



September 14, 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, September 21, 2010 at 5:00 p.m. in Room 280** located on the 2nd Floor of the Charlotte-Mecklenburg Government Center.

At the September 21st meeting, the Committee will receive an overview of the Plaza-Central Plan Amendment and results of the Area Plan Assessment Process.

If you cannot attend the September 21st meeting, please contact me at (704) 336-5993 or 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

AGENDA

I. Introductions and Call to Order

II. Approve July 20, 2010 Meeting Minutes. *Attachment 1.*

III. Plaza-Central Plan Amendment Overview

Background: The property owner at 1508 Central Avenue has requested an amendment to the *Plaza-Central Pedscape Plan*. This plan amendment allows for a reduction in the 400' distance from residential required for alcohol sales to 225'.

Staff Resources: Kent Main, Planning
Michelle Jones, Planning

Action Requested: None, for information only.

IV. FY 2011 Area Plan Assessment Results

Background: Staff will provide an overview and share results of the recently completed FY 2011 Area Plan Assessment Process.

Staff Resources: Melony McCullough, Planning
Jan Whitesell, Planning

Action Requested: None, for information only.

V. 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
Elizabeth Area Plan – Commissioner Lipton
Steele Creek Area Plan – Commissioner Zoutwelle

Action Requested: None, for information only.

VI. Adjourn

Attachment 1

DRAFT

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
CMGC – Innovation Station, 8th Floor
July 20, 2010 – 5:00 p.m.**

Commissioners Present: Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson), Emma Allen, Lucia Griffith, Eric Locher, and Margaret Nealon

Commissioners Absent: Joel Randolph

Planning Staff Present: John Howard, Sonda Kennedy, Melony McCullough, Bryman Suttle, and Jonathan Wells

Other Staff Present: Robert Drayton (City Real Estate) and Jacqueline McNeil (County Real Estate)

Call to Order

Chairperson Johnson called the meeting to order at 5:05 p.m.

Election of Vice-Chairperson

Commissioner Emma Allen nominated Commissioner Andy Zoutewelle to serve as Vice-Chairperson for the Planning Committee. There were no other nominations and the vote was unanimous (6-0) to elect Commissioner Zoutewelle serve as Planning Committee Vice-Chairperson.

Approval of Meeting Minutes

A motion was made by Commissioner Zoutewelle and seconded by Commissioner Locher to approve the June 15, 2010 meeting minutes as amended. The vote was unanimous (6-0) to approve the minutes.

M.R. #10-09: Proposed Sale of City Owned Property in Stanley (Gaston County)

Jonathan Wells (*Planning Staff*) presented the mandatory referral for the proposed sale of property that is located in the Town of Stanley (Gaston County) but owned by the City of Charlotte. City of Charlotte Real Estate is proposing to sell the 0.54 acre parcel located at 2323 Old NC Highway 27 in Gaston County. Currently, a vacant single-wide mobile home is located on the property.

Commissioner Locher asked how the City acquired this property. Robert Drayton (City Real Estate) explained that federal guidelines allow relocatees to relocate within 50 miles. The previous property owner received a relocation loan from the City, purchased the subject property, and subsequently, defaulted on the City loan. Commissioner Griffith asked what is the property zoned. Jonathan Wells stated that the property is zoned R-20 (Gaston County).

A motion was made by Commissioner Griffith and seconded by Commissioner Zoutewelle to approve staff's recommendation for Mandatory Referral #10-09. The vote was 6-0 to approve staff's recommendation for Mandatory Referral #10-09.

Commissioner Zoutewelle recused himself from the discussion on Mandatory Referrals #10-13 and #10-14 because of possible conflicts. His firm provided surveys for both properties.

M.R. #10-13 Proposed Acquisition of Flood-Prone Structures along Briar Creek (Doral Apartments)

John Howard (Planning Staff) presented the mandatory referral for the proposed acquisition of Tax Parcel #159-011-45, a portion of the Doral Apartments complex, located along Briar Creek off Monroe Road. The Doral Apartments have been identified as one of the most flood prone properties within Mecklenburg County.

Commissioner Locher asked if buildings will be located on this portion of the property. Mr. Howard answered no. Commissioner Nealon asked what portion of the parcel is to be acquired. Ms. Jacqueline McNeil (County Real Estate) pointed out which portions of the parcel are to be acquired on a map. She stated that some buildings in the complex will be demolished and that others will remain.

A motion was made by Commissioner Nealon and seconded by Commissioner Griffith to approve staff's recommendation for Mandatory Referral #10-13. The vote was 5-0 to approve.

M.R. #10-14 Proposed Acquisition of Flood-Prone Structures along Briar Creek (east Charlotte)

Melony McCullough (Planning Staff) presented the mandatory referral for the proposed acquisition of five parcels along Briar Creek in east Charlotte by Mecklenburg County. Following acquisition, existing structures will be removed and the land will be added to the County's open space/greenway system. Commissioner Griffith asked about City involvement with flooding issues on private property. Ms. McNeil replied that although Mecklenburg County applies for a federal grant, the City can acquire property through a flood hazard assistance program. Commissioner Locher asked if the property owner absorbs any of the cost. Ms. McNeil replied that the property owners are paid market value and added that houses located in flood zones do not sell well.

A motion was made by Commissioner Allen and seconded by Commissioner Griffith to approve staff's recommendation for Mandatory Referral #10-14. The vote was 5-0 to approve.

Area Plan Status and Meeting Report

Chairperson Johnson explained to the incoming committee members that two members are assigned to each area plan. Ms. McCullough will provide an updated list of area plans underway to the Committee and assignments will be made on a voluntary basis.

Commissioner Johnson will get an update of the Center City 2020 Vision Plan from Commissioner Finch-Dobson and share this information with the group.

Chairperson Johnson will meet with Vice-Chairperson Zoutewelle and Ms. McCullough to discuss the *Independence Boulevard Area Plan*. Commissioner Griffith asked about the status of this plan. Ms. McCullough stated plan is on hold at this time, but the next step is for the Planning Committee to make a recommendation to City Council. Ms. McCullough also stated that Council Member Carter has attended meetings and is up to date on the progress of the plan.

Chairperson Johnson thanked Ms. McCullough for the good summary report on the *Independence Boulevard Area Plan*. The chairperson reiterated to committee members the importance of attending area plan meetings.

Elizabeth Area Plan

A commissioner was not assigned to replace Commissioner Lipton, who is now on the Zoning Committee.

Steele Creek Area Plan

No update at this time.

Adjourn

The meeting adjourned at 6:30 p.m.