

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

# Planning Commission

July 11, 2011  
work session

Charlotte-Mecklenburg  
Government Center

Room 267  
Noon





# *Agenda*



# Charlotte-Mecklenburg Planning Commission

July 11, 2011 - Noon

CMGC - Conference Room 267

## Work Session Agenda

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### Call to Order & Introductions

Stephen Rosenburgh

### Administration

#### Certificates of Appreciation

Present Certificates of Appreciation to former Commissioners Eric Locher and Joel Randolph.

#### Approval of Planning Commission Minutes

Approve the June 6, 2011 work session minutes

*Attachment 1*

### Policy

#### Business Corridor Strategy

Peter Zeiler

**Background:** Peter Zeiler with the City's Neighborhood and Business Services Department to provide an update on the Business Corridor Revitalization Plan.

**Action:** Receive as information.

#### Residential Design Standards Text Amendment

John Howard

**Background:** Text amendment to the Zoning and Tree Ordinances to strengthen neighborhood standards relating to residential design.

**Action:** Planning staff requesting permission to file text amendment on behalf of the Planning Commission. The text amendment will be distributed at the work session.

#### Planning Department's FY12 Work Program

Debra Campbell

**Background:** The Planning Director to present the Department's Strategic Operating Plan and Work Program for the upcoming year.

**Action:** Receive as information.

### Information

#### Planning Director's Report

- Planning Department's Public Outreach Presentations

*Attachment 2*

#### July & August Meeting Schedules

*Attachment 3*

### Committee Reports

#### Executive Committee

Stephen Rosenburgh

- May 16, 2011 Approved Minutes
- June 20, 2011 Agenda Topics

*Attachment 4*

**Economic Development Committee Membership:** Commissioner Finch Dodson shared that the first meeting of the Economic Development Committee will be Wednesday, June 29 after the Zoning Committee meeting at her office. Chairperson Rosenburgh asked which staff person was assigned to work with the Committee. Ms. Neely stated that she would follow up with the Planning Director. The Planning Director will be supporting this committee.

**FY12 Annual Retreat:** The Chairperson is trying to secure a conference room at the Duke Energy building. He indicated that a retreat committee is needed and asked the Vice-Chairperson to chair the group. The Chairperson would also like to include new Commissioner Lathrop on the retreat committee. The Committee recommended several potential facilitators and asked Ms. Neely to follow up. The retreat will be within the first few weeks of September. Retreat topics include trust, connection with staff, economic development, the work plan, agenda items, and the operating agreement.

**Historic District Commission Representative:** Commissioner Steven Firestone will serve as the Planning Commission representative on the HDC.

**Nominating Committee:** Chairperson Rosenburgh was opposed to the Accountability Committee because the Executive Committee serves in this capacity. The Vice Chairperson and Commissioner Zoutwelle had concerns with establishing another committee. Commissioner Dodson thought it should be discussed at the retreat.

**Economic Development Presentation Follow-up:** Cheryl Neely indicated that staff received the permitting data from other cities and will include it in the July work session agenda packet.

**New Commissioner Mentors:** Commissioner Allen will mentor Commissioner Labovitz and Commissioner Zoutwelle will mentor Commissioner Lathrop.

**Future Work Session Agenda Items:** The Committee agreed on the following future agenda items.

- Strategic Plan/Work Program Update – July
- Retreat – September
- Retreat Results – October
- CATS Update
- Center City Update
- Charlotte's Housing Market Study
- Capital Improvement Plan

**Approval of the July 11, 2011 Work Session Agenda Items:** Residential Design Standards Text Amendment and the Planning Director's Report on the Department's Strategic Operating Plan and Work Program for the upcoming year are the major agenda items. The Chairperson also asked the Vice-Chairperson to provide a preview of the tentative plans for the upcoming retreat.

**Approval of the August 2011 Meeting Schedule:** There are no meetings in August, except for the Executive Committee. The August Executive Committee meeting was changed from 4:00 pm to 12:00 – 2:00 pm. This meeting will focus on retreat planning.

**Zoning Committee**

- Public Hearings
- Zoning Committee Agenda

Stephen Rosenburgh

*Attachment 5*

*Attachment 6*

**Planning Committee**

Yolanda Johnson

**Historic District Commission**

- Historic District Commission Agenda

Meg Nealon  
*Attachment 7*

**Economic Development Committee**

- Permitting Data from Other Cities

Lucia Griffith  
*Attachment 8*

**Communication from Chairperson**

Stephen Rosenburgh







*Administration*

A stylized graphic featuring a blue wave-like shape that contains the word "Administration" in a white, cursive font. The wave is set against a background of green and blue wavy lines, suggesting a landscape or water. The overall design is modern and artistic.



# Charlotte-Mecklenburg Planning Commission

Attachment 1

June 6, 2011 – Noon

CMGC – Conference Room 267

Minutes

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## **Attendance**

**Commissioners Present:** Stephen Rosenburgh (Chairperson), Yolanda Johnson (Vice-Chairperson), Emma Allen, Tracy Finch Dodson, Steven Firestone, Claire Green Fallon, Lucia Griffith, Eric Locher, Meg Nealon, Greg Phipps, Dwayne Walker and Andy Zoutewelle

Commissioner Walker arrived at 12:14 pm and Commissioner Finch Dodson arrived at 1:07 pm.

Commissioner Allen left at 1:23 pm and Commissioner Finch Dodson left at 1:37 pm.

**Commissioners Absent:** Nina Lipton and Joel Randolph

**Staff Present:** Debra Campbell, Garet Johnson, Cheryl Neely, and Sandra Stewart

**Other Staff Present:** Ron Kimble, City Manager's Office

## **Call to Order & Introductions**

The Chairperson called the meeting to order at 12:07 pm, followed by introductions.

## **Administration**

The Chairperson asked for a motion to approve the minutes. Commissioner Firestone made a motion to approve the May 2, 2011 minutes, seconded by Commissioner Fallon. The vote was 10 to 0 to approve.

