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

Planning Commission

June 2, 2014

work session

Charlotte-Mecklenburg Government Center

Room 267

Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda
June 2, 2014 – Noon
CMGC – Conference Room 267

Call to Order & Introductions Tracy Dodson

Administration

Approval of Planning Commission Minutes
Approve the May 5, 2014 minutes. *Attachment 1*

Policy

Transit Oriented Development (TOD) Update Alan Goodwin
Background: Staff will provide an update on the Transit Oriented Development standards.
Action: For discussion. No action required.

Information

Planning Director's Report Debra Campbell

- Planning Department's Public Outreach Presentations *Attachment 2*

June & July 2014 Meeting Schedules *Attachment 3*

Committee Reports

- **Executive Committee** Tracy Dodson
  - Future Work Session Agenda Items

Future Work Session Agenda Items	Work Session
1. Zoning Ordinance Update	TBD
2. Area Plan Policy Assessment Update	TBD

- **Zoning Committee** Tracy Dodson
  - Upcoming Rezoning Petitions Tammie Keplinger
  - Zoning Committee Agenda *Attachment 4*
  - Zoning Committee Public Hearings *Attachment 5*

- **Planning Committee** Tony Lathrop
  - April 15, 2014 Approved Minutes *Attachment 6*

- **Historic District Commission (HDC)** Karen Labovitz
  - May 21, 2014 Meeting Update *Attachment 7*

- **Charlotte Regional Transportation Planning Organization (CRTPO)** Cozzie Watkins

- **Nominating Committee** Ray Eschert
  - Election of FY15 Officers

Communication from Chairperson Tracy Dodson

Charlotte-Mecklenburg Planning Commission

Attachment 1

May 5, 2014 – Noon
CMGC – Conference Room 267
Action Minutes

Call to Order & Introductions

Vice-Chairperson Lathrop called the meeting to order at 12:18 p.m., followed by introductions.

Attendance

Commissioners Present: Tony Lathrop (Vice-Chairperson), Emma Allen, Randy Fink, Karen Labovitz, Tom Low, Dionne Nelson, Deb Ryan, Dwayne Walker, Cozzie Watkins and Nancy Wiggins.

Commissioners Absent: Tracy Dodson, Ray Eschert and Michael Sullivan

Planning Staff Present: Debra Campbell (Director), Michelle Barber, Bob Cook, Garet Johnson, Tammie Keplinger, Melony McCullough, Sandy Montgomery, Cheryl Neely and Alysia Osborne

Guest(s): Heidi Pruess (Mecklenburg County Land Use & Environmental Services)

Administration

Approval of Planning Commission Minutes

Commissioner Allen made a motion to approve the April 7, 2014 work session minutes. The motion was seconded by Commissioner Walker. The vote was 10-0 to approve the minutes.

Policy

Mecklenburg Livable Communities Plan

Heidi Pruess provided an update of the *Mecklenburg Livable Communities Plan*. She explained that this plan is a joint initiative between eight jurisdictions and the Foundation for the Carolinas. The plan is a vision for our community's quality of life by building on existing plans, potentially introducing new programs and setting measures and targets for the community.

Phase 1 of the process included drafting a vision and guiding principles. Four focus areas were identified during this phase: (1) built environment, (2) economy and jobs, (3) community life and (4) healthy living. They plan to discuss any overlaps, gaps, conflicts or opportunities that arise out of the focus areas.

This initial phase included gathering from citizen work groups and local government staff. Input was also gathered using MeckConnector.org, which is similar to a blog. The final step in Phase 1 will be to conduct public outreach. This outreach will target elected officials, coordination with CONNECT Our Future (Centralina Council of Governments' Regional Plan), library and Park and Recreation events, Generation Nation, the Latin-American Coalition and homeowner's associations. Ms. Pruess shared that the Phase II includes developing the plan. She anticipates adoption of the plan sometime between November 2014 and February 2015.

The entire Mecklenburg Livable Communities presentation can be accessed by clicking on the following **link**.

Below is a summary of the questions and comments which followed the presentation.

