

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

Planning Commission

June 6, 2011
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon



Agenda

Charlotte-Mecklenburg Planning Commission

June 6, 2011 – Noon

CMGC – Conference Room 267

Work Session Agenda

Call to Order & Introductions

Stephen Rosenburgh

Administration

Approval of Planning Commission Minutes

Approve the May 2, 2011 work session minutes

Attachment 1

Policy

Economic Development

Ron Kimble

Background: Deputy City Manager Ron Kimble to present information about the City's current Economic Development initiatives and Council's Focus Area Plan.

Attachment 2

Action: Receive as information.

Information

Planning Director's Report

- Planning Department's Monthly Report
- Planning Department's Public Outreach Presentations

Attachment 3

Attachment 4

June & July Meeting Schedules

Attachment 5

Committee Reports

Executive Committee

Stephen Rosenburgh

- April 25, 2011 Approved Minutes
- May 16, 2011 Agenda Topics

Attachment 6

Independence Area Plan: The Chairperson indicated that he has not followed up with Barry Moose to see if he still wants to meet with the Planning Director to discuss the area plan.

Historic District Commission Representative: Chairperson Rosenburgh asked for a recommendation to replace Commissioner Meg Nealon on the HDC. Commissioner Finch Dodson recommended assigning new Commissioner Labovitz to the HDC. The Chairperson asked staff to forward Commissioner Labovitz's resume to him for review.

Nominating Committee: The Chairperson stated that the Commission will suspend the Rules of Procedure and vote for the FY12 Officers at the June work session.

Economic Development: Chairperson Rosenburgh indicated that he would follow up with Commissioner Griffith regarding the Economic Development Committee's membership. He also asked the Planning Director to assign a staff person (with technical expertise) to work with this Committee. Commissioner Finch Dodson volunteered to help with the Economic Development Committee. The Planning Director suggested that Deputy City Manager, Ron Kimble or Pat

Mumford present information about the City's current Economic Development initiatives at the June work session.

Approval of the June 6, 2011 Work Session Agenda Items: The Committee approved Economic Development and Election of the FY12 Officers as the major agenda items for the June work session.

Approval of the July 2011 Meeting Schedule: The Committee approved the calendar as submitted.

Future Agenda Items: The Committee agreed on the following agenda items for the upcoming work sessions:

Work Session	Topic
July	Strategic Plan/Work Program Update. The Committee asked the Planning Director to identify areas where the Commission can help and use this as a topic for the upcoming retreat.
August	No Work Session
September	The annual retreat was tentatively scheduled for Monday, September 12th, in the Duke Energy Board Room. Potential agenda topics for the retreat include: Setting the Work Plan, Role of Commission, Relationship between Planning Structure and Transportation (the Planning Director asked for more direction on this item and Commissioner Zoutewelle will provide more details).
October	Retreat Results

- Other Future Agenda Items
 - Center City Update
 - Charlotte's Housing Market Study
 - Capital Improvement Plan

Zoning Committee

- Public Hearings
- Zoning Committee Agenda

Stephen Rosenburgh
Attachment 7
Attachment 8

Planning Committee

- April 19, 2011 Approved Minutes

Yolanda Johnson
Attachment 9

Historic District Commission

- May 11, 2011 Meeting Update

Meg Nealon
Attachment 10

Economic Development Committee

Lucia Griffith

Communication from Chairperson

Stephen Rosenburgh

Nominating Committee

- Election of FY12 Officers

Emma Allen



Administration

Charlotte-Mecklenburg Planning Commission

Attachment 1

May 2, 2011 – Noon

CMGC – Conference Room 267

Minutes

Attendance

Commissioners Present: Stephen Rosenburgh (Chairperson), Yolanda Johnson (Vice-Chairperson), Emma Allen, Tracy Finch Dodson, Steven Firestone, Claire Green Fallon, Lucia Griffith, Nina Lipton, Eric Locher, Meg Nealon, Joel Randolph, and Andy Zoutewelle

Commissioner Eric Locher left the meeting at 12:45.

Commissioners Absent: Greg Phipps and Dwayne Walker

Staff Present: Debra Campbell, Crissy Huffstickler, Garet Johnson, Cheryl Neely, and Alysia Osborne

Others Present: Terrie Hagler-Gray (City Attorney's Office)

Call to Order & Introductions

The Chairperson called the meeting to order at 12:10 pm, followed by introductions.

Administration

Approval of Planning Commission Minutes

The Chairperson asked for a motion to approve the April 4, 2011 work session minutes.

Commissioner Nealon stated that she wanted to make a couple of clarifications. In relation to the HIRD text amendment she indicated that she did not want it to appear on record that she was opposed to design guidelines. As presented, the minutes read that Commissioner Nealon stated that the focus should be on the mitigation rather than the design guidelines. The minutes should read that the focus should be on the mitigation of the impact rather than the design guidelines. She also clarified that as part of the Historic District Commission Report, she stated that the Greater Galilee Baptist Church addition finally got approved after a long design review process. The HDC approved the addition with the recommendation/agreement that staff will take care of the final details.

Commissioner Lipton stated that usually when there is a split vote such as the vote on the HIRD text amendment (8 to 3 to approve) there is normally a minority opinion to explain the reasoning. She indicated that the minority opinion was not formally articulated in the meeting. The Chairperson asked the Planning Director to respond. Ms. Campbell replied that the minority opinion is included in the minutes when the Commission requests to go on record of having a minority opinion. She further explained that it may be due to the fact that this is the full Commission and not a Committee. Commissioner Lipton stated that there have been instances in the past where a minority opinion was included in a vote from the full Commission. She indicated that she only asked about this because this was an unusual situation and she did not think that those who were in the minority were trying to express that they were against the amendment. They had some concerns related to the language or intent of the amendment. Likewise, those who voted to approve the filing of the text amendment on behalf of the Planning Commission didn't necessarily mean that there was total acceptance of the text amendment. This was more of a vote about the process. She hopes that the Zoning Committee will see the concerns raised by the full Commission and other stakeholders and how they have been

resolved (or not) and the reasoning by staff. She thought this information would be helpful to the Zoning Committee and City Council since this has been such a long process and so much work has been done by staff to get to where we are today. The Chairperson clarified that at anytime the minority or the majority can speak to the minutes as to what their feelings are, which are recorded. He further explained that although the Commission may not present a formal minority opinion, Commissioners can certainly express their viewpoint at anytime which is included in the minutes. He asked Cheryl Neely if this was correct. She indicated that the Chairpersons explanation was accurate.

The Chairperson asked for a motion to approve the minutes. Commissioner Griffith made a motion to approve the April 4, 2011 minutes, seconded by Commissioner Fallon. The vote was 12 to 0 to approve as modified.

Communication from Chairperson

The Chairperson stated that there were a couple of items he wanted to discuss with the Commission at this time since Commissioner Locher needed to leave early. He shared that he and Vice-Chairperson Johnson met with the Planning Director last week. During this meeting the Planning Director brought to his attention that in the past the Chairperson has been short with staff when they are presenting information. The Chairperson indicated that he does not intend to be rude and publicly apologized to the Planning Director and staff. The Planning Director thanked Chairperson Rosenburgh for the acknowledgement and apology to staff.

Chairperson Rosenburgh presented the following rotation schedule, effective July 1, 2011.

Planning Committee	Zoning Committee
1. Tracy Finch Dodson	1. Emma Allen
2. Steven Firestone	2. Claire Green Fallon
3. Lucia Griffith	3. Nina Lipton
4. Meg Nealon	4. Eric Locher
5. Stephen Rosenburgh	5. Yolanda Johnson
6. Dwayne Walker	6. Greg Phipps
7. New Commissioner	7. Andy Zoutewelle

Policy

ULI Rose Fellowship Program

The Planning Director provided an overview of the ULI Rose Fellowship Program. She explained that the Urban Land Institute is an organization which advocates for the responsible use of land and in creating and sustaining thriving communities worldwide. ULI has a program called the Daniel Rose Center for Public Leadership in Land Use, which is funded by Mr. Daniel Rose. The mission of this program is to encourage and support excellence in land use decision making. By providing public officials with access to information, best practices, peer networks and other resources, the Rose Center seeks to foster creative, efficient, practical, and sustainable land use policies. The goal is to forge a positive relationship with developers and elected officials.

Charlotte was one of four cities that were selected by ULI for a yearlong program of professional development, leadership training, and assistance with a local land use challenge. The other selected cities are Detroit, Houston, and Sacramento. A panel of experts was assembled to study a land use challenge with each community. The City embraced this ULI initiative as an opportunity to look at

the challenge of implementing the Independence Boulevard Area Plan. The fellowship program will continue until October of this year. Each Mayor is a key fellow and selected three fellows, an alternate, and a team coordinator to work along with the Mayor and a ULI panel to study the land use challenge.

Charlotte's Fellows are Debra Campbell (Planning Department), Gene Conti (NCDOT), Danny Pleasant (CDOT), and alternate Jim Schumacher (City Manager's Office). Alysia Osborne (Planning Department) is the Team Coordinator.

