT staff members are on the team to represent that perspective.

Centers, Corridors, and Wedges Growth Framework

Chairperson Johnson stated that a Planning Commission Task Force recommended that Planning Committee members be assigned to area plans as they are being developed. However, all commissioners should be involved in the process for policy documents and attend the meetings. All commissioners are expected to attend the CCW Growth Framework Policy meeting on Tuesday, January 26th at 6:00 p.m.

Floor Area Ratio Text Amendment

Chairperson Johnson asked for volunteers to attend the Floor Area Ratio Stakeholder's group meeting on Thursday, January 21st from 6:00 p.m. – 8:00 p.m. in room 267. Commissioner Lipton asked why volunteers are needed to attend this meeting since it is late in the process. Chairperson Johnson responded that Chairman Rosenburgh asked that a Planning Commission representative attend this meeting. Commissioner Locher stated that he could possibly attend, but may not be able to attend the entire meeting. Chairperson Johnson suggested that she contact Zoning Committee members about attending and follow up with Commissioner Locher if he needs to attend.

Heights In Residential Districts (HIRD) Text Amendment

Chairperson Johnson informed committee members that Cheryl Neely will forward the HIRD PowerPoint from the January 11, 2010 Planning Commission work session. She asked everyone to review this information and forward any questions or comments to Cheryl Neely. Ms. Neely will compile the comments for discussion at the February 1, 2010 Planning Commission work session.

Adjourn

The meeting adjourned at 6:05 p.m.