- Commissioner Lathrop asked how this plan will impact area plans and other policy documents. Ms. Pruess explained that the overall concept should not constrain work outside of the priorities that are identified in this plan. This plan is an overarching plan for the community. The Planning Director added that there will not be anything in the document related to the sphere of influence for this Planning Department that will conflict with Centers, Corridors or Wedges or any other area plans. It actually provides an opportunity to highlight our growth framework and identify some key goals we want to achieve in some of the area plans. The Director asked Garet Johnson if she had anything to add. Ms. Johnson said that staff is attending each of the workgroups and then meeting to talk about what they are learning, so we can provide some influence, especially in terms of developing strategies, but also what we are learning can be brought back to some of the policy plans that we are doing as well.

- Commissioner Ryan asked if Ms. Pruess had been working with the Town of Davidson's healthy communities efforts. She wanted to be sure that the Town of Davidson's video had been viewed. Ms. Pruess assured her that they were familiar with the work done by the Town of Davidson. Commissioner Ryan asked if Ms. Pruess had seen the book that she has written on healthy communities with Davidson. If not, she could provide information. Ms. Pruess was receptive to receiving this information.

- Commissioner Ryan asked about cost and safety in relation to healthy communities. In particular, she noted the importance of sidewalks related to a healthy community and crosswalks from a safety standpoint. She mentioned that elected officials are often concerned about costs and wondered if the vision statement could speak to the issue of cost and safety. Commissioner Ryan also thought that this initiative should be linked to the Zoning Ordinance update in terms of the ordinance building a healthier environment. Ms. Pruess encouraged the Commission to reach out to their constituents and have them provide additional comments, specifically about how they see cost or safety reflected, particularly within the guiding principles and vision statement.

- Commissioner Watkins asked how the process engages the youth and what is being done to improve healthy living for those without homes. Ms. Pruess acknowledged that youth had not been included initially, but they have since been reaching out to the youth as well as other demographics. She also explained that there was a request from the County Commission to speak specifically to poverty issues. The workgroup has participated in initial discussions about how to address this concern and identify components to include as priorities in the plan in order to link resources needed to address the whole community.

The Vice-Chairperson thanked Ms. Pruess for the presentation. Ms. Pruess offered to bring back the goals once they are completed.

2040 Metropolitan Transportation Plan

Bob Cook provided an overview of the 2040 Metropolitan Transportation Plan (MTP). Mr. Cook began by explaining that Metropolitan Planning Organizations (MPOs) are required by federal law for Urbanized Areas with populations exceeding 50,000. The Charlotte Regional Transportation Planning Organization (CRTPO) is the MPO for the Charlotte Urbanized Area and is responsible for federal transportation funds and the development of plans and programs.

The Metropolitan Transportation Plan is a federally-required long-range plan. This fiscally constrained plan is the statement of the ways the region plans to invest in the transportation system. The MTP is updated every four years and must conform to air quality standards.

The purpose of the MTP is:

- To define policies, programs, and projects to be implemented over the next 20+ years.
- To ensure federal transportation funds will continue to be allocated to address the needs of CRTPO.
- To outline goals and objectives, as well as strategies, which provide guidance for other planning initiatives within the region.

The MPO adopted the MTP and air quality conformity determination in April, 2014.

The entire 2040 Metropolitan Transportation Plan presentation can be accessed by clicking on the following **link**.

Below is a summary of the questions and comments which followed the presentation.

- Commissioner Watkins asked if this plan includes bridges, structural designs and evaluation of these structures. Mr. Cook stated that the document does not get into any sort of evaluation of individual roadways or structural deficiency-type issues. It does address maintenance and the need to make sure that the system we have is maintained properly, but it does not get into the details of looking at individual bridges and assessing their structural safety.

- Commissioner Low wanted to know if the plan addresses the civic quality of these structures, facilities and roads, in terms of civic art and architecture. Mr. Cook explained that in our goals and objectives we talk about that to a certain degree and then in other parts of the document we talk about complete streets and at least having a well-designed street for all users.

- Commissioner Low asked if there have been discussions on the benefits of "SMART" cars as another mode of transportation. Mr. Cook replied not to his knowledge. Commissioner Low mentioned that a lot of small towns and communities have adopted them as their primary mode of transportation. There is a significant amount of benefit for sustainability, accessibility and cost. Mr. Cook said that we are starting the 2045 plan and this might be something that can be considered in that plan.

- Commissioner Watkins wanted to know if there were charging stations at Park 'N' Ride lots. Mr. Cook stated that CATS has charging stations located at their Park 'N' Ride lots.