Charlotte, not ULI chose the challenge. Charlotte decided to focus on plan implementation because Eastside residents/stakeholders have indicated that they were tired of doing plans and wanted something to happen for the Eastside community rather quickly. This challenge was given to the panel. The problem statement was what are the implementation steps to re-energize, reposition, and ensure the long-term viability of development in the Independence Boulevard study area? The Panel was in Charlotte for 3.5 days. During this time, they were briefed by Charlotte's Fellows, toured the Independence Boulevard corridor, Central Avenue, Monroe Road and Lynx Blue Line, as well as interviewed stakeholders. Their general observations were that:

- A lot of good work has been done by the City
- Unusual to have cooperative spirit between Charlotte and NCDOT
- Project uncertainty is harming local market (road design & transit)

General observations about the area plan:

- The draft area plan captures consensus about needs
- Lack of agreement on details of key issues is creating uncertainty, slowing progress and funding.
 - BRT vs LRT
 - Hybrid/compromise solutions are hurting chances for synergies
 - Roadway, transit and land use plans don't necessarily reinforce each other and in some cases may even be at cross purposes

Concluding thoughts were:

- Be clear about difference between solutions for regional challenges vs. local challenges
- Build on what you know has worked
- Three main ideas (or refinements to the current plans)
 1. BRT/Express bus on Independence in HOT lanes
 2. Streetcars on Central and Monroe
 3. Promote auto-oriented retail on Independence and neighborhood serving, mixed-use development on streetcar lines
- Current transportation and land use plans face financial hurdles for implementation, unclear timeframes
- This proposal suggests significant community benefits that also address regional needs at lower costs
- Potential for quicker and more certain implementation

The homework assignment for the fellows was to test the viability of these ideas with state and local officials, public stakeholders, property owners, development community and to continue the Charlotte tradition of effective transportation planning and solutions, civic leadership and community engagement.

The Planning Director reiterated that Charlotte embraced the ULI initiative as an opportunity to get expert opinions and input on plan implementation. At the end of the process a document will be developed which documents the entire process, including how well the recommendations were incorporated into the path forward for implementation of the Independence Area Plan. The intent of the panel was not to change the plan. The intent was to assess the plan and determine what needs to be done in terms of implementation. The next steps include Planning Commission recommendation and final action by Council in May. The Plan has gone to Council's Economic Development Committee and they expressed a sense of urgency with plan adoption. The Planning Director encouraged the Planning Committee to help staff meet the deadline of plan adoption in May.

Commissioner Randolph stated that the Planning Commission supported the plan; the concern was the road itself. He agrees that there is urgency and they want something done now, however he noted that Planning Committee and staff has some differences. His concern is the interstate and how businesses have lost money along Independence. He questioned development returning to Independence. In particular, the current market is auto dealerships and he doesn't think auto dealerships will spend much money along Independence in the future. Commissioner Randolph asked how the Planning Committee and staff can get on the same page so quickly for an adoption in May.

Ms. Campbell responded that a lot of what has happened to Independence has been the result of market dynamics. The community has grown outward and retail uses have followed rooftops/residential development. There is no doubt that there is uncertainty with regards to defining the corridor. Development will be impacted because Independence is no longer a thoroughfare with driveway access. Staff is trying to help the Planning Committee get comfortable with the plan recommendations by responding to issues and concerns. The ULI observations, their concluding thoughts, and concerns are not opposed to the plan. There may be some minor changes that need to be made from a land use planning perspective. However, the design of the roadway is beyond the scope of the plan. The plan is flexible and calls for commercial oriented development between the nodes. It accommodates any type of roadway design.

Commissioner Randolph stated that he was concerned with the transition areas of the 6 transit oriented developments. Ms. Campbell responded that the more detailed station area planning will determine the specific location and number of stations. He asked when Council will make the final decision. Ms. Campbell responded that the plan goes to the Economic Development Committee on May 12th and to Council for a final action on May 23rd. Commissioner Randolph asked if Council will go forward with plan adoption regardless of the Planning Committee's recommendation. Ms. Campbell responded that the Economic Development Committee may have a recommendation prior to the Planning Committee's recommendation. Commissioner Randolph asked if staff would share the Planning Committee's questions/issues with the Economic Development Committee. The Planning Director replied yes.

Commissioner Locher asked if auto oriented development refers to auto dealerships or development that you have to drive to. The Planning Director responded that both types of uses are a part of auto oriented developments.

Commissioner Green Fallon asked how staff and the Commission will handle the push for transit. Ms. Campbell explained that the major message from the ULI study was that we need to make some recommendations about the thoroughfare and the mode of rapid transit. As part of the implementation process staff will work with the Metropolitan Transit Commission to try to get more definitive direction.

Commissioner Lipton stated that she is impressed and appreciative of the staff's patience with this process. She understands the urgency in wanting to get something done; however, there are two things that she doesn't quite understand as the plan is written. This was something that we hoped would spur Economic Development in the area, but she doesn't see how the transit stations are going to provide economic development in a way that we have seen along other lines. What would be the immediate types of economic development impacts that this plan would have and is there any sense in putting a hold on the transit station area plans?

Ms. Osborne responded that the market analysis told us that you need to provide a land use vision in response to the future road conditions. The strip development that is along the corridor today will not work in the future and we need to provide nodal development whether there is transit or not. Staff took the vision of mixed use development to the community and the response was why can't we have TOD just like the rest of the community. Independence is different. The transit line will be in a different location.

Ms. Campbell added that TOD will never occur on Independence, walkable development can occur if you turn your back to Independence and focus on the parallel roads. The plan recommends reorienting development away from Independence, however there are some regional nodes with cross streets that may have development oriented toward Independence.

Commissioner Lipton stated that it makes sense that you can create the walkable compact denser communities with the streetcar along Central. She indicated that it may not be clear to developers and stakeholders in the community. There may be an expectation that TOD will occur along Independence.

Ms. Osborne responded that staff was well aware that the community thought they would get the type of development along South Boulevard. To address this, as part of the planning process staff explained and illustrated the vision for each node. They identified key catalyst sites. Three of these sites have come in for a rezoning and will develop similar to the plan's vision. The transit line is in the middle of the freeway and development will be different from South Boulevard.

Commissioner Zoutewelle stated that he is excited that the ULI process was about implementation and recognized that there were a lot of issues that were not plan issues. There is angst in a significant group of involved stakeholders about the uncertainty of the type and timing of the transit. The TOD uses shown in the plan impose a restriction on their ability to proceed with viable development today and in the near future. He encouraged staff to recognize that this is over a long term and to recognize interim opportunities to avoid the continued blight along the corridor.

Ms. Campbell stated there is uncertainty with regards to when the transit investment will be made for all of our corridors. She used the Wilkinson Boulevard Wal-Mart rezoning as an example of how development can be flexible and recreate itself when and if transit becomes available.

Commissioner Griffith stated that the Planning Committee has heard from the stakeholders. She acknowledged that there will be issues with the plan given the nature of the area and the fact that the investments come from the State. She thought the Commission may need to compromise given the flexibility that the plan proposes. The Planning Committee has submitted their concerns and staff will address them and provide feedback. Since the plan has been underway for so long and there is pressure from the community and Council she suggested that the Commission trust staff and move on this plan.

Ms. Campbell stated that a lot of anxiety is being created because staff is doing what the ULI concluding thoughts advised staff to do. They advised staff to talk to people about some of the outstanding issues.

Operating Agreement

Commissioner Rosenburgh reminded the Commission that the Operating Agreement was to be a deliverable from the last retreat. He indicated that the facilitator provided an operating agreement; however the Executive Committee and the Planning Director were not pleased with the product. The Planning Director worked with the facilitator and still did not receive an acceptable Operating Agreement. Vice-Chairperson Johnson and Commissioner Finch Dodson have been working on developing the agreement.

Commissioner Johnson stated that there has been a lot of work on the Operating Agreement and it is at a point where it needs to be brought before the entire Commission for input. She distributed a handout showing the recommended changes to the Commission's current guiding documents. Commissioner Finch Dodson reviewed the information with the Commission. She reminded the Commission that the purpose of the Operating Agreement was to guide the Commission to work in a collaborative manner, outline roles and responsibilities, as well as maintain the Commission's relevance. The Operating Agreement should be an umbrella agreement which guides you to the other documents such as the Interlocal Agreement, Rules of Procedure, Communication Plan and Education Plan.

Commissioner Finch Dodson pointed out that a recommendation was made to create a standing Communications Committee that would meet twice a year in July and January. The Communications Committee is responsible for writing correspondence to Elected Officials on a yearly basis. The Executive Committee is also recommending that relevant portions of the Communication and the Education Plans be incorporated into the Operating Agreement and eliminate the plans. The Committee agreed that the Planning Commission Involvement in the Public Input Process should be a standalone document. The Commission should look at the Operating Agreement each year during the retreat to see if these documents and ideas are still current and work for the Commission.