The Chairperson announced that the agenda was being rearranged to allow for the election of officers because Commissioner Allen, Nominating Committee Chairperson needed to leave early.

## **Election of Officers**

Commissioner Griffith made a motion to suspend the Rules of Procedure to allow the Commission to present the slate of officers and vote for the Chairperson and Vice-Chairperson at this meeting. Commissioner Zoutewelle seconded the motion. Commissioner Allen submitted the slate of officers from the Nominating Committee (Stephen Rosenburgh for Chairperson and Yolanda Johnson for Vice-Chairperson) and asked each candidate to share their vision for the upcoming year.

Commissioner Johnson thanked the Commission for allowing her to serve as the current Vice-Chairperson. She asked for their support in reelecting her so that she can continue to promote the Operating Agreement and to address other concerns. She noted that she would also like to focus on communication as well as some procedural concerns.

The Chairperson thanked Commissioner Johnson and Debra Campbell for working with him during his term. There are three items that he would like to continue to work on: (1) trust level in the Commission, (2) communication with staff; and (3) the vision to work with Council and the Community as started by Councilmember David Howard when he chaired the Planning Commission.

Commissioner Allen stated that while speaking with other Commissioners some suggested that an Accountability Committee be considered for instances when Commissioners don't feel comfortable communicating with leadership. The Planning Director suggested that this be discussed at the next Executive Committee meeting.

Commissioner Allen asked if there were any nominations from the floor. Since there were none, and only one candidate for each office, she asked for an open vote by raising hands for the Chairperson and Vice-Chairperson. Commissioner Rosenburgh was elected Chairperson and Commissioner Johnson was elected Vice-Chairperson for FY12. The vote was unanimous.

## **Policy**

### **Economic Development**

The Chairperson introduced Mr. Ron Kimble from the City Manager's office. Mr. Kimble stated that the City appreciates the Planning Commission and thanked them for their hard work for the City. He explained that the Economic Development strategic framework began about 10 years ago and has grown to include the Charlotte Chamber, Charlotte Regional Partnership, and Center City Partners. The City does economic development well because of the coordination with the private sector.

The City's Economic Development goals are to promote quality job growth, pursue sustainable development and tax base expansion, including property tax, sales tax, hospitality tax and others. Mr. Kimble shared the following Economic Development Strategies:

**Strategy 1: Business Retention/Expansion/Attraction** - The Chamber of Commerce leads the expansion and attraction for the City of Charlotte. The industries that are high on our list to be lured include motorsports and the film industry. Most jobs come from expansion and retention of existing industries. The City established a partnership with the Chamber called Business First Partnership to determine what the City, County, and Chamber can do to make it easier for existing industries to remain in Charlotte.

**Strategy 2: Transit/Business District Revitalization** - The business corridor revitalization program assists distressed business corridors (Rozzelles Ferry, Beatties Ford, Statesville, Graham, Independence, and Central) with incentives to lure businesses to these areas. The City has been successful with revitalization efforts along Wilkinson Boulevard and wants to replicate the success of this program in other distressed areas of the community.

**Strategy 3: Small Business Growth and Development** - In the last three years, with the downturn in the economy, the City recently launched the small business web portal to help businesses with access to capital funding and other resources.

**Strategy 4: Hospitality and Tourism** - Mr. Kimble stated that he spends the majority of his time in this area. In previous years, the Convention & Visitors Bureau and the Coliseum Authority weren't in total alignment. In 2004 they were merged to create the Charlotte Regional Visitors Authority (CRVA). The Bobcats Arena, Nascar Hall of Fame, US National Whitewater Center, and other cultural facilities were all built under the CRVA. The City has developed a national reputation; however, it is not in tier 1 with cities such as New York. Charlotte is in tier 2 and competes with such cities as Indianapolis, Nashville, Baltimore, Dallas, Pittsburgh, and Philadelphia.

**Strategy 5: Permitting, Plan Review, and Inspections Expediting** - Both the private and public sectors want to get development on the ground faster. Mr. Kimble noted that Ms. Campbell has served as the arbitrator and City Council is focused on Strategy 5. He also noted that the City and County have different customer service philosophies.

Commissioner Walker commented on Strategy 2 and the deliberate focus on Wilkinson Boulevard. He asked if there are any priority areas. Mr. Kimble replied that some areas will receive priority and will be a part of a focus area plan. Some areas will extend beyond corridors and include the adjacent neighborhoods. Commissioner Walker questioned who determines which neighborhoods get priority. Mr. Kimble stated that the corridors were defined by Council and these areas were chosen as the highest priority. The Quality of Life study is also used to determine which neighborhoods need assistance.

Commissioner Zoutewelle stated that film industry opportunities are driven on a State level and questioned what the difference is in the City's efforts. Mr. Kimble stated that the City is lobbying the State for the change in legislation.

Commissioner Zoutewelle asked what the Planning Commission can do to promote Economic Development. Mr. Kimble stated that the Planning Commission can continue to make wise decisions about sustainable development and continue to work with staff to ensure quality infill development.

Commissioner Firestone asked if our goal is to be a top tier city and what has been done to improve the permitting process compared to the others in the top tier. Mr. Kimble responded that we have spent time studying Austin's permitting process, which is co-located. We are not co-located, but we are in an electronic age with access to each other's information. Mr. Kimble will provide Planning staff with permitting data from other cities to share with the Commission.

Commissioner Griffith stated that she appreciates working together as the Planning Commission's Economic Development Committee is formed. She hoped that as we developed area plans that they would continue to support and compliment citywide economic development goals.

Commissioner Walker asked if Atlanta is classified as a tier 1 city. Mr. Kimble stated that Atlanta is borderline tier 2 and striving to become a tier 1 city.

Commissioner Phipps referenced Strategy 2. The bond referendum helped to make the North Tryon plan successful. He asked if the corridors will be revisited to determine if they are still relevant corridors. Mr. Kimble stated that plans will continue to go forward with the current corridors and others may be added to the list. North Tryon is a very important corridor with \$10 million dedicated for infrastructure improvements.

