

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

Planning Commission

Oct 1, 2012
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon



Agenda

Charlotte-Mecklenburg Planning Commission

October 1, 2012 - Noon

CMGC - Conference Room 267

Work Session Agenda

Call to Order & Introductions

Yolanda Johnson

Administration

Certificate of Appreciation

Present Certificate of Appreciation to former Commissioner Stephen Rosenburgh.

Approval of Planning Commission Minutes

Approve the September 14, 2012 Work Session and Retreat minutes.

Attachment 1

Policy

BLE Station Area Plans Update

Kathy Cornett

Background: Kathy Cornett to provide an update on the BLE Station Area Plans process, including information about lessons learned and how the station area plans are being done differently.

Action: Receive as information.

Information

Planning Director's Report

Debra Campbell

- Planning Department's Public Outreach Presentations

Attachment 2

October & November 2012 Meeting Schedules

Attachment 3

Committee Reports

Executive Committee

Yolanda Johnson

- August 20, 2012 Approved Minutes
- Future Agenda Items

Attachment 4

Agenda Items	Work Session
1. Nightclubs, Bars, Lounges and Restaurants Text Amendment	TBD
2. Residential Design Standards Text Amendment	TBD
3. Land Development 101 Brochure	TBD
4. State Sustainability Task Force	TBD

Zoning Committee

Yolanda Johnson

- Upcoming Rezoning Petitions
- Zoning Committee Agenda

Tammie Keplinger

Attachment 5

Planning Committee

Andy Zoutewelle

Economic Development Committee

Lucia Zapata Griffith

Communication from Chairperson

Yolanda Johnson

- Retreat Follow-up



Administration

Work Session/Retreat

September 14, 2012 – 9:00 a.m.

Bechtler Museum of Modern Art

Action Minutes

Attendance:

Commissioners Present: Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson), Emma Allen, Tracy Finch Dodson, Lucia Zapata Griffith, Karen Labovitz, Meg Nealon, Tony Lathrop, Deb Ryan, Greg Phipps and Dwayne Walker.

Commissioner Eschert arrived at 9:35 a.m. and left at 2:57 p.m.

Commissioner Ryan left at 2:32 p.m.

Commissioner Walker left at 3:25 p.m.

Commissioners Absent: Steven Firestone and Tom Low

Guest Present: Sonia Ellis-Taylor (Facilitator)

Staff Present: Debra Campbell (Planning Director), Pontip Aphayarath, Kathy Cornett, Tammie Keplinger, Cheryl Neely, Sandra Stewart and Dan Thilo

Call to Order & Introductions

Chairperson Johnson called the meeting to order at 9:13 a.m., followed by introductions.

Work Session

Administration

Approval of Planning Commission Minutes

Commissioner Finch Dodson made a motion to approve the July 9, 2012 minutes, seconded by Commissioner Allen. The vote was 11-0 to approve the minutes.

Adjournment

The work session portion of the meeting adjourned at 9:15 a.m. The retreat began immediately following the work session.

Retreat

Welcome/Goals & Objectives

Chairperson Johnson thanked Commissioners and staff for attending the retreat and stated that she is looking forward to working with the Commission this year. She shared her goals for the year:

1. Continued Implementation of the Operating Agreement
2. Public Outreach with an Economic Development Component / Planning 101
3. Succession Planning / Leadership Opportunities

The Chairperson explained that the retreat discussion would focus on establishing a work plan, reviewing the pre-retreat survey results and participating in the True Colors Personality Assessment to improve communication with each other, staff and Elected Officials.

True Colors and Working Together

Chairperson Johnson introduced Sonia Ellis-Taylor. Ms. Ellis-Taylor further explained that the retreat objectives are to:

- Better understand how individual style contributes to creating a collaborative environment
- Identify strategies to implement the Operating Agreement
- Identify strategies to maximize committee involvement
- Identify specific activities to manage and enhance communication and interaction with staff

Ms. Ellis-Taylor facilitated the True Colors Personality Assessment. A major portion of the retreat was devoted to the personality assessment and several team building exercises which focused on working together / learning how to communicate effectively with different personality styles.