Commissioner Lipton asked if there is a draft Operating Agreement. Commissioner Finch Dodson responded that she and Vice-Chairperson Johnson are working on the document, but wanted to ask the full Commission if they are going in the right direction before continuing.

Commissioner Lipton asked if the Commission voted on the formation of the Communications Committee. Vice-Chairperson Johnson answered that the Communications Committee is an ad hoc committee. Commissioner Lipton asked that the handout be revised to clarify the purpose of the changes to each document.

Commissioner Lipton suggested that the Operating Agreement include an outline of items that the Commission will discuss at the retreat. Commissioner Finch Dodson explained that the Planning Director will present the Department's work plan in July and the Commission will establish their work plan at the retreat in September.

Commissioner Nealon stated that her primary concern is that the Commission does not do anything that is in conflict with the general statutes. Commissioner Finch Dodson stated that there are no changes in modifying how we work, but how the Commission operates from day to day.

Commissioner Griffith stated that this is a great concept. She thought that if the Commission is going to ask for public input they should have a detailed checklist of how many people attended meetings, who they represented, etc. She suggested that amendments to the guiding documents only be made twice a year. Commissioner Finch Dodson stated that they would probably be amended once a year and reviewed each year at the retreat.

Commissioner Griffith asked that the Economic Development Committee be added to the Operating Agreement.

The Vice-Chairperson indicated that the comments received would be taken into consideration and she and Commissioner Finch Dodson will follow up with the Executive Committee.

Conflict of Interest

The Chairperson stated that financial conflicts are obvious, but there are other types of conflicts as well. He stated that the Executive Committee has been discussing this and have invited Terrie Hagler-Gray to review with the full Commission. Chairperson Rosenburgh stated that the Executive Committee agreed that it is the individual Commissioner's responsibility to declare that there is a conflict of interest. If a Commissioner is uncertain, he or she can share their concern with the Commission and a vote will be taken.

Ms. Terrie Hagler-Gray stated that the General Statutes and two policies relate to conflict of interest for the Commission. The General Statutes state that if you have a direct, substantial, and readily identifiable financial impact, there is a conflict of interest.

Another document is the Code of Ethics for City Officials. This document states that a conflict exists if you have an interest in any act or action coming before the board. Interest means direct or indirect pecuniary or material benefit as a result of a contract or transaction.

The final document is the Rules of Procedure which state that no member of the Commission shall seek to influence a decision, participate in any action or cast a vote involving any matter that is before the Commission which may result in a private benefit to themselves, their relatives or their business interest.

Terrie Hagler-Gray stated that a conflict of interest is a case by case instance. If you cannot determine if you have a conflict of interest you can put it before the board for a vote.

Commissioner Lipton asked if you are a board member of a non-profit is there a conflict. Ms. Hagler-Gray stated that you should recuse yourself. The Chairperson reiterated that if you are sure you have a conflict you should recuse yourself.

Vice-Chairperson Johnson stated that The Rules of Procedure are boarder and more restrictive and suggested the Commission uses them as a guide for conflicts of interest.

Commissioner Randolph suggested that Commissioners contact Ms. Hagler-Gray if they are not certain if there is a conflict of interest.

Commissioner Zoutewelle stated that Ms. Hagler-Gray previously indicated that Commissioners have every obligation to do everything they can to hear every case.

Commissioner Griffith asked if you recuse yourself from the discussion and vote do you have to leave the room or can you stay to listen. Ms. Hagler-Gray stated that if you recuse yourself, you have to physically leave the room so that it will not appear that you are influencing a decision.

Commissioner Fallon stated that if it looks like there may be a conflict, you should leave the room.

Information

Planning Director's Report

Ms. Campbell informed the Commission of the following:

- The NCAPA Conference is being held in Charlotte on October 5 -7, 2011. More details will be available in July.
- There are several changes, including additional meetings to the May and June calendars (Attachment 3).
- Staff received an American Planning Association national award in the special area planning category for our Area Plan Implementation Program.

May and June Meeting Schedules

The Chairperson reiterated that there are a lot of changes to the May and June calendars. He also noted that the July work session falls on July 4th and is being rescheduled to July 11th.

Executive Committee

The Chairperson mentioned that notes from the Executive Committee meeting were attached. He invited Commissioners to attend Executive Committee meetings.

Nominating Committee

Commissioner Allen stated that the deadline to submit nominations was April 30th and the Nominating Committee had received two nominations – Commissioner Stephen Rosenburgh for Chairperson and Commissioner Yolanda Johnson for Vice-Chairperson. The Nominating Committee will come back in June with a recommendation and a vote. The Nominating Committee was scheduled to meet after the work session to discuss.

Commissioner Lipton asked if the recommendation would be made prior to the June meeting. Commissioner Allen replied that the Nominating Committee would have to discuss this concern.

Commissioner Green Fallon stated that it seemed strange that the Nominating Committee has to make a recommendation when there is only one candidate for each position.

Zoning Committee

The Chairperson mentioned that the Zoning Committee recommended denial of a rezoning petition located at Providence Road West and 521 for an office, bank, and hotel. Council debated the petition at length and voted to approve it. Because it did not get a super majority it was automatically referred back to Zoning Committee and will go back to public hearing in July.

Planning Committee

Commissioner Johnson stated that the Planning Committee received public comments on the Steele Creek Area Plan and deliberated on the Independence Boulevard Plan. The Committee submitted concerns to staff and will receive a response within the next few days. She thanked Commissioner Randolph for his assistance with this process. Commissioner Randolph commended staff for their work.

Historic District Commission (HDC)

Commissioner Meg Nealon noted that the HDC summary in the report was very detailed. The Chairperson shared that Commissioner Nealon has been assigned to the Design Review Board and will no longer be on the HDC. A representative is needed to replace her. The Chairperson asked interested persons to contact him or Vice-Chairperson Johnson.

Economic Development Committee

Commissioner Griffith asked if anyone has interest to contact her. She envisions the committee being big picture and serving as a connection that will bring staff expertise and the Commission together on Economic Development issues. The Chairperson reminded Commissioner Griffith that she can assign non-commissioners to the Committee.

Adjournment

The meeting adjourned at 1:55 pm.





FY2012 Strategic Focus Area Plan

"Charlotte will be the most prosperous and livable city for all citizens through quality economic development."

The City of Charlotte's long-term economic health is in large part driven by the City's ability to facilitate private sector job growth and investment through partnerships with agencies such as the Charlotte Chamber, Charlotte Regional Visitors Authority and the Charlotte Regional Partnership. Historically, these partnerships have resulted in a diversified local and regional economy, which requires public investment in public services and facilities and infrastructure. A healthy economy also requires a commitment to strengthen and grow existing businesses, small business enterprises, entrepreneurship, business corridors and adjacent neighborhoods. In order to foster effective economic development, we must coordinate the commitment from both the public and private sectors.

The City's economic development strategy focuses on supporting small business development, promoting redevelopment in distressed business corridors to support adjacent neighborhoods, creating a more business-friendly government and focusing on community endorsed high-growth industry sectors that support our efforts to attract and retain businesses and jobs. *(Also see Environment, Housing & Neighborhood Development and Transportation & Planning Focus Area Plans for more economic development initiatives.)*

Economic Development

Promote Economic Opportunity

I. ED. Focus Area Initiative: Help grow small businesses in our community.

- A. FY12 Measure: Implement the Small Business Strategic Plan, which includes the following major objectives:
- Build and strengthen a consortium of business resource partners
 - Develop a web portal with a recognizable brand and on-going marketing strategy
 - Provide information and resources that meet changing market needs
 - Promote partnerships that enable business owners to find capital
 - Increase opportunities for small businesses to expand sales locally
 - Develop partnerships to support high growth entrepreneurs
1. FY12 Target: 100% of initiatives underway; 50% complete
- B. FY12 Measure: Review the Small Business Opportunities Task Force recommendation on SBE Informal Goal Setting (including its relationship to federal DBE reporting requirements), and combine formal and informal opportunities
1. FY12 Target: Meet a combined formal & informal SBE Utilization Goal of 5%

Expand Tax Base & Revenues

II. ED. Focus Area Initiative: Continue to focus on job and tax base growth in business corridors.

- A. FY12 Measure: Revise and implement **the City's** Business Corridor Strategy, including an examination of the five priority corridors (North Tryon, Beatties Ford Road, Rozzelles Ferry Road, Wilkinson/Morehead and the Eastland area) along with the improvements planned for Independence Boulevard, which will include the following elements:
- Review of accomplishments
 - Review of current geography
 - Prioritization of goals, with a focus on image building for distressed corridors
 - Establishment of roles for the City and its partners.
 - Workforce development, including training and employment for youth in adjacent neighborhoods
 - Input from business owners, community leaders and developers

- Benchmarking of similar programs in peer cities

1. FY12 Target: Adopt a new Business Corridor Strategy and implement 50% of recommendations

* Cross reference H&ND Focus Area Initiative 2 regarding leveraging business corridor funds at 1:10 public/private ratio.

Develop Collaborative Solutions

III. ED. Focus Area Initiative: Focus on continuous improvement within the permitting and regulatory environment to facilitate job and tax base growth and to improve the customer experience.