Vice-Chairperson Lathrop thanked Mr. Cook for the presentation.

Information

Planning Director's Report

Director Campbell directed the Commissioner's attention to the Public Outreach and Presentations attachment and the May and June meeting schedules.

Ms. Campbell updated the Commission on the Applied Innovation Corridor initiative. She reported that the Urban Land Institute technical advisory panel presented some recommendations for the Corridor (generally bounded by Statesville Avenue/I-77, I-85, Davidson Street/Blue Line Extension, and I-277). She reminded the Commission that this recommendation came from the 2020 Vision Plan. She noted that the panel did an extraordinary job and the presentation was very well received. Ms. Campbell indicated that staff would forward the presentation to the Commission. She also mentioned that Charlotte was fortunate enough to have someone from London, England on the panel.

The Planning Director also shared that the City Manager will be presenting the budget tonight, which includes a funding request for the Zoning Ordinance update. Other Planning Department items on the Council agenda include a presentation on the Historic District Commission and the local historic district process as well as the Mobile Food Vendors text amendment. The text amendment presentation is an informational update. Staff has requested that Council's Community Safety Committee review this particular text amendment because when we originally created regulations to govern mobile food vendors in 2007-2008, this Committee originally reviewed this initiative.

Committee Reports

Executive Committee

The Chairperson referred the Commission to the Executive Committee's March minutes and the future agenda items list.

Zoning Committee

Ms. Keplinger reported that there are seven public hearings scheduled for May. There are four rezonings and three text amendments. One text amendment is being withdrawn. Nineteen public hearings are scheduled for June and July.

Planning Committee

Vice-Chairperson Lathrop stated that the Planning Committee has two mandatory referrals for the May meeting.

Director Campbell wanted to make sure that Planning Committee members understood why there is not a whole lot area plans coming through that Committee. She explained that staff is in the process of looking at how we develop area plans and planning policy in general. Since staff is undergoing this process, we will not start new initiatives until the process is completed. She explained that Planning Committee's workload is directly due to what staff is trying to accomplish with the area plan assessment update. The Prosperity Hucks and BLE area plans were underway before staff began this process and those plans will come before the committee prior to completion of the area plan study.

Commissioner Lathrop thanked the Director and stated that when appropriate it will be brought to the Planning Committee for updates. Director Campbell stated that staff we will come back to the Commission with an update.

Commissioner Lathrop thanked staff for the Blue Line Extension area tour this morning and Commissioners who attended.

Historic District Commission (HDC)
Commissioner Ryan referenced Attachment 2 and stated that she noticed there was a meeting on April 17th with State Historic Preservation Office in Raleigh and the Historic District Commission. She asked about the subject of the meeting. Director Campbell replied that staff has heard from a few of our local historic districts that some of the decisions that are being made by our local Historic District Commission are out of compliance with the State Historic Preservation guidelines. Staff went to talk to the Historic Preservation Officers for them to review our guidelines, and look at the activity and things that have been approved. She further explained that we have a contract with the State Historic Preservation Office and a private consultant to do a survey of all of our locally designated historic districts to determine if we are in compliance. Staff strongly believes that we are in compliance, but we want to make sure we have the documentation, the evidence to demonstrate to citizens. As Commissioner Labovitz knows, staff is working feverishly to change a lot of things with regards to the Commission, such as the application process and the decision-making process. Most importantly the new administrator, John Howard, is going to be a valuable resource for this program.

Charlotte Regional Transportation Planning Organization (CRTPO)
Vice-Chairperson Lathrop mentioned that Commissioner Watkins has graciously agreed to be the liaison to CRTPO. Since Commissioner Watkins had not attended a CRTPO meeting, she did not present a committee report.

Nominating Committee
Vice-Chairperson Lathrop asked the Nominating Committee to present its recommended slate of officers for FY15. Commissioner Labovitz announced that Nominating Committee Chairperson, Commissioner Ray Eschert was not in attendance and asked Commissioner Walker to present the slate of officers. On behalf of the Nominating Committee, Commissioner Walker announced the FY15 slate of officers. The Nominating Committee submitted Commissioner Tony Lathrop for Chairperson and Tracy Dodson for Vice-Chairperson.

Vice-Chairperson Lathrop thanked Commissioner Walker for the report and reminded the Commission that elections will be held at the June work session.

Communications Committee
Vice-Chairperson Lathrop stated