Operating Agreement

Commissioner Finch Dodson briefly reviewed the governing documents (Interlocal Agreement, Rules of Procedure and the Operating Agreement), explaining their purpose and how they relate to each other. She reminded the Commission that the Operating Agreement was adopted last year. She mentioned the section of the Operating Agreement which references how Commissioners should communicate with staff. A procedure was previously established which requires that Commissioners contact staff by email and call only if necessary. This current practice was established because there had been issues with previous Commissioners making numerous phone calls to staff. Chairperson Johnson indicated that some Commissioners have concern with the current practice and expressed their concern in the pre-retreat survey. She noted that the issue will be discussed later, during the survey results presentation.

Commissioner Finch Dodson also referenced the relevant operation plan section of the Operating Agreement which indicates that the Commission should follow the steps below to identify initiatives and create collaboration and relevance throughout the year:

- Time should be dedicated at the July work session for the Planning Director to review the department's Strategic Operating Plan.
- At the Executive Committee's July meeting, Commissioners and staff should discuss and identify specific initiatives to take forward as discussion items at the annual retreat.
- The Commission should discuss priorities and establish an action plan for the year based on initiatives established by the Commission, as well as the responsibilities outlined in the governing documents and policies at the annual retreat.

Planning Work Program Overview

Prior to the presentation, the Planning Director thanked Ms. Ellis-Taylor, the Retreat Committee and Planning staff for planning the retreat.

Director Campbell proceeded with an overview of the Planning Department's FY13 Work Program priorities, which focused on:

1. Organizational Development
2. Community Outreach and Education
3. Planning Policy and Regulatory Alignment

The Planning Director identified the following projects as initiatives where Commissioner assignments are needed:

Text Amendments

1. Restaurants, Nightclubs, Bars & Lounges
2. Parking for Student Housing
3. Student Housing
4. Wallscape Signage
5. Microbreweries

Area Plans

1. Prosperity Hucks
2. BLE Station Area Plans

Following the presentation, the Planning Director asked Chairperson Johnson how the Commission would prefer to make Commissioner assignments for these initiatives. The Chairperson asked if there was a need to make immediate assignments or if the Executive Committee could review and discuss this request later. Ms. Campbell replied that there was not an immediate need to make Commissioner assignments. The Chairperson also explained that some of these assignments had already been made and presented an updated Committee Assignment's List.

Commissioner Zoutewelle informed the group that the Planning Committee members will be assigned to some text amendments. The purpose of assigning text amendments to Planning Committee members is so that they will be familiar with the text amendments when they are rotated to the Zoning Committee.

Work Program Discussion/Committee Reports

Economic Development Committee

Commissioner Zapata Griffith reported that the City's Development portal has very valuable information; however, some representatives in the Economic Development profession may not be aware of this tool. The Economic Development Committee will be meeting with Economic Development representatives - the Chamber, Regional Partnership, etc. to identify any Economic Development related concerns. The Committee will also investigate how they can complement the work of the City's Economic Development staff.

Planning 101

Commissioner Nealon stated that Planning 101 will be a major part of the community outreach initiative. The goal is to generate interest and support for planning and to get more citizens involved. The name of this initiative will likely change. The plan is to have a speakers' series that includes national speakers to focus on the City's accomplishments and Planning's contributions. The series will also focus on what needs to take place for Charlotte to continue moving forward. The intent is to have a big event every 6 months and utilize different venues which may not be receiving much use, such as the NASCAR Hall of Fame. There will also be opportunities to partner with others such as the Chamber and UNCC School of Architecture. In between the 6 month events, the Commissioners may attend neighborhood meetings and other events to share information about planning. Economic Development is being considered as the first topic and the target date for the first event is Spring 2013.

Commissioner Finch Dodson suggested that the discussion also focus on Industrial and other land uses.

The Planning Director hopes that the national speakers help us to get a better understanding of the role of Charlotte from a regional perspective. We should be challenged and consideration should be given to how we lead and complement other small cities in the region as well as the types of industry we should be trying to recruit.

It was suggested that the Economic Development Committee work closely with the Planning 101 initiative.