- A. FY12 Measure: Achieve greater collaboration among the City, County and NCDOT to shorten the time it takes and make it easier to obtain regulatory approvals, including, but not limited to certificates of occupancy
1. FY12 Target: Elimination of system barriers, conflicts and impediments in the application of regulations
- B. FY12 Measure: Average number of reviews on all land development permitting submissions
1. FY12 Target: Average ≤ 2.5 reviews on all plans submitted for FY12

IV. ED. Focus Area Initiative: Work with economic development partners to grow and retain businesses in the community's targeted industry sectors of energy & environment, finance, health care, manufacturing, defense, motorsports, tourism, film and international firms.

- A. FY12 Measure: Design and implement a strategy to introduce local businesses into supplier relationships with large and mid-size businesses
1. FY12 Target: Establish a methodology for measuring the dollar value of goods and services sourced locally rather than from outside the region and make at least 10 business-to-business supplier connections that result in sales of goods and/or services
- B. FY12 Measure: Work with tourism partners to develop a plan for growing amateur sports in the Charlotte Region
1. FY12 Target: Develop a new public/private model for adding amateur sports facilities in the Region





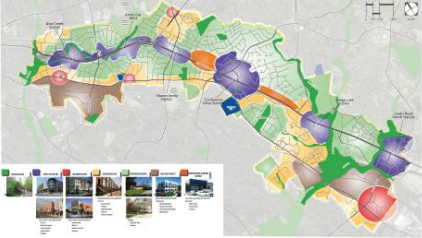



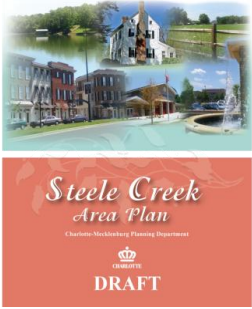


Planning Department Monthly Report May 2011



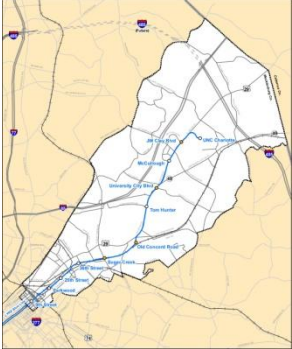
This report highlights key activities the Planning Department was involved in related to advancing the City of Charlotte's corporate strategies.






Serve the Customer


Strengthen Neighborhoods

<p>Center City 2020 Vision Plan</p> 	<p>The initial draft area plan was delivered by MIG, Inc. on May 5th and forwarded to the Technical Committee for its review. This draft will be modified as needed based on staff and the Technical Committee's input and feedback. Planning staff, along with Center City Partners presented an overview of the plan to the Planning Committee on the May 17th. The Planning Committee is tentatively scheduled to receive public comment on June 21st.</p> <p>Information about the plan is available at http://www.centercity2020.info/</p>	<p>Dan Thilo Ext. 68321</p>
<p>Elizabeth Area Plan</p> 	<p>The draft area plan was presented at a public meeting on May 12th. The Planning Committee received public comments on May 17th. An additional Citizen Advisory Group meeting will be held on June 15th. The draft plan will be presented to the Transportation and Planning Committee on June 20th.</p> <p>For more information or to review the draft plan, visit www.charlotteplanning.org.</p>	<p>Alan Goodwin Ext. 23418</p>
<p>Independence Boulevard Area Plan</p> 	<p>On Monday, May 23rd, Charlotte City Council unanimously adopted the Independence Boulevard Area Plan with unanimous recommendations from Council's Economic Development Committee and the Planning Committee of the Charlotte-Mecklenburg Planning Commission.</p> <p>The final document with Council's recommended changes will be posted on the Planning Department's website in a few weeks. To review plan information, please visit our website at www.charlotteplanning.org.</p>	<p>Alysia Osborne Ext. 63910</p>

<p>Midtown Morehead Cherry Area Plan</p> 	<p>The Midtown Morehead Cherry Area Plan includes three adjoining neighborhoods just outside of Uptown. The Citizen Advisory Group is meeting regularly at Pleasant Hill Baptist Church in Cherry. Upcoming meetings are June 23rd (Preliminary Recommendations) and July 14th (Final Issues). Draft plan preparation and public input will begin this summer, with the approval process tentatively targeted for fall/winter.</p>	<p>Kent Main Ext. 65721</p>
<p>Steele Creek Area Plan</p> 	<p>In response to a request from Council member Howard to slow the planning process and receive additional input on the draft plan, staff met with the Steele Creek Area Plan Citizen Advisory Group on Thursday, May 5th to begin discussing comments received on the draft plan. Staff will continue this discussion with the CAG at a meeting scheduled for June 9th. Staff is also available to meet with interested individuals or groups to discuss the draft plan. A copy of the draft plan and public comments received to date with staff's responses is available by clicking the following links:</p> <ul style="list-style-type: none"> • Steele Creek Area Plan (Draft) • Steele Creek - Responses to Public Comments 	<p>Melony McCullough Ext. 65993</p>
<p>Plan Implementation Program</p>  <p><i>Area Plan Implementation Team</i></p>	<p>The Planning Department received an Award of Excellence for the <i>Area Plan Implementation Program</i> at the American Planning Association National Conference in Boston, MA on April 10th. The <i>Area Plan Implementation Program</i> is a system created to inventory, analyze, track, and implement capital projects as well as other recommendations originating from adopted area plans. The program established annual bond funding for area plan capital project implementation, enhanced information sharing among public service providers, and has contributed to the construction of a number of projects.</p>	<p>Bryman Suttle Ext. 68325</p>
<p>Area Plan Implementation Capital Programs</p> 	<p><u>Brookshire/I-485 Area Plan Improvements</u> The project includes sidewalks, crosswalks, planting strip, and other infrastructure improvements as recommended by the <i>Brookshire/I-485 Area Plan</i> (2002). Construction is underway and should be complete in August.</p> <p><u>Bryant Park Area Plan</u> Project includes pedestrian improvements along Morehead St. from Wilkinson Blvd. to Freedom Dr., as recommended in the <i>Bryant Park Land Use and Streetscape Plan</i> (2007). Real Estate acquisition for Phase 1 (the sidewalk improvement) is complete and bid phase will begin early next week. Construction will follow in about 5 months. Real Estate acquisition for Phase 2 (from culvert to Wilkinson) continues.</p> <p><u>Fifth Street Streetscape</u> Project will include streetscape improvements along 5th St. from Johnson C. Smith University to Sycamore St. as reflected in the <i>West End Land Use and Pedscape Plan</i> (2005). The CDOT traffic analysis is now complete.</p>	<p>Bryman Suttle Ext. 68325</p>

<p>Historic District Commission (HDC)</p> 	<p>The HDC reviewed six applications at the May 11th meeting – several of which were multi-issue proposals. One project was approved outright. Three projects were approved with plans to be revised and staff will have the final approval authority. Two committees were established: one to deal with a specific design review and the other to nominate and present recommendations for FY12 officers in June.</p>	<p>John Rogers Ext. 65994</p>
<p>Mecklenburg-Union Metropolitan Planning Organization (MUMPO)</p> 	<p>2012-2018 Transportation Improvement Program MUMPO began a 30-day public comment period on the TIP that is scheduled to end on June 15th. A public meeting was held on May 18th; an additional meeting is scheduled for June 7th. The MPO is scheduled to take final action on July 20th.</p> <p>FY 2012 Unified Planning Work Program The MPO adopted the FY 2012 UPWP on May 18th. The UPWP identifies the MPO's planning activities for the year. Because Congress has not enacted transportation reauthorization legislation, the funding levels noted in the UPWP are tentative.</p> <p>Bicycle & Pedestrian Project Prioritization The MPO for the first time adopted ranking criteria for bicycle and pedestrian projects. The criteria will be placed in immediate use in order for MUMPO to provide a ranked list of projects for NCDOT's strategic prioritization process (see below).</p> <p>NCDOT Strategic Prioritization Process NCDOT has instituted a project prioritization process as a part of its reform efforts. This process is the foundation for the development of the TIP. MUMPO first submitted projects approximately 18 months ago, and will do so again in late July/early August. Fifteen additional road projects can be submitted to the database. Road projects are scored using seven quantitative criteria. Local input in the scoring process is via the allocation of 1300 points, which can be distributed in descending order to an MPO's top 25 projects or to as many projects as desired. As to other modes, the MPO can submit ten bicycle and ten pedestrian projects and CATS will submit transit projects.</p>	<p>Bob Cook Ext. 68643</p>
<p>Blue Line Extension (BLE)</p> 	<p>Planning is working with CATS and other departments to review the 65% engineering plans, which consist of over 1,000 pages of drawings. Planning has also continued to participate in a bicycle corridor study as part of the NECI program and is working on the 2011 Land Use portion of the New Starts application for submittal to the FTA this summer.</p>	<p>Kathy Cornett Ext. 64845</p>