Commissioner Fallon asked what will happen to thriving businesses along North Tryon while light rail is under construction. Mr. Kimble stated that the City will coordinate with them as construction is underway and if some have to be relocated, the City will assist with relocating them to a compatible area.

Ms. Campbell acknowledged and thanked Mr. Kimble for his work on economic development in the City. In particular, the cultural arts facilities and the Nascar Hall of Fame would not have happened if it had not been for his work. She further explained that the Planning Department's work program is linked to Council's focus area plans related to Economic Development. Mr. Kimble mentioned that everything that we do from a planning services perspective relates to economic development. Good land use planning yields good economic development.

### **Information**

#### **Planning Director's Report**

Ms. Campbell directed the Commission to the Planning Department's Monthly Report and Public Outreach Presentations, attachments 3 and 4. She also noted that she will make an incentive based inclusionary housing presentation to Council on June 13<sup>th</sup>. This is a voluntary incentive effort with possible changes to the Zoning Ordinance to encourage the development of affordable housing by the private sector. The public hearing for multiple text amendments, including SRO, HIRD, PED, Fresh Produce, and decision on Information Pillars are on Council's June 20<sup>th</sup> agenda.

#### **June and July Meeting Schedules**

The Chairperson stated that due to the July 4<sup>th</sup> holiday, there were changes to the meeting schedules. Commissioner Locher asked staff to indicate meeting changes on the calendars. Ms. Campbell stated that this is currently being done. The Chairperson reminded Commissioners that there are no meetings in August, except for the Executive Committee. The Planning Commission retreat may be scheduled for the Monday following the Labor Day weekend.

#### **Executive Committee**

The Chairperson noted that the minutes are attached and the discussion items are highlighted on the work session agenda. Executive Committee meetings are open to everyone and Commissioners should submit future agenda items to the Chairperson or Vice-chairperson to be placed on the Executive Committee agenda for discussion.

#### **Zoning Committee**

The Chairperson stated that attachments 7 and 8 reference current rezoning petitions. He also noted that the Ballantyne Bissell rezoning is coming up. Ms. Campbell stated that there is no additional acreage being added to this rezoning petition. Commissioner Fallon stated that she knew that the developer was building the road but asked who was paying for the bridge. Ms. Campbell stated that there is a State / City partnership for this funding which is included in a TIF (Tax Increment Financing) and will be discussed tonight at the Council Workshop.

#### **Planning Committee**

Commissioner Johnson stated that the Planning Committee unanimously recommended approval of the Independence Boulevard Area Plan. The Committee also reviewed the largest Mandatory Referral to date, for the Blue Line Extension.

#### **Historic District Commission (HDC)**

Commissioner Meg Nealon noted that the HDC summary report is very detailed. The Chairperson stated that this would be Commissioner Nealon's final meeting serving in the capacity as the HDC representative and stated that he has asked Commissioner Firestone to serve in this capacity. Commissioner Firestone will evaluate the information and follow up with the Chairperson.

**Economic Development Committee**

Commissioner Griffith asked Commissioners to contact her if they are interested in serving on the Economic Development Committee.

**Communication from Chairperson**

The Chairperson thanked Commissioners Randolph and Locher for their years of service and stated that the Commission would formally thank them at the July meeting.

The Chairperson also recognized Commissioner Dodson for being named one of Charlotte's Top 25 Women in Business for 2011.

**Adjournment**

The meeting adjourned at 1:38 pm.









# Charlotte-Mecklenburg Planning Department

## FY2011 Community Outreach Presentations

#	Date	Presentation	Staff
1	03/01/11	Charlotte Area Bicycle Alliance (CABA) - Transit Station Area Planning & the BLE	K. Cornett
2	03/02/11	Steele Creek Residents Assoc. Annual Meeting - Draft Steele Creek Area Plan	M. McCullough
3	03/10/11	NAIOP Commercial Real Estate Development Assoc. - Planning Initiatives	D. Campbell
4	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
5	04/10/11	American Planning Association's County Planning Division Annual Meeting (Boston) - Area Plan Implementation Program	G. Johnson
6	04/16/11	Neighborhood Symposium - NW District Project Update (Beatties Ford Road)	J. Howard
7	04/16/11	Neighborhood Symposium - Central Avenue at Eastland Streetscape	K. Main
8	04/26/11	ULI Partnership Forum - The Met Part II	D. Campbell
9	04/28/11	City Council District 5 Meeting	D. Campbell
10	05/05/11	Cherry Neighborhood - Historic Districts	J. Rogers
11	05/12/11	Chinese Delegation - CCW	G. Johnson
12	05/13/11	Downtown Winston Salem Partnership Committee - Independence Area Plan	A. Osborne
13	05/25/11	Charlotte Chamber Land Use Committee - Proposed Residential Design Standards & Pedscape Issues	D. Campbell/J. Howard
14	06/15/11	Joint Use Symposium - Oakland, California	J. Wells
15	06/16/11	Community Building Initiative Leaders Under 40 Panel Discussion - "The Census & The Salad Bowl"	J. Howard
16	06/21/11	Building Development Commission	J. Howard



# Charlotte-Mecklenburg Planning Commission

Attachment 3

## Meeting Schedule

July 2011

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Date	Time	Purpose	Location
<b>Full Planning Commission</b>			
07-11-11	Noon	Work Session <sup>1</sup>	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
<b>Executive Committee</b>			
07-18-11	4:00 p.m.	Work Session	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b>			
07-19-11	5:00 p.m.	Work Session	Conference Room 267 2 <sup>nd</sup> Floor - CMGC
<b>Zoning Committee</b>			
07-18-11	4:30 p.m.	Work Session <sup>2</sup>	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
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 <sup>nd</sup> Floor – CMGC
<b>Other Committee(s)</b>			
07-13-11	3:00 p.m.	Historic District Commission	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
07-20-11	7:00 p.m.	MUMPO	Conference Room 267 2 <sup>nd</sup> Floor – CMGC

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

<sup>2</sup> This special Zoning Committee work session is for the Committee to make a recommendation on Rezoning Petition No. 2011-032 and Rezoning Petition 2011-049.