Communications Committee

Commissioner Finch Dodson asked if the Commission thinks they communicate appropriately with staff, elected officials and each other. The general response was no. Commissioner Ryan stated that she is not quite sure what happens after the Commission votes on an item. How is it communicated to Council? The Planning Director explained that recommendations are presented to Council via staff as a Planning Committee or Zoning Committee recommendation. The rezoning recommendation includes a record of the discussion and the Zoning Committee vote. The Planning Committee recommendations on area plans are included in the Request for Council Action. Commissioner Ryan asked staff to provide the Request for Council Action for area plans to the Planning Committee in order to improve communication.

Commissioner Finch Dodson asked if the Communications Committee is still needed and if so, how should it be structured. Chairperson Johnson reminded the Commission that the Rules of Procedure indicate that this Committee is responsible for providing Council with an annual report in July as well as a statement in January that outlines the Commissions' priorities for the year. Council requests the annual report, but does not request the January statement. Commissioner Phipps asked why the Commission provides an update in January if Council only requests an annual report in July. Commissioner Zapata Griffith stated that the January statement was established because the previous Commission may have thought there was a communication issue with Council. However, she does not think there is a communication issue with Council and that the January statement to Council is unnecessary. Commissioner Eschert agreed and suggested that the Annual Report include information about goals for the upcoming year so that there will not be a need to communicate this information to Council in January.

Work Program Next Steps

Pre-Retreat Survey Results

Ms. Ellis-Taylor presented the survey results. She noted that eleven Commissioners completed the survey and some of the items that were identified in the 2007 survey are still relevant. The first section of the survey was designed to identify issues to focus on for the next five years. The Commissioners were asked to identify the two most important issues in each of these areas:

- Economic Development
 1. Fostering a development-friendly permit approval system
 2. Redevelopment of urban corridors (this also ranked high on the 2007 survey)

- Mass Transit
 1. Expansion of the proposed system
 2. Interconnectivity with other modes of transportation (park & ride, bikes, greenways, Red Line to Blue Line connections, etc.)
- Transportation
 1. More attention to improvements for pedestrians (e.g. sidewalks, crosswalks, etc.)
 2. The issues below received the same number of responses and tied for second place:
 - a. Intersection improvements
 - b. More expansive road network
- Regional Cooperation
 1. Mass transit cooperation and funding sharing
 2. The issues below received the same number of responses and tied for second place:
 - a. Water resources and water quality
 - b. Shared vision regarding development
- Parks and Open Space
 1. Greenways are important and warrant more of this region's resources
 2. The issues below received the same number of responses and tied for second place:
 - a. Safety of parks and greenways is a concern
 - b. Open space should be accessible to and useable by the public
- Neighborhoods
 1. Income diversity within neighborhoods
 2. The issues below received the same number of responses and tied for second place:
 - a. Earmarks of safe and vibrant neighborhoods include recreation, police presence, walking trails, etc.
 - b. How neighborhoods border commercial or higher density uses
- Environment
 1. Charlotte needs to address air quality aggressively through transportation and transit (rail, improve the function of our major roads) – this issue was raised in the 2007 survey
 2. The expense of underground detention is impacting growth in Charlotte

Chairperson Johnson stated that the Executive Committee will make note of the issues identified in the survey and decide how to address the issues.

Below is a sampling of additional survey questions, responses and related discussion:

- Quality of Life is a mosaic of many factors. From your perspective, select the top five characteristics that you feel are most important to Quality of Life as it relates to Charlotte Mecklenburg.
 1. Availability of transit choices
 2. Vibrant economic activity, including employment choices
 3. Regional attractions (entertainment, historical, outdoor recreation, museums, professional sports, tourist stops)

The facilitator asked if the Commission thinks affordable housing is an important characteristic for quality of life. Commissioner Walker expressed concern that affordable housing has not consistently been identified as a priority for our community, especially with the increase in the homeless population.

The Planning Director replied that affordable housing continues to be a challenge for our community. However, Council has adopted an action plan for affordable housing. The City is trying to incent the private sector to engage in the development of affordable housing. Currently, a consultant is doing a study on affordable housing availability and needs.