<p>Red Line (North Corridor)</p> 	<p>In response to a request made by the Red Line Task Force (a sub-committee of the MTC), a team composed of Planning and CATS staff (with assistance from a consultant and input from Huntersville, Cornelius, Davidson, and Mooresville) is developing a corridor land use report that would be suitable to serve as land use and policy documentation in the event that the Red Line becomes available for federal funding. This product will also be useful for a variety of other informational efforts. Additional information from the towns, the Census, as well as a gallery of graphics has been furnished to the editor consultant in order for a review draft to be developed.</p>	<p>Jonathan Wells Ext. 64090</p>
<p>Heights In Residential Districts (HIRD)</p> 	<p>Staff provided a summary of the proposed changes to City Council at their May 16th dinner meeting. The public hearing on the proposed text amendment is scheduled for June 20th.</p>	<p>Katrina Young Ext. 63571</p>
<p>Pedestrian Overlay District (PED)</p> 	<p>The text amendment has been filed and is scheduled for public hearing on June 20th and decision on July 18th.</p>	<p>John Howard Ext. 30198</p>
<p>Other Text Amendments</p> 	<p>Several additional text amendments are in the adoption process:</p> <ul style="list-style-type: none"> ▪ The fresh produce text amendment public hearing was held January 18th. Due to substantial modifications, Council will hold a new public hearing on June 20th. ▪ The information and advertising pillar sign text amendment was recommended for approval by the Zoning Committee on May 25th. City Council will consider the petition on June 20th. ▪ The single-room occupancy text amendment is scheduled for a June 20th public hearing. 	<p>Sandra Montgomery Ext. 65722</p>
<p>Upcoming Rezoning Petitions</p> 	<p>There are thirteen public hearings and five decisions scheduled for the upcoming June City Council rezoning agenda. Information on several cases of special interest are provided below:</p> <ul style="list-style-type: none"> ▪ 2011-028 by the Charlotte Mecklenburg Planning Commission for 17.29 acres generally fronting Mount Holly Road, Chattaroy Drive, Layton Ridge Lane and Taftnale Court. The proposed rezoning from R-17 MF LWPA and R-3 LWPA to R-8 LWPA is to implement the <i>Catawba Area Plan</i> (2010). (June public hearing) ▪ 2011-030 by Urbane Properties, LLC for 2.27 acres located on the east side of Providence Road between South Sharon Amity Road and Westbury Road. The proposed rezoning from R-3 to INST (CD), with five year vested rights, will allow redevelopment of the site as a preschool and child development center. Significant public interest is anticipated. (June public hearing) 	<p>Tammie Keplinger Ext. 65967</p>

<p>Upcoming Rezoning Petitions</p> <p><i>(continued)</i></p>	<ul style="list-style-type: none"> ▪ 2011-032 by Robert W. Burkett for 25.4 acres located on the east and west side of Park South Station Boulevard south of Archdale Drive and generally bounded by Delchester Drive, Montpelier Road and Edgewater Drive. The proposed MX-2 site plan amendment will allow 91 attached single family homes to be converted to 91 detached single family homes. (June public hearing) 2011-034 by Bank of the Ozarks for 1.25 acres located on the southwest corner of Park Road and Heather Lane. The proposed rezoning from MUDD (CD) to MUDD-O will allow the development of a branch bank with drive-through lanes and service windows. (June public hearing) ▪ Text Amendment 2011-037 by the Charlotte-Mecklenburg Planning Department. This text amendment is to update the Single Room Occupancy (SRO) regulations. Definitions, districts in which they are permitted and the prescribed conditions are to be modified. (June public hearing) ▪ Text Amendment 2011-038 by the Charlotte-Mecklenburg Planning Department. This text amendment is to modify the height of buildings in residential districts to ensure they are compatible with the scale of the single family neighborhoods in which they are located. (June public hearing) ▪ Text Amendment 2011-39 by Charlotte-Mecklenburg Planning Department. This text amendment to the Zoning Ordinance in relation to the Pedestrian Oriented Districts. The amendment aligns some of the elements of the PED with other urban districts and adds flexibility for non-residential uses. (June public hearing) 	
<p>Subdivision Administration</p> 	<p>In May, staff issued approval for a new single family subdivision with 16 lots, a multi family development with 32 apartment units and approval for the roadway improvements to Statesville Avenue related to the Double Oaks project. Staff additionally approved revisions to three previously approved plans.</p> <p>Staff continues to coordinate the formation of the Development Review Board (DRB) with the City Clerk's Office. The eight members appointed by City Council have been made. Additional qualified applications are needed to pursue the four Mayoral appointments. The terms of the Board commence July 1st.</p>	<p>Shannon Frye Ext. 68322</p>

2012-2016 Capital Investment Program (CIP)



Enhancements to the Joint Use Task Force SharePoint site serve the CIP development process in the absence of a specific geo-spatial capital investment planning tool.

Staff continues work with the County Manager's office in advancing the County's Consolidated Capital Planning initiative. Presentations were made to City Council on April 11th, the Planning Coordinating Committee on April 1st, and the Joint Use Task Force on April 6th. City Council adopted a Resolution of Support for the County's initiative at their April 25th business meeting.

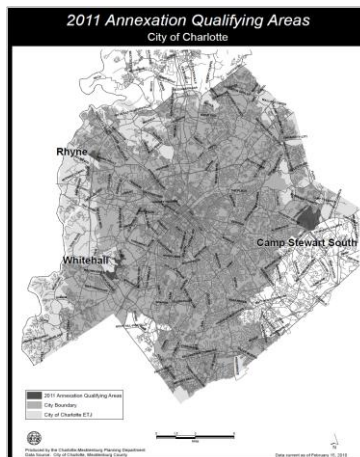
The JUTF SharePoint can be viewed at <http://cityspaces/charmeck/jointuse/default.aspx> or through C-Net under City Spaces.

Jonathan Wells
Ext. 64090

Manage Resources

Expand Tax Base & Revenues

2011 Annexation



The NC General Assembly continues to debate the merits of annexation, state-wide, and is considering several bills that would reduce cities' annexation authority. House Bill H845 appears to have the greatest probability of passage, which would increase the extent of utility work required in annexation areas, and would also enable owners of properties within annexation areas to petition to NOT be annexed for a period of 2 years.

Requests for information continue to be received from the City Manager's and City Attorney's Offices with regard to the merits of annexation to Charlotte within the context of specific bills being introduced and debated in Raleigh.

More annexation information is available at <http://charmeck.org/CITY/CHARLOTTE/PLANNING/ANNEXATION/Pages/Home.aspx>

Jonathan Wells
Ext. 64090

Planning Department Community Outreach Opportunities

Project	Meeting Type	Date & Time	Location
Policy Document(s)			
Steele Creek Area Plan	Citizen Advisory Group Meeting	June 9, 2011 6:00 pm	Carolinas Medical Center - Steele Creek 13640 Steelecroft Parkway
Elizabeth Area Plan	Citizen Advisory Group Meeting	June 15, 2011 5:30 pm	CMGC 2 nd Floor Room 280
	Council Transportation and Planning Committee (Plan Overview)	June 20, 2011 3:30 pm	CMGC 2 nd Floor Room 280
Center City 2020 Vision Plan	Planning Committee (Public Comment) <i>Tentative</i>	June 21, 2011 5:00 pm	CMGC 2 nd Floor Room 280
Midtown Morehead Cherry Area Plan	Citizen Advisory Group Meeting (Preliminary Recommendations)	June 23, 2011 6:00 pm	Pleasant Hill Baptist Church 517 Baldwin Avenue
	Citizen Advisory Group Meeting (Final Issues)	July 14, 2011 6:00 pm	Pleasant Hill Baptist Church 517 Baldwin Avenue

Charlotte-Mecklenburg Planning Department

FY2011 Community Outreach Presentations

#	Date	Presentation	Staff
1	02/03/11	New Partners for Smart Growth Conference - Planning for Transit Oriented Development	L. Harmon
2	02/03/11	New Partners for Smart Growth Conference - South Corridor Light Rail Tour	K. Main/A. Osborne
3	02/09/11	Lake Norman Transportation Commission - MUMPO Project Ranking Process	B. Cook
4	02/09-10/11	Transportation Action Plan Meetings - Centers, Corridors & Wedges	M. McCullough
5	02/22/11	CMS Academic Internship Program - Overview of Engineering Profession	S. Basham
6	02/23/11	Mecklenburg County Bar Leadership Institute	D. Campbell
7	02/28/11	Matthews Town Council - MUMPO 101	B. Cook
8	03/01/11	Charlotte Area Bicycle Alliance (CABA) - Transit Station Area Planning & the BLE	K. Cornett
9	03/02/11	Steele Creek Residents Assoc. Annual Meeting - Draft Steele Creek Area Plan	M. McCullough
10	03/10/11	NAIOP Commercial Real Estate Development Assoc. - Planning Initiatives	D. Campbell
11	04/05/11	California Department of Public Health's Project Leaders Encouraging Activity and Nutrition (LEAN) - Webnair on Joint Use & Strategic Placement of New Schools	J. Wells
12	04/10/11	American Planning Association's County Planning Division Annual Meeting (Boston) - Area Plan Implementation Program	G. Johnson
13	04/16/11	Neighborhood Symposium - NW District Project Update (Beatties Ford Road)	J. Howard
14	04/16/11	Neighborhood Symposium - Central Avenue at Eastland Streetscape	K. Main
15	04/26/11	ULI Partnership Forum - The Met Part II	D. Campbell
16	04/28/11	City Council District 5 Meeting	D. Campbell
17	05/05/11	Cherry Neighborhood - Historic Districts	J. Rogers
18	05/12/11	Chinese Delegation - CCW	G. Johnson
19	05/13/11	Downtown Winston Salem Partnership Committee - Independence Area Plan	A. Osborne
20	05/25/11	Charlotte Chamber Land Use Committee - Proposed Residential Design Standards & Pedscape Issues	D. Campbell/J. Howard