# Charlotte-Mecklenburg Planning Commission

## Meeting Schedule

August 2011

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Date	Time	Purpose	Location
<b>Full Planning Commission</b>			
No Meetings Scheduled			
<b>Executive Committee</b>			
08-15-11	12:00 - 2:00 p.m.	Work Session	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b>			
No Meetings Scheduled			
<b>Zoning Committee</b>			
No Meetings Scheduled			
<b>Other Committee(s)</b>			
08-10-11	3:00 p.m.	Historic District Commission	Conference Room 267 2 <sup>nd</sup> Floor – CMGC





# Charlotte-Mecklenburg Planning Commission

## Executive Committee Meeting

May 16, 2011

### Action Minutes

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Attachment 4

Approved June 20, 2011

#### Attendance

**Executive Committee Members Present:** Stephen Rosenburgh (Chairperson), Tracy Finch Dodson, and Andy Zoutewelle

**Executive Committee Members Absent:** Yolanda Jonson (Vice-Chairperson)

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

#### Call to Order

The Chairperson called the meeting to order at 4:10 pm.

#### Approval of Executive Committee Minutes

A motion was made by Commissioner Finch Dodson and seconded by Commissioner Zoutewelle to approve the April 25, 2011 Executive Committee minutes. The vote was 3 to 0 to approve the minutes.

#### April 25, 2011 Executive Committee Meeting Follow-up Assignments

##### **Independence Area Plan**

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

#### May 2, 2011 Work Session Follow-up Assignments

##### **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 thought that this was a good idea and asked staff to forward Commissioner Labovitz's resume to him for review.

##### **Nominating Committee**

The Chairperson stated that the Commission will be asked to vote to suspend the Rules of Procedure so that the Nominating Committee can submit the slate of officers and the Commission can vote at the June work session. Commissioner Zoutewelle asked if nominations could be made from the floor at the time of nominations. The Chairperson responded that nominations can be made from the floor.

##### **Economic Development Committee**

The Chairperson indicated that he would follow up with Commissioner Griffith about membership on the Economic Development Committee. Commissioner Finch Dodson stated that she had informed Commissioner Griffith that she is willing to participate and asked if Commissioner Griffith had any ideas as to where this committee will be headed. The Chairperson stated he would like to have a staff member with technical knowledge and an interest in this area to assist with this Committee.

Commissioner Zoutewelle questioned how this Committee will interact with the City's and the Chamber's Economic Development areas. Commissioner Dodson stated that Dennis Marstall is working on an Economic Strategic Policy and suggested that the Commission could see how they fit in with the different initiatives. Ms. Campbell stated that the Policy has already gone before Council.

She 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 Chairperson asked Commissioner Finch Dodson if the Center City Presentation should be placed on the June agenda. Commissioner Finch Dodson stated that it may be too much Center City related information since the Planning Committee will receive an overview of the Center City 2020 plan at their next meeting. Ms. Campbell agreed and thought that it may cause confusion. Commissioner Finch Dodson stated that the Center City presentation will be an update on the state of the Center City. The Committee decided to postpone the Center City presentation.

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 July 2011 calendar as submitted.

### **Future Agenda Items**

the Committee agreed on the following agenda items for the upcoming work sessions:

<b>Work Session</b>	<b>Topic</b>
July	Strategic Operating 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 include:

- Center City Update
- Charlotte's Housing Market Study
- Capital Improvement Plan

### **Adjournment**

The meeting adjourned at 5:00 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 18th day of July, 2011** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

**Petition No. 2011-031 by New Hope Baptist Church** for a change in zoning for approximately 1.66 acres located on the north side of Idewild Road and between East W. T. Harris Boulevard and Lynmont Drive from R-4 to INST(CD).

**Petition No. 2011-033 by Daniel Schwarz, Sardis Road Land Company, LLC**, for a change in zoning for approximately 5.05 acres located on the northeast corner at the intersection of Sardis Road and Chevron Drive from R-3 to R-12MF(CD).

**Petition No. 2011-035 by CAH Holdings, LLC** for a change in zoning for approximately 1.82 acres located on the southwest corner of the intersection at Park Road and Tyvola Road and Fairview Road from R-22MF to B-2(CD).

**Petition No. 2011-040 by The United House of Prayer** for a change in zoning for approximately 0.36 acres located on the northwest corner at the intersection of Pegram Street and 18th Street from R-5 to UR-2(CD).

**Petition No. 2011-041 by Liberty Healthcare of Mecklenburg County, LLC** for a change in zoning for approximately 17.48 acres located on the south side of Providence Road West between Community House Road and Old Ardrey Kell Road from MX-2 to INST(CD).

**Petition No. 2011-042 by WP East Development Enterprises, LLC** for a change in zoning for approximately 10.63 acres located on the east side of Perimeter Parkway between West W.T. Harris Boulevard and Perimeter Woods Drive and bounded by Interstate 77 on the east from CC to UR-2(CD).

**Petition No. 2011-043 by Louis Ratcliffe, Inc** for a change in zoning for approximately 3.23 acres located on the west side of the intersection at West Sugar Creek Road, North Graham Street, and Mineral Springs Road from B-2 to MUDD-O.

**Petition No. 2011-044 by The Bissell Companies, Inc** for a change in zoning for approximately 520 acres generally bounded by Interstate 485 to the north, Ballantyne Commons Parkway to the south, and Rushmore Street and North Community House Road to the west and east, respectively from R-3 and BP(CD) to BP(CD), O-3(CD), and BP(CD) SPA, 5-Year Vested Rights.

**Petition No. 2011-045 by Catholic Diocese of Charlotte Housing Corporation** for a change in zoning for approximately 20.6 acres located on the north side of South Tryon Street and across from Savannah Club Drive from R-3 and R-12(CD) to INST(CD) 5-Year Vested Rights.