- Please list one neighborhood or specific area of Charlotte that needs area planning attention:
 1. Eastland Mall (4 responses)

Commissioner Phipps expressed concern that some plans seem to get more attention than others after they are approved. He particularly noted the *Rocky River Area Plan* as an example. The Planning Director replied that the *Rocky River Area Plan* was adopted shortly before the economic downturn and agreed that funding has not been available for development of public infrastructure by the private sector.

Other questions in the survey related to affordable housing, how the Commission operates, internal focus areas for the Commission, the role of the Commission, Commission barriers, etc. Economic Development was identified as the highest internal focus area priority for the Commission in 2012-2013.

The entire survey, including all responses, is available in Attachment A.

The facilitator suggested that Commissioners think about this information and discuss it in more detail at a later date. The Commission agreed and decided to continue the survey discussion and prioritize issues identified in the survey at the October work session. Commissioner Finch Dodson asked Commissioners to forward any comments to Chairperson Johnson.

Retreat Wrap-up

Chairperson Johnson thanked the facilitator, Commissioners and Planning staff for planning and participating in the retreat.

Adjournment

The retreat adjourned at 4:00 p.m.



Charlotte-Mecklenburg Planning Department

FY2012/2013 Community Outreach Presentations

#	Date	Presentation	Staff
1	06/19/12	Rockwell Park Neighborhood Association - Adopted Future Land Use	M. McCullough
2	06/28/12	Indianapolis Public Policy Transit System Panel	D. Campbell
3	06/28/12	ULI Partnership Forum Young Leaders - Public/Private Partnerships	D. Campbell
4	07/14/12	Association of General Contractors, Carolinas Chapter - Growth Surrounding the LYNX Light Rail Line	K. Main
5	07/19/12	Charlotte East Community Partners - MUMPO Transportation Planning Overview	N. Landa
6	07/28/12	District 3 Town Hall Meeting - A "Snap Shot" of the Area	M. McCullough
7	08/02/12	Presentation to Indianapolis Delegation	D. Campbell
8	08/06/12	Lincoln County Board of Commissioners - The MPO's Expansion	B. Cook
9	08/20/12	Statesville City Council - The MPO's Expansion	B. Cook
10	08/21/12	Iredell County Board of Commissioners - The MPO's Expansion	B. Cook
11	08/30/12	Union County Board of Commissioners - The MPO's Expansion	B. Cook
12	08/31/12	Mooresville Town Board of Commissioners - The MPO's Expansion	B. Cook
13	09/18/12	Camp Greene Neighborhood Association - Bryant Park Plan/PED Zoning Update	K. Main
14	09/18/12	Oklahoma City City Council Workshop - Urban Redevelopment Best Practices	D. Campbell
15	09/19/12	Charlotte Regional Realtor Assoc. Leadership Development Program - Charlotte Past, Present & Future	D. Campbell
16	09/25/12	Bicycle Advisory Committee - Elizabeth Connectivity and Wayfinding Initiative	A. Goodwin

Meeting Schedule

October 2012

Date	Time	Purpose	Location
Full Planning Commission			
10-01-12	Noon	Work Session/Retreat	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
10-15-12	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
10-16-12	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
10-15-12	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
10-15-12	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
10-24-12	4:30 p.m.	Zoning Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
10-10-12	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
Blue Line Extension Station Area Plans			
10-04-12	6:00 p.m.	Public Kick Off	Sugaw Creek Presbyterian Church 101 W. Sugar Creek Road
10-18-12	6:00 p.m.	Land Use and Community Design Workshop	Sugaw Creek Presbyterian Church 101 W. Sugar Creek Road
Incentive Based Inclusionary Housing Text Amendment			
10-11-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC
Student Housing & Parking Text Amendment			
10-17-12	6:00 p.m.	Public Kick Off	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

November 2012

Date	Time	Purpose	Location
Full Planning Commission			
11-05-12	Noon	Work Session/Retreat	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
11-19-12	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
11-20-12	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
*Zoning Committee			
11-12-12	4:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
11-28-12	4:30 p.m.	Zoning Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
11-14-12	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
11-21-12	7:00 p.m.	MUMPO	Conference Room 267 2 nd Floor – CMGC