Charlotte-Mecklenburg Planning Commission

Attachment 5

Meeting Schedule

June 2011

Date	Time	Purpose	Location
Full Planning Commission			
06-06-11	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Planning Committee			
06-21-11	5:00 p.m.	Work Session	Conference Room 267 2 nd Floor - CMGC
Zoning Committee			
06-20-11	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
06-20-11	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
06-29-11	Noon ¹	Zoning Work Session	Conference Room 280 2 nd Floor – CMGC
Executive Committee			
06-20-11	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Other Committee(s)			
06-08-11	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC

¹ Please note the meeting time was changed from 4:30 pm to Noon.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

July 2011

Date	Time	Purpose	Location
Full Planning Commission			
07-11-11	Noon	Work Session ¹	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
07-18-11	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
07-19-11	5:00 p.m.	Work Session	Conference Room 267 2 nd Floor - CMGC
Zoning Committee			
07-18-11	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
07-18-11	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
07-27-11	4:30 pm	Zoning Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
07-13-11	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
07-20-11	7:00 p.m.	MUMPO	Conference Room 267 2 nd Floor – CMGC

¹ The regularly scheduled July 4, 2011 meeting was rescheduled due to the Holiday.

Charlotte-Mecklenburg Planning Commission

Executive Committee Meeting

April 25, 2011 – 4:00 pm

Action Minutes

Attachment 6

Approved May 16, 2011

Attendance

Executive Committee Members Present: Stephen Rosenburgh (Chairperson), Yolanda Johnson (Vice-Chairperson), Tracy Finch Dodson, and Andy Zoutewelle

Planning Staff Present: Debra Campbell, Laura Harmon, Crissy Huffstickler, and Cheryl Neely

Other City Staff: Terrie Hagler-Gray (City Attorney's Office) and Jim Schumacher (City Manager's Office)

Call to Order

The Chairperson called the meeting to order at 4:30 pm.

Independence Area Plan

The Planning Director explained that the Chairperson previously indicated that Barry Moose (NCDOT) wanted to meet with her and the Chairperson to discuss concerns with the Independence Area Plan and roadway design. She introduced Jim Schumacher and stated that she invited him to the meeting to provide an overview/update of recent meetings with NCDOT staff. Mr. Schumacher stated that he had met with Mr. Moose, other NCDOT staff, CATS, and Town of Matthews representatives a few weeks ago to discuss the last six miles of the NCDOT Independence Boulevard Road Project. The discussion centered on the status of transit along the corridor. The Chairperson stated that Barry Moose's concern was from an economic standpoint. He was concerned about the financial impacts on businesses along Independence as the freeway is extended. Jim Schumacher responded that the recent meeting was the beginning of a partnership with NCDOT to coordinate the Independence Road Project with the Area Plan.

The Chairperson indicated that he would contact Barry Moose to see if he still has concerns with the Area Plan/roadway design and whether he wants to meet with the Planning Director and Planning Commission Chairperson. If so, the Planning Director would like to make sure that Jim Schumacher is included in any future discussions.

Conflict of Interest

Vice Chairperson Johnson informed the Committee that she invited Terrie Hagler-Gray to attend the meeting to discuss Conflict of Interest.

Ms. Hagler Gray provided a handout which outlined the current statutes and rules regarding conflict of interest as it pertains to the Planning Commission.

The Chairperson stated that a conflict of interest may not only be based on economic interest. Following discussion, the Chairperson asked Vice-Chairperson Johnson to continue to work with Ms. Hagler-Gray on this item. Ms. Hagler-Gray will present Conflict of Interest information at the May 2, 2011 work session.

Approval of Executive Committee Minutes

A motion was made by Commissioner Zoutewelle and seconded by Vice-Chairperson Johnson to approve the March 21, 2011 Executive Committee minutes. The vote was 4 to 0 to approve the minutes.

March 21, 2011 Executive Committee Meeting Follow-up Assignments **Charlotte's Housing Market Study**

The Chairperson indicated that there was nothing to add for this future agenda item.

Operating Agreement

The Chairperson asked if the Operating Agreement was ready to move forward. The Vice Chairperson stated that the document needs to be taken to the full Commission for discussion. Commissioner Finch Dodson stated that she could assist with preparing and presenting the information to the Commission. Ms. Campbell asked if this item could be placed on the May work session agenda. The Committee agreed to place this item on the May 2, 2011 work session agenda for discussion.

Economic Development

The Planning Director noted that staff had tentatively placed Economic Development on the May work session agenda and asked the Chairperson for direction as to the action for this item. The Chairperson stated that since this is a new committee he wanted the Chairperson of this Committee (Lucia Griffith) to provide a general overview of her expectations for the Committee. Ms. Campbell asked where this item should be placed on the agenda. The Committee agreed that the Economic Development Committee update should be listed under the Committee Reports section of the work session agenda. The Chairperson asked Cheryl Neely to inform Commission Griffith of this request.

Design Review Board

The Chairperson stated that Commissioner Meg Nealon will resign from the Historic District Commission (HDC) in order to serve on the Design Review Board. Ms. Neely explained that Commissioner Nealon could only be appointed to two City Council boards at one time. The Chairperson acknowledged that the Commission needs to appoint a replacement for Commissioner Nealon on the HDC.

Notifications of CAG / Stakeholder Meetings

The Chairperson acknowledged that Ms. Neely had informed Planning staff of the Commission's request to receive notifications of all stakeholder/CAG meetings.

Nominating Committee

The Chairperson stated that the full Commission will be asked to vote to suspend the Rules of Procedure to allow for both the submittal of the slate of officers and elections at the June work session. The Chairperson also asked staff to remove Slate of Officers from the May 2, 2011 work session agenda. He indicated that he would discuss this during the Communication from Chairperson portion of the agenda. Ms. Campbell reiterated that the Commission's Rules of Procedure will need to be suspended in May so that both can be done at the June work session.

April 4, 2011 Work Session Follow-up Assignments

HIRD Text Amendment Update

The Chairperson noted that the text amendment had been filed and outstanding issues will be addressed during the Zoning Committee process.

Stakeholder's Input at Work Sessions

The Chairperson asked if stakeholders should be allowed to provide input at work sessions. The Planning Director shared that the Commission has gone back and forth about whether to allow public comment at the beginning of full Commission meetings and noted that this had been done before. Commissioner Finch Dodson thought the concern was more related to the Commission understanding who the stakeholders are. Ms. Campbell stated that the stakeholder groups are volunteers and not chosen by staff unless there is a need to fill in a gap - if there is not adequate community representation or a cross-section. The Vice-Chairperson stated that the Commission would like to be informed of the makeup of the stakeholders to make sure that there is a good cross-section of representatives. The Chairperson asked staff to help determine how the Commission can meet the objectives of making sure that everyone who wants to have input as a stakeholder has provided input and make the Commission aware of who the stakeholders are.

Executive Committee Minutes

Ms. Cheryl Neely asked who would provide the overview of the discussion from the Executive Committee agenda items at the May work session. The Chairperson responded that he would present the information.

May 2, 2011 Work Session Agenda Items

The Chairperson identified the following as May 2, 2011 session agenda items:

- ULI Rose Fellowship Study – to be presented by Planning Director Debra Campbell
- Operating Agreement – to be presented by Vice-Chairperson Johnson and Commissioner Finch Dodson
- Conflict of Interest – to be presented by Terrie Hagler-Gray

Future Work Session Agenda Items

The Chairperson identified the following items as future work session agenda items:

- Charlotte's Housing Market Study
- Capital Improvement Plan
- Center City Presentation
- Planning Commission's Role in the Rezoning Process

Approval of the May 2, 2011 Work Session Agenda

The Chairperson asked for a motion to approve the May 2, 2011 work session agenda. Commissioner Zoutewelle made a motion, seconded by Vice Chairperson Johnson to approve the agenda. The vote was unanimous to approve the agenda as modified.

Approval of the June 2011 Meeting Schedule

The Committee agreed to add a Zoning Committee meeting on May 18th at Noon to discuss the five cases that the Charlotte Observer failed to advertise for the April 25th Zoning Hearing. The Committee changed the time of the June 29th Zoning Committee meeting to Noon. Due to the July 4th Holiday, the July Planning Commission work session was rescheduled to July 11th. There are no meetings in August, except for the Executive Committee.