**Petition No. 2011-046 by Harris Teeter** for a change in zoning for approximately 3.2 acres located on the south side of Central Avenue and bounded by The Plaza, McClintock Road, and Nandina Street from B-2(PED) to B-2(PED-O).

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](http://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, July 13, 2011**.

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**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 18th day of July, 2011** on the following petitions that propose changes to the City of Charlotte Zoning Ordinance:

**Petition 2011-047** Text Amendment to the City of Charlotte Zoning Ordinance add regulations and definition for "Data Center". **Petitioner: Charlotte-Mecklenburg Planning Department.**

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](http://www.rezoning.org)

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**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE SPECIAL WORK SESSION**  
**Charlotte-Mecklenburg Government Center, Rm 280**  
**June 29, 2011**  
**12:00 P.M.**

<p><b>1. Petition 2010-080 by Charlotte-Mecklenburg Planning Commission</b> for the adoption of a 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.</p>
<p><b>2. Petition No. 2011-002 by 521 Partners, LLC</b> 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.</p>
<p><b>3. Petition No. 2011-024 by City of Charlotte Neighborhood and Business Services</b> for an 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.</p>
<p><b>4. Petition No. 2011-028 by Charlotte Mecklenburg Planning Commission</b> 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).</p>
<p><b>5. Petition No. 2011-030 by Urbane Properties, LLC</b> 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.</p>
<p><b>6. Petition No. 2011-032 by Robert W. Burkett</b> 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.</p>
<p><b>7. Petition No. 2011-034 by Bank of the Ozarks</b> 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.</p>
<p><b>8. Petition 2011-037 by Charlotte-Mecklenburg Planning Department</b> for the adoption of a 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.</p>
<p><b>9. Petition 2011-038 by Charlotte-Mecklenburg Planning Commission</b> for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify height regulations in residential zoning districts.</p>
<p><b>10. Petition 2011-039 by Charlotte-Mecklenburg Planning Commission</b> for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify the urban development and design standards and reorganize the regulations Pedestrian Overlay District (PED).</p>
<p><b>11. Petition No. 2011-048 by Greater Galilee Baptist Church</b> 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).</p>
<p><b>12. Petition No. 2011-049 by Melange Health Solutions</b> 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).</p>



**Charlotte Historic District Commission****Meeting Agenda****June 8, 2011****3:00 PM****Applications for a Certificate of Appropriateness**

- |    |   |              |
|----|---|--------------|
| A. | 816 Mt Vernon Avenue, Dilworth Local Historic District<br>Change in Previously Approved Plans - Screen Porch Addition<br>Angie Lauer, Architect/Applicant       | HDC 2011-015 |
| B. | 401 West Park Avenue, Wilmore Local Historic District<br>Demolition and New Construction<br>Charles E. Mackey, Applicant  | HDC 2011-051 |
| C. | 600 Mt Vernon Avenue, Dilworth Local Historic District<br>Rear Addition over Existing Garage<br>Megan & John McCann, Applicants                                 | HDC 2011-060 |
| D. | 2018 Charlotte Drive, Dilworth Local Historic District<br>Installation of New Window & HVAC Unit<br>Roger Dahnert, Applicant                                    | HDC 2011-061 |
| E. | 1009 Mt. Vernon Avenue, Dilworth Local Historic District<br>Tree Removal<br>Jerry W. Morris, Applicant  | HDC 2011-062 |
| F. | 2019 Park Road, Dilworth Local Historic District<br>Addition of Two Hipped Dormers<br>Enclosure of Existing Screened Porch<br>Allen Brooks, Architect/Applicant | HDC 2011-064 |
| G. | 1809 Thomas Avenue, Plaza Midwood Local Historic District<br>Tree Removal and Replacement<br>Dan Hartenstine, Applicant   | HDC 2001-065 |





**CITY OF CHARLOTTE**  
***ENGINEERING AND PROPERTY MANAGEMENT***  
**LAND DEVELOPMENT SERVICES DIVISION**

**DATE:** June 10, 2011

**TO:** Ron Kimble  
Deputy City Manager

**FROM:** David Weekly  
Land Development Division Manager

**SUBJECT:** Status Report on Permitting Initiatives

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In 2006/2007 the City of Charlotte and Mecklenburg County hired an outside firm, Management Partners, to evaluate land development permitting and inspections. Based on their report, input from our customers including NAIOP, and internal collaboration, the City established several initiatives to enhance permitting and inspection services. Attached is a status report on the work that has been done in regards to these initiatives over the past three years.

During this time, City staff contacted and/or researched many municipalities and agencies including Raleigh, Greensboro, Pima County (AZ), Tucson (AZ), Scottsdale (AZ), Portland, San Antonio, San Diego, Austin, Boulder, Henderson (NV), Clark County (NV), Denver, Jacksonville (FL), Nashville, Winnipeg, and Florida DOT. In addition, staff visited Raleigh's and Greensboro's one-stop permitting offices.

Please feel free to contact me if you have any questions regarding this report.