* Note this is a combined Business and Zoning Hearing Meeting

Charlotte-Mecklenburg Planning Department Meetings

Blue Line Extension Station Area Plans

11-01-12	6:00 p.m.	Transportation Workshop	Sugaw Creek Presbyterian Church 101 W. Sugar Creek Road
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Park Woodlawn Area Plan

11-13-12	6:00 p.m.	Present Draft Plan	Park Road Montessori School 3701 Haven Drive
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Prosperity Hucks Area Plan

11-15-12	6:30 p.m.	Kick Off Meeting	Crossway Community Church 6400 Prosperity Church Road
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Attendance

Commissioners Present: Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson) and Tracy Finch Dodson

Commissioners Absent: Emma Allen

Staff Present: Debra Campbell and Cheryl Neely

Call to Order

Chairperson Johnson called the meeting to order at 4:10 p.m.

Approval of July 30, 2012 Executive Committee Minutes

A motion was made by Vice-Chairperson Zoutewelle and seconded by Commissioner Finch Dodson to approve the July 30, 2012 Executive Committee minutes. The vote was 3-0 to approve the minutes.

July 30, 2012 Executive Committee Meeting Follow-up Zoning Procedures & Commission Structure

The Commission had previously expressed concern with the way recommendations are presented to elected officials. In particular, they are concerned that elected officials may become biased to staff's recommendation since it is presented prior to the Zoning Committee's recommendation. Chairperson Johnson advised that this item will be incorporated into the pre-retreat survey and addressed at the retreat, if it is still identified as an issue.

Electronic Gaming Text Amendment

The Planning Director suggested that the Commission present their concerns about the Electronic Gaming Text Amendment to Council at the September 24, 2012 public hearing instead of at the October decision meeting, as previously recommended. The Executive Committee agreed and decided to present concerns at the September public hearing. The Planning Director indicated that staff will inform the Mayor and the City Manager of this process prior to the public hearing.

Planning Commission Annual Retreat

The Executive Committee discussed changing the date of the retreat from September 17 to September 14 and whether to hold the event at the Foundation for the Carolinas or the Bechtler Museum of Modern Art. Following a lengthy discussion, the Committee decided to have the retreat at the Bechtler Museum of Modern Art. The Committee asked staff to poll the Commission for their availability on September 14. Cheryl Neely indicated that Sonia Ellis Taylor, the retreat facilitator, is available on September 14.

The Committee also discussed the retreat agenda. The Planning Director suggested that it may be best to have the True Colors personality assessment at the beginning of the retreat. Following discussion, the Committee agreed to begin the retreat with the True Colors personality assessment. Chairperson Johnson shared that in addition to the personality assessment, the primary goals of the Retreat will focus on:

- Continued Implementation of the Operating Agreement - "let it run its course".
- Economic Development – "what does that mean"?

- Capacity of the Commissioners – should there be mini planning 101’s or a big event which incorporates educating the public and possibly focus on Economic Development?
- Using the survey results to develop their work plan – what is their role in the community?

The Planning Director noted that the Operating Agreement reinforces what is required of the Commission. She suggested that the Commission discuss what they would like to focus on, above and beyond what is already required of them – how will the Commission spend its time over the next year and what will they do to bring value to the Commission and the community?

Chairperson Johnson will set the stage for the retreat by presenting the goals/objectives and clarifying the expected outcomes. The Committee agreed on the following agenda format for the retreat:

1. Welcome/Goals and Objectives
2. True Colors Personality Assessment
3. Operating Agreement/Rules of Procedure
4. Planning Department Work Plan Overview
5. Pre-Retreat Survey Results
6. Lunch
7. Work Plan Discussion
8. Wrap-up/Next Steps

The Chairperson and Vice-Chairperson Zoutewelle will work with the retreat facilitator to develop the pre-retreat survey. Chairperson Johnson asked staff to send the Department’s work program to the Executive Committee prior to the retreat to help prepare the pre-retreat survey.