Adjournment

The meeting adjourned at 5:20 pm.

**NOTICE OF PUBLIC HEARINGS ON PETITIONS
FOR ZONING CHANGES BY CITY COUNCIL
OF THE CITY OF CHARLOTTE, N.C.**

NOTICE is hereby given that public hearings will be held by the City Council in the Meeting Chamber located in the Charlotte-Mecklenburg Government Center, 600 East Fourth Street beginning at 6:00 P.M. on **Monday, the 20th day of June, 2011** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition No. 2011-002 by 521 Partners, LLC for an O-1 (CD) site plan amendment for approximately 12.54 acres located on the southwest corner at the intersection of Providence Road West and Johnston Road.

Petition No. 2011-008 by Thies Realty & Mortgage Co. for a change in zoning for approximately 1.16 acres located on the west side of Providence Road between Moravian Lane and Ardsley Road from B-1 to UR-C(CD).

Petition No. 2011-024 by City of Charlotte Neighborhood and Business Services for a INST(CD) site plan amendment for approximately 2.38 acres located at the north corner of the intersection of Mt. Holly-Huntersville Road, Harwood Lane, and Mountain Aire Circle.

Petition No. 2011-028 by Charlotte Mecklenburg Planning Commission for a change in zoning for Properties totaling approximately 17.29 acres generally fronting Mount Holly Road, Chattaroy Drive, Layton Ridge Lane, and Taftnale Court from R-17MF(LWPA) and R-3(LWPA) to R-8(LWPA).

Petition No. 2011-030 by Urbane Properties, LLC for a change in zoning for approximately 2.27 acres located on the east side of Providence Road between South Sharon Amity Road and Westbury Road from R-3 to INST(CD) 5-Year vested rights.

Petition No. 2011-032 by Robert W. Burkett for a MX-2 site plan amendment for approximately 20.16 acres located on the east and west side of Park South Station Boulevard south of Archdale Drive and generally bounded by Delchester Drive, Montpelier Road and Edgewater Drive.

Petition No. 2011-034 by Bank of the Ozarks for a change in zoning for approximately 1.25 acres located on the southwest corner of Park Road and Heather Lane from MUDD(CD) to MUDD-O.

Petition No. 2011-048 by Greater Galilee Baptist Church for a change in zoning for approximately 0.30 acres located on the north side of South Mint Street and south side of Spruce Street near the intersection of South Mint Street and Spruce Street from MUDD-O to UR-C(CD).

Petition No. 2011-049 by Melange Health Solutions for a change in zoning for approximately 9.78 acres located north of The Plaza, east of Glenfiddich Drive and at the end of Wilann Drive from R-4 to INST(CD).

The City Council may change the existing zoning classification of the entire area covered by each petition, or any part or parts of such area, to the classification requested, or to a higher classification or classifications without withdrawing or modifying the petition.

Interested parties and citizens have an opportunity to be heard and may obtain further information on the proposed changes from the Charlotte-Mecklenburg Planning Department Office, Charlotte-Mecklenburg Government Center, 600 East Fourth Street, 704-336-2205. www.rezoning.org

To file a written petition of protest which if valid will invoke the 3/4 majority vote rule (General Statute 160A-385) the petition must be filed with the City Clerk no later than the close of business on **Wednesday, June 15, 2011**.

**NOTICE OF PUBLIC HEARINGS ON PETITIONS
FOR ZONING ORDINANCE CHANGES BY CITY COUNCIL
OF THE CITY OF CHARLOTTE, N.C.**

NOTICE is hereby given that public hearings will be held by the City Council in the Meeting Chamber located in the Charlotte-Mecklenburg Government Center, 600 East Fourth Street beginning at 6:00 P.M. on **Monday, the 20th day of June, 2011** on the following petitions that propose changes to the City of Charlotte Zoning Ordinance:

Petition 2010-080 Text Amendment to the City of Charlotte Zoning Ordinance to modify the regulations for "Outdoor Seasonal Fresh Produce Sales" by 1) renaming them to "Outdoor Fresh Produce Stands", 2) expanding the zoning districts in which they are permitted with prescribed conditions, and 3) modifying the prescribed conditions. **Petitioner: Charlotte-Mecklenburg Planning Commission.**

Petition 2011-037 Text Amendment to the City of Charlotte Zoning Ordinance to modify the Single Room Occupancy Residence regulations and definition, and expand the zoning districts in which they are permitted with prescribed conditions. **Petitioner: Charlotte-Mecklenburg Planning Department.**

Petition 2011-038 Text Amendment to the City of Charlotte Zoning Ordinance to modify height regulations to ensure that the height of buildings in residential districts is compatible with the scale of the single family neighborhoods in which they are located. **Petitioner: Charlotte-Mecklenburg Planning Commission.**

Petition 2011-039 Text Amendment to the City of Charlotte Zoning Ordinance to modify and reorganize the regulations Pedestrian Overlay District. **Petitioner: Charlotte-Mecklenburg Planning Commission.**

Interested parties and citizens have an opportunity to be heard and may obtain further information on the proposed changes from the Charlotte-Mecklenburg Planning Department Office, Charlotte-Mecklenburg Government Center, 600 East Fourth Street, 704-336-2205. www.rezoning.org

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE SPECIAL WORK SESSION
Charlotte-Mecklenburg Government Center, 8th Floor
May 18, 2011
12:00 P.M.

- | |
|--|
| <p>1. Petition 2011-018 by University City Partners for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify the uses permitted and the design and development standards in the Research Districts.</p> |
| <p>2. Petition No. 2011-020 by Percival McGuire Commercial Real Estate Development for a change in zoning for approximately 23.96 acres located on the south side of West W.T. Harris Boulevard between Interstate 485 and Reames Road from R-3 to NS.</p> |
| <p>3. Petition No. 2011-021 by Singh Development, LLC for a change in zoning for approximately 22.65 acres located on the east side of Providence Road and across from Providence Country Club Drive from R-3 to R-3(CD) and INST(CD).</p> |
| <p>4. Petition No. 2011-022 by Cambridge-Eastfield, LLC for a NS site plan amendment for approximately 0.55 acres located on the southeast corner of Prosperity Church Road and Arbor Creek Drive.</p> |
| <p>5. Petition No. 2011-025 by Charlotte-Mecklenburg Housing Partnership, Inc. for a change in zoning for approximately 1.6 acres located on the northwest corner at the intersection of Wesley Heights Way and Duckworth Avenue from UR-3(CD) and UR-3(CD) PED-O to UR-3(CD) PED-O and UR-3(CD) PED-O SPA.</p> |
| <p>6. Petition No. 2011-026 by Robert D. Smith, for a change in zoning for approximately 4.83 acres located on Browne Road and across from Amber Glen Drive from R-3 to INST(CD).</p> |

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
May 25, 2011
4:30 P.M.

1. Petition No. 2010-045 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify and clarify the regulations for pedestrian oriented information pillars and information pillar signs.
2. Petition No. 2011-017 by Goode Development Corp. and Goode Properties for a change in zoning for approximately 20 acres located on the east side of Monroe Road between Idlewild Road and Conference Drive from R-17MF to NS and MUDD-O.
3. Petition No. 2011-020 by Percival McGuire Commercial Real Estate Development for a change in zoning for approximately 23.96 acres located on the south side of West W.T. Harris Boulevard between Interstate 485 and Reames Road from R-3 to NS.
4. Petition No. 2011-023 by Vulcan Construction Materials, for a change in zoning for approximately 106.90 acres located near the north side of the intersection of Brooks Mill Road and Albemarle Road from R-3, R-3(CD), and O-1 to I-2(CD).
5. Petition No. 2011-027 by Blakeney Heath, LLP for a change in zoning for approximately 9.0 acres located on the southeast corner at the intersection of Rea Road and Ardrey Kell Road from CC to NS.
6. Petition No. 2011-029 by Harris Teeter, Inc. for a change in zoning for approximately 3.90 acres located at the intersection of Providence Road and Queens Road and generally bounded by Huntley Place and Bolling Road from R-4 and B-1 to MUDD-O and five year vested rights.

APPROVED
May 17, 2011

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
CMGC – Innovation Station, 8th Floor
April 19, 2011**

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

Commissioners Absent: Emma Allen

Planning Staff Present: Stuart Basham, John Howard, Garet Johnson, Sonda Kennedy, Melony McCullough, Alysia Osborne, Bryman Suttle, Jonathan Wells, and Brent Wilkinson

Call to Order

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

Approval of Meeting Minutes

A motion was made by Commissioner Zoutewelle and seconded by Commissioner Nealon to approve the March 15, 2011 minutes. The vote was unanimous (6-0) to approve the minutes.

Public Comment on the Draft Steele Creek Area Plan

Melony McCullough (Planning Staff) gave an overview of the plan and summarized the plan's policies which focus on land use, community design, transportation, and the natural environment. She stated that a community meeting to receive public comments on the draft plan policies was held on March 31, 2011.