# Charlotte Land Development Permitting Initiatives

Three-Year Status Report June 2011

Jan 2008	<p><b>Accela Automation:</b> Implemented Accela Automation, the City's new web-based software which manages all its permit and land development activities:</p> <ul style="list-style-type: none"><li>• All projects are entered into the system and tracked</li><li>• Projects are automatically assigned to geographical review teams</li><li>• Auto emails sent to customers to keep them informed during the application, review and approval process</li><li>• Customers can get up-to-the-minute status of their projects</li><li>• Field inspectors have tablets with access to real-time permit and project data, and the ability to place and release holds in the field</li><li>• System provides departmental and employee performance reports</li><li>• Customers are able to submit applications on-line, and pay on-line for certain services.</li></ul>
Jan 2008	<p><b>Unified Review:</b> Implemented a unified review including a checklist and gateway process for commercial projects. Projects requiring driveway, grading, detention, landscape and/or water quality reviews are reviewed at gateway, accepted, concurrently reviewed and approved as a total package. The gateway review encourages quality plan submittals and reduces the review time for plan approval.</p>
July 1 2008	<p><b>PCCO:</b> Implemented Post Construction Controls Ordinance. This transition went smoothly due to the development of design and administration manuals, providing formal training, and the establishment of a team of experts to answer questions and address issues as they arose. As a result, staff was able to successfully implement PCCO and not only maintain but improve service level (see "Service Level" below).</p>
June 2011	<p>Staff is currently evaluating effectiveness of the PCCO and proposing revisions for Council approval. The proposed revisions include:</p> <ul style="list-style-type: none"><li>• Remove the applicability of natural area (tree save) requirements. The tree save area now required in the revised Tree Ordinance has removed the need for the PCCO to have similar requirements.</li><li>• Allow more redevelopment sites to be considered for a mitigation fee option. This is proposed as a temporary change (approx. two years) and will be monitored to see if the additional flexibility helps stimulate more redevelopment projects.</li></ul>
Oct 2008	<p><b>One-Stop Permitting Center:</b> Implemented a One-Stop Center for City permitting activities. The center is located on the 14<sup>th</sup> floor of CMGC and provides a more seamless service to customers with the convenience of submitting plans, making payments and picking up red-lines and approved plans at one location.</p>
Dec. 2010	<p>Moved the Center to the first floor to improve accessibility to our customers.</p>

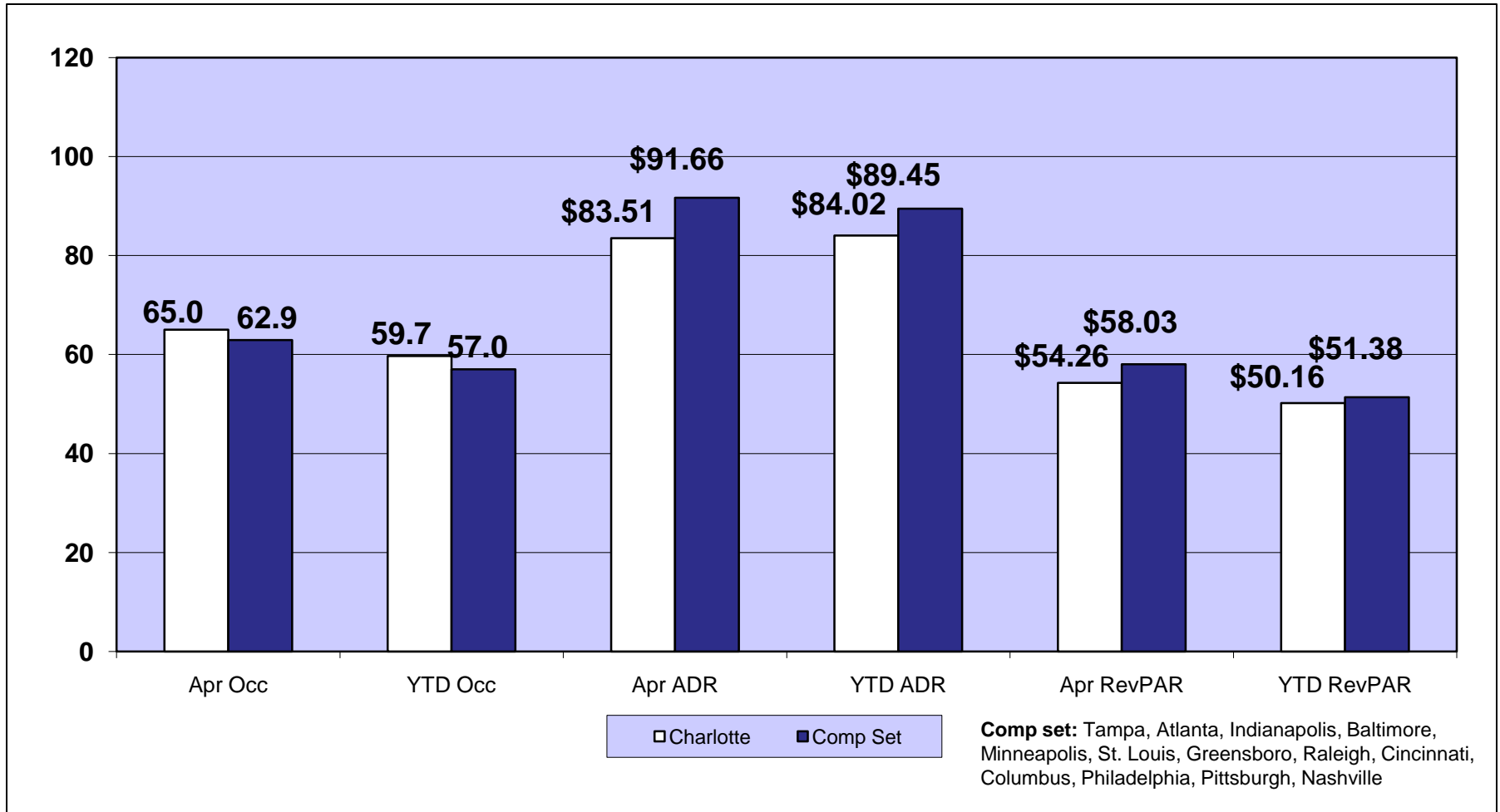
Nov 2008	<b>Expedited Review:</b> Staff took steps to remove barriers and expand the Expedited Review program for customers who want approved plans quicker than the normal process allows. It is a premium service that is designed to offer up to two five-day reviews resulting in an overall review time of five to ten business days. If a second review is required, the customer has 5 days to make revisions and resubmit plans resulting in a total review and approval time of five to fifteen business days.
FY09	<b>Service Level:</b> City staff's goal for FY09 was to complete reviews such that commercial plans are approved within an average of 2.5 reviews. City staff completed commercial reviews with an average number of 2.2 reviews. City staff's goal for FY10 was to complete reviews such that all plans are approved within an average of 2.5 reviews. City staff completed all reviews with an average number of 1.9 reviews. City staff has completed all reviews year to date with an average number of 1.9 reviews.
FY10	
FY11	
FY09	<b>Project Advocate:</b> Plan reviewers were given the responsibility to serve as project advocates for customers to assist them through the permit process. This goes above and beyond the plan review responsibilities and includes seeking opportunities to educate customers, identify potential barriers during the review process, and identify and overcome conflicts in an expedient manner.
FY09	<b>Partnership with NCDOT:</b> City staff and NCDOT staff expanded the concurrent review process for subdivisions to also include commercial reviews. This process involves reviewers from CDOT and NCDOT reviewing the same plan at the same time, which helps resolve potential conflicts and expedites plan approval.
FY09/10	<b>Joint City/County Website:</b> The City's goal is to enhance our website to provide Charlotte land development information by function rather than organization and eventually merge the City's land development website with Mecklenburg County's website. Currently, E&PM, CDOT, Planning and Corporate Communications are partnering to create a single City of Charlotte Land Development website to be completed in conjunction with the City wide Sharepoint website implementation.
June 2011	Land Development staff will be introducing the Land Development Services portal in July, 2011. This one website will incorporate all of the city's Land Development functions including Engineering, CDOT, Planning and Mecklenburg County's Building Standards.
FY09/10	<b>Digital Plan Review:</b> The City of Charlotte and Mecklenburg County are partnering to have a common digital plan review system on a single website for all land development activity. This system combined with the merged website with the County will provide a single portal for our customers to do business with us. The partnership began in FY09. In December 2009 the City and County began offering digital plan submittal and review for commercial projects on a voluntary basis. The service is being well received by our customers and is able to save them time and money. Full implementation of digital plan review for commercial projects is FY11.

FY11	Land Development Division continues to provide customers with an option to submit Commercial development plans electronically. During FY11, approximately 66% of all commercial plan submittals were EPLANs. This “EPLAN” option continues to be popular with customers due to the savings in paper, time, energy, and money, while providing more efficient and coordinated plan reviews. Staff will evaluate implementing electronic plan management utilizing features included in a pending upgrade to the Accela permit tracking system. City Land Development also continues to work with Mecklenburg County LUESA and Code Enforcement to develop a single web-based portal for submission of development plans.
FY09/10	<b>Response to Downturn in the Economy:</b> Due to the downturn in the economy and the subsequent impact in the real estate industry, City staff made significant reductions in operating costs and performed staff leveling in order to keep fees for FY10 the same as FY09. In addition, staff is working in partnership with the development community in regards to the bond program seeking innovative solutions for troubled projects and cashing bonds only as a last resort.
FY11/12	No fee increases proposed in FY 11 or FY12.
FY09/10	<b>Issuance of TCO and CO:</b> Staff has documented the process for releasing holds for issuance of TCO’s and CO’s for issuance of certificates of occupancy. In certain situations where outstanding work remains, staff is able to negotiate letters of agreement in order to release holds and allow owners to receive their certificates of occupancy.
FY09/10	<b>Approving Plans as Noted:</b> By practice, staff has been approving plans “as-noted” in certain situations. In other situations, staff allows designers to revise and replace individual sheets avoiding another review cycle. These efforts will not be necessary in the future as the digital plan submittal and review service becomes more popular. With this new service revisions can be made and submitted electronically.
FY09/10	<b>Conflict Resolution:</b> In FY09 Staff established and implemented a conflict resolution process for Urban Reviews. In FY10 staff has established a draft conflict resolution process to address all applicable permitting conflicts and will be designating the Planning Director as the final point of authority.
FY11	The conflict resolution process has been finalized and shared with several groups such as the Subdivision Steering Committee and the Charlotte Chamber Land Use Committee.
Annually	<b>Annual NAIOP/Chamber Meeting:</b> City and County Staff meets with NAIOP and Chamber at its Annual Users conference to discuss permitting issues and will continue to participate in this meeting upon their request.
Biannually	<b>Biannual Survey:</b> City staff conducts customer surveys to receive feedback every two years. The City conducted a customer survey with the County in 2008 and 2010.

# Visitor Statistics

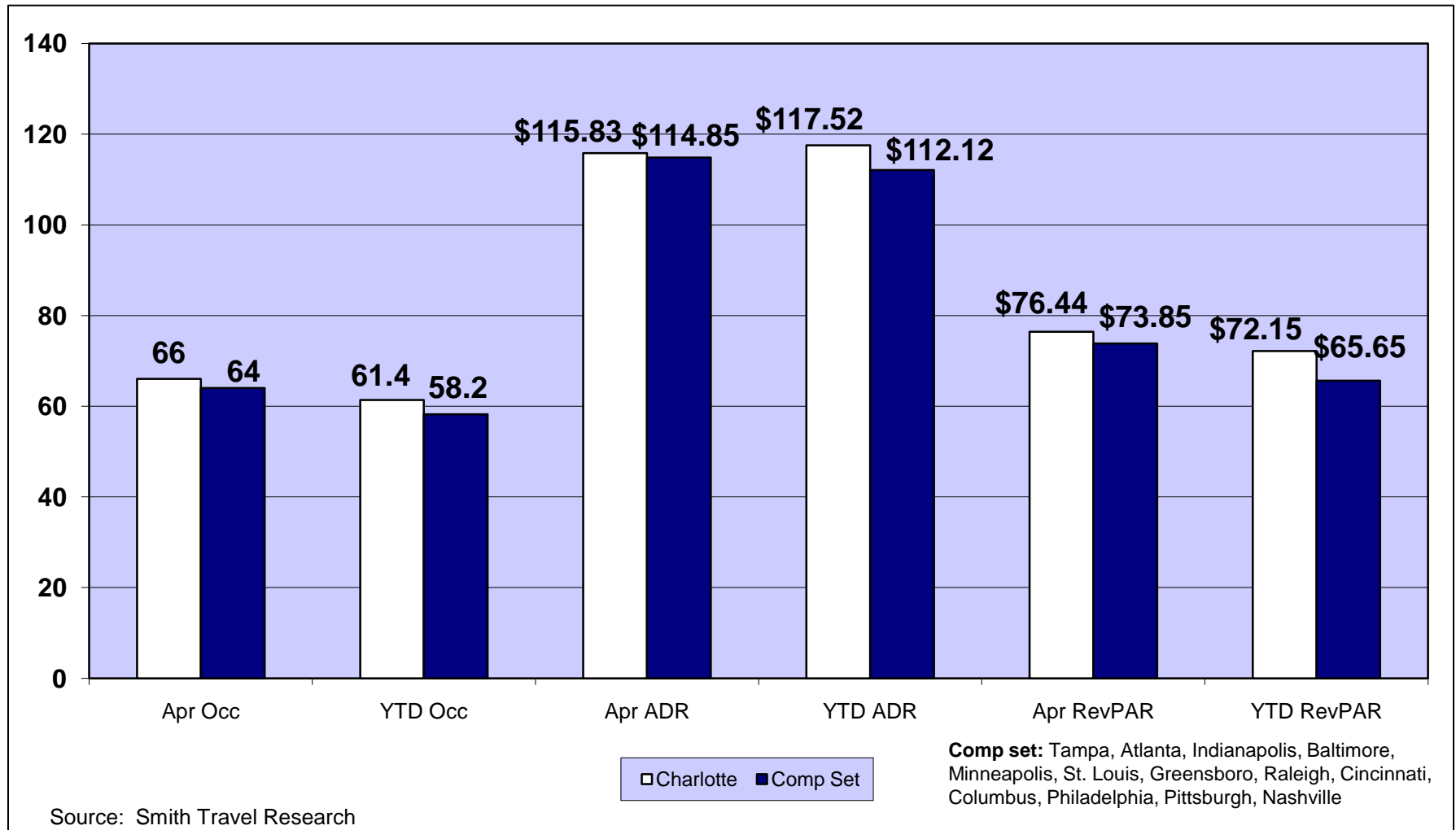
April 2011

# Comparative Measures

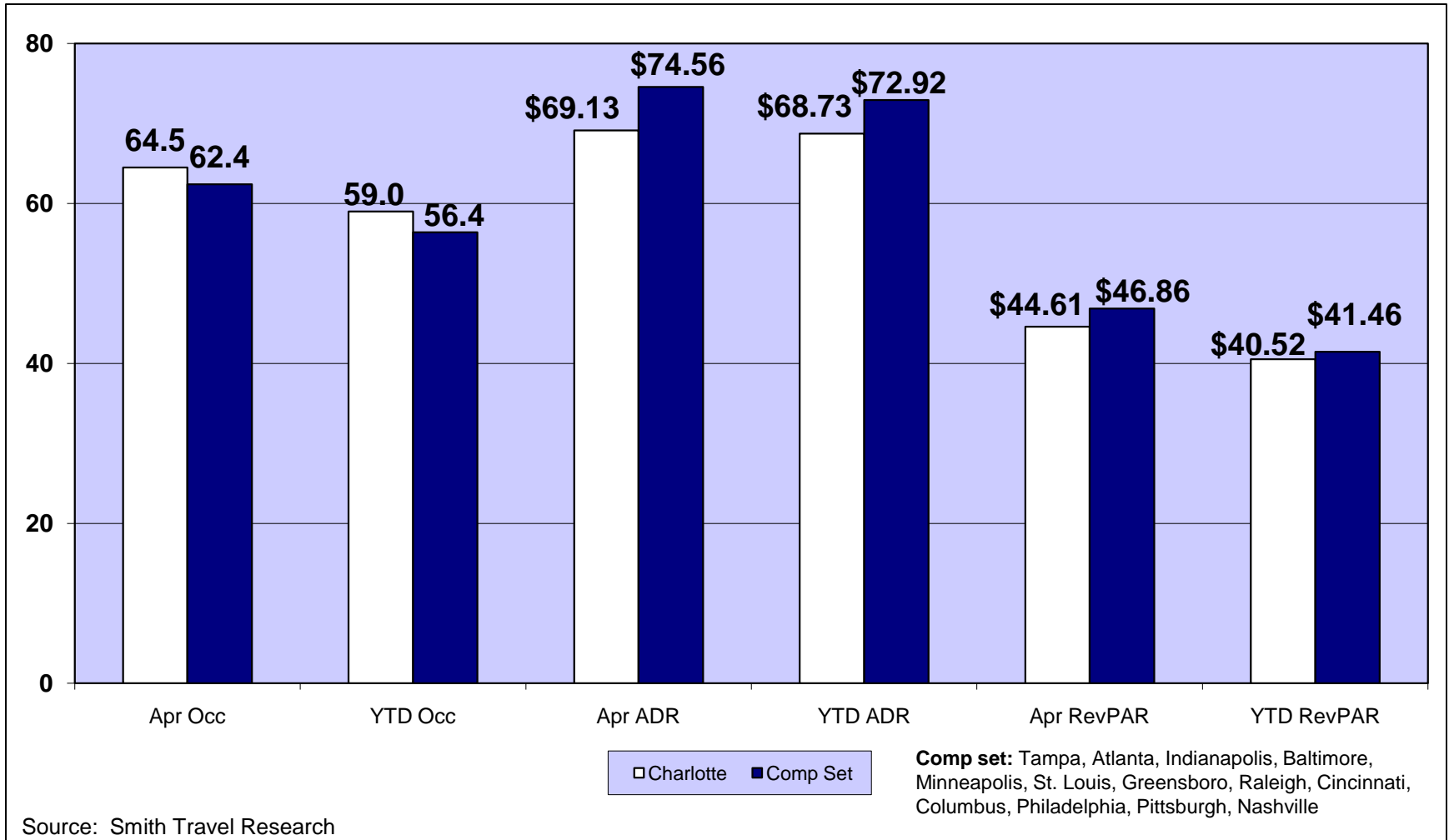


Source: Smith Travel Research

# Full Service- Charlotte vs. Comp Set



# Limited Service- Charlotte vs. Comp Set





# RevPAR Comparisons Charlotte & Comp Set