Future Work Session Agenda Items

The Chairperson acknowledged that the future work session agenda item’s list may change depending on the outcome of the retreat. The Committee asked that the BLE Station Area Plans presentation include information about lessons learned and how the station area plans are being done differently.

Agenda Items	Work Session
1. BLE Station Area Plans	October
2. Surface Parking in MUDD/UMUD Text Amendment	October
3. Nightclubs, Bars, Lounges and Restaurants Text Amendment	October
4. Residential Design Standards Text Amendment	November
5. Land Development 101 Brochure	November
6. Alternative Energy/Eco Industrial Text Amendment	November
7. State Sustainability Task Force	December

Approval of October 2012 Meeting Schedule

Vice-Chairperson Zoutewelle made a motion, seconded by Commissioner Finch Dodson to approve the October calendar. The Committee approved the October calendar as submitted.

The Executive Committee discussed changing the September 18 Planning Committee meeting to September 11, due to the Rosh Hashanah Jewish Holiday. Staff will check with Melony McCullough to see if this date is ok from staff’s perspective, i.e. availability, scheduling of mandatory referrals, etc. If this date works, staff will poll the Planning Committee members for a quorum.

Adjournment

The meeting adjourned at 5:10 p.m.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 267
October 3, 2012
4:30 P.M

1. Petition No. 2008-039 by Charlotte-Mecklenburg Historic Landmarks Commission for a change in zoning for approximately 1.55 acres located on the southeast corner of Providence Road and Alexander Road from R-3 to O-1(CD) 5-Year Vested Rights.
2. Petition No. 2012-065 by City of Charlotte for a change in zoning for approximately 4.02 acres located on the north side of Central Avenue between Merry Oaks Road and Saint Andrews Home Place from R-4 and R-22MF to NS.
3. Petition No. 2012-067B by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to: <ul style="list-style-type: none"> • allow duplex dwellings on R-3, R-4, R-5, and R-6 zoned lots with prescribed conditions; and • modify the prescribed conditions for duplex units located in the R-3, R-4, R-5, and R-6 zoning districts.
4. Petition No. 2012-071 by Lincoln Harris, LLC for a change in zoning for approximately 2.08 acres located on the northwest corner of East Morehead Street and Kenilworth Avenue from O-2 to MUDD-O.
5. Petition No. 2012-072 by E&A Custom Builders, LLC for a change in zoning for approximately 0.53 acres located on the south side of Warp Street between Donatello Avenue and Herrin Avenue from R-5 to UR-1(CD).
6. Petition No. 2012-076 by Christ Evangelical Lutheran Church of Charlotte for a change in zoning for approximately 1.66 acres located on the northeast corner of the intersection of Providence Road and Mammoth Oaks Drive from INST(CD) to B-1(CD).
7. Petition No. 2012-077 by Johnson C. Smith University for a change in zoning for approximately 3.11 acres located on the east side of Beatties Ford Road near the intersection of Rozzelles Ferry Road, West Trade Street and Beatties Ford Road from R-22MF(PED) to R-22MF(PED-O).
8. Petition No. 2012-078 by Queen City Health Investors, LLC for a change in zoning for approximately 9.02 acres located on the north side of South Tryon Street between Wrights Ferry Road and Greybriar Forest Lane from R-3 to INST(CD).
9. Petition No. 2012-079 by TAG Ventures, LLC for a MUDD-O site plan amendment, for approximately 0.86 acres located on the north side of West Mallard Creek Church Road between Claude Freeman Drive and David Taylor Drive.
10. Petition No. 2012-080 by H. Heath & Elizabeth B. Alexander for a change in zoning for approximately 0.29 acres located along North Alexander Street between East 34th Street and East 35th Street from R-5 to R-8(CD).
11. Petition No. 2012-081 by NRI Communities/Charlotte, LLC for a CC site plan amendment, for approximately 7.55 acres located on the west side of Johnston Road between North Community House Road and Porterfield Road.
12. Petition No. 2012-083 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to 1) clarify that outdoor fresh produce stands are allowed as a principal use in all zoning districts except residential, office and institutional and 2) add prescribed conditions if a permanent structure is utilized for outdoor fresh produce stands when they are the principal use in all zoning districts, except residential, office and institutional.