Below is a brief summary of comments received.

Ann Voortmans shared that she learned a lot and was pleased with the process.

James Baysinger expressed concern about widening Steele Creek Road (NC 160) and that policies are followed when the road is widened. He also noted that sidewalks and bike lanes are needed.

Walter Fields commented on Palisades not being addressed as a mixed use center and the lack of an analysis of where future development might occur. He also asked about the plan not being available earlier for the public to review.

Karla Knotts expressed concern about incorrect references in the document to York Road as S. Tryon Street and the City changing the name of York Road to S. Tryon Street as areas are annexed. She also stated concern about the General Development Policies (GDP) being incorrectly referenced in the plan, not having enough time to review the plan, and staff not allowing the CAG to edit the document. She stated that she has 17 pages of comments on the

plan and would like for there to be more Citizen Advisory Group meetings to make changes to the plan.

Chairperson Johnson asked for specifics on the improper use of the GDP and asked staff how information is communicated to the public. Commissioner Zoutewelle asked Ms. McCullough if there will be revisions. Ms. McCullough replied that comments are tracked during the review and adoption process and revisions are often made. Commissioner Locher asked Karla Knotts to provide the seventeen pages of comments.

Commissioner Zoutewelle said that comments that he received during the plan development process were positive and thanked staff. Walter Fields asked the Committee how the public will be informed of the comments and staff's responses. Ms. McCullough told him that comments will be published on the website and there will be minutes from this meeting. Commissioner Randolph asked how participants are allowed to review the area plan. He stated that in his past experiences citizens were allowed to edit plan documents. Ms. McCullough answered that the CAG generally do not wordsmith plans. Commissioner Johnson thanked everyone for coming and encouraged those present to view the website for updates.

Independence Area Plan

Commissioner Nealon recused herself from the discussion on this plan. Commissioners Johnson, Griffith, Locher, Randolph, and Zoutewelle were present. Alysia Osborne (Planning Staff) gave a brief overview. Commissioner Griffith asked about the public comments. Ms. Osborne gave a summary of the public comments.

Commissioner Randolph asked if Stuart Basham (Planning Staff) could answer questions about the North Carolina Department of Transportation (NCDOT) project including the start and finish date. Mr. Basham said that the starting point is at the former Olive Garden Restaurant and Sharon Amity ending at Margaret Wallace Road, east of Sharon Forest. NCDOT is purchasing property now and utility relocation is scheduled for this summer. This process will take 12 to 15 months. The projected completion date is late 2014 or early 2015. The estimated cost is roughly 70 million dollars. It is a TIP project that is State funded. Commissioner Randolph commented that he does not agree with the six nodes and stations.

Commissioner Zoutewelle asked about their options for taking action either, up or down. Commissioner Johnson asked if the Committee could defer. Ms. McCullough told her it that is up to the Committee. Ms. Osborne asked the Committee to provide specific questions. Commissioner Zoutewelle commented on concern about commuter traffic along Monroe Road. He thinks the plan is needed and should move forward. Other comments were about beefing up the Monroe Road Corridor in the plan, underutilizing commuter bus lanes and that better use should be made of the center lanes, modifying TOD, and forcing green space.

The Committee questioned deferring the action on the plan or recommending it with conditions. Commissioner Randolph said that the Committee needs to be fair to staff. Chairperson Johnson talked about the different concepts. Commissioner Griffith asked if a portion of the corridor could be removed. Ms. Osborne asked her if she is suggesting that Independence Boulevard be extracted. Commissioner Griffith suggested that this may need to be tabled. Commissioner Locher questioned the three nodes versus six nodes and where will the people come from. He asked if there are plans for parking lots.

Chairperson Johnson thanked staff for the tours, meetings, and information. She stated that she wants to support the plan but has concern about the three versus six stations. Ms. Osborne shared options in case the stations go away, noting that the mixture of uses is still appropriate. Commissioner Randolph thinks Independence Boulevard will ultimately be an interstate and does not think nodes are appropriate. Commissioner Zoutewelle moved to approve with comments. Commissioner Griffith said she is grateful for the ULI Study and wants a short deferral. Chairperson asked for a second to Commissioner Zoutewelle's motion. There was none. Commissioner Randolph stated that consideration should be given to the change of Planning Committee members and that the Committee should be very specific with any directions to staff. Commissioner Zoutewelle amended his motion. He moved to defer and provide conditions. The Committee will reconsider the plan in 30 days. Committee members should e-mail staff any questions about the plan within three days. Commissioner Griffith seconded the motion. It was approved to defer for thirty days. Garet Johnson (Planning Staff) spoke of ways that the Committee has handled this type of situation in the past; scheduling a special meeting is one option.

A motion was made by Commissioner Zoutewelle to defer for 30 days and to provide comments to staff within three days. Commissioner Griffith seconded. The vote was 5-0 to defer for 30 days.

Commissioner Nealon returned to the meeting.

M.R. #11-02: Proposed Sale of City Owned Property Located on Statesville Avenue and Jessie Street

Melony McCullough (Planning Staff) presented the mandatory referral for the City's proposal to purchase three City-owned parcels, totaling approximately 1.11 acres, bounded by Statesville Avenue and Jessie Street south of Hickory Lane. The interested buyer owns adjacent property and would like to combine the three parcels with his property for future development.

A motion was made by Commissioner Randolph to approve Planning Staff's recommendation for M.R. #11-02 and seconded by Commissioner Griffith. The vote was 6-0 to approve.

M.R. #11-03: Proposed Transfer of 13 City-Owned Properties to Various Non-Profit Corporations

John Howard (Planning Staff) presented the mandatory referral for the City of Charlotte's Neighborhood and Business Services Department (N&BS) proposal to transfer thirteen parcels located throughout the City to various nonprofit organizations to create affordable housing opportunities. The City acquired the parcels as a result of non-payment of mortgages generated from N&BS. Commissioner Griffith asked to whom are the parcels being transferred? Commissioner Nealon asked about the guidelines for porches and recommends that porches have a depth of at least eight feet. Mr. Howard answered that the reference is from the *General Development Policies*.

A motion was made by Commissioner Griffith to approve Planning Staff's recommendation for M.R. #11-03 and seconded by Commissioner Zoutewelle. The vote was 6-0 to approve.

M.R. #11-04: Proposed Sale of City Owned Property Located on Otts Street

Melony McCullough (Planning Staff) presented the mandatory referral for the City's proposal to purchase approximately 1.84 acres located at 1000 - 1200 Otts Street, part of the former Central Yard property. The property has been used by various departments including Solid Waste Services, Transportation, and Business Support Services. Planning Staff recommends deferral to do further research on interest in use of the property by other City and County departments. Commissioner Zoutewelle asked about the future use of Seigle Avenue Presbyterian Church. Ms. McCullough will get an answer.

A motion was made by Commissioner Griffith to defer a recommendation on M.R. #11-04 and seconded by Commissioner Randolph. The vote was 6-0 to defer.

Area Plan Status and Meeting Report

Elizabeth Area Plan

Commissioner Griffith stated that there are no updates.

Midtown, Morehead and Cherry Area Plan

Commissioner Zoutewelle stated that a CAG meeting occurred last week and that there is good interaction among representatives from the three areas. Commissioner Locher has attended three of their meetings.

Adjourn

Chairperson Johnson requested that a reminder be sent for the timeline for comments on the draft *Independence Boulevard Area Plan*. The meeting adjourned at 7:30 p.m.

Charlotte Historic District Commission Update

June 1 , 2011

At their May 11, 2011 Regular Meeting, the Charlotte Historic District Commission made the following rulings on Applications for Certificates of Appropriateness:

A.	1612 Thomas Avenue, Plaza Midwood Local Historic District Glass Enclosure of Screen Porch Greg Mark, Applicant	HDC 2011-023	Approved with Conditions
B	1600 Wilmore Drive, Wilmore Local Historic District New Single Family Construction Michael Iagnemma, Applicant	HDC 2011-035	Approved with Conditions
C.	530 Hermitage Court, Hermitage Court Local Historic District Terrace Addition & Site Alterations Lisa Yarborough, Applicant	HDC 2011-039	Approved
D.	601 North Graham Street, Fourth Ward Local Historic District Signage and Greenhouse Nancy McEneny, Applicant	HDC 2011-046	Approved
E.	401 West Park Avenue, Wilmore Local Historic District Demolition and New Construction Charles E. Mackey, Applicant	HDC 2011-051	Demolition Delayed, New Work Deferred
F.	1236 East Boulevard, Dilworth Local Historic District Painting of Brick Building Kevin Nguyen, Applicant	HDC 2011-053	Denied

The Commission Chair also appointed a Nominating Committee to meet before the June 8, 2011 HDC Meeting to propose a slate of Commission officers to be placed in nomination at the June meeting. Under the HDC's Rules & Procedures, current officer's terms end June 30th, and the officers elected at the June HDC meeting will be effective July 1 for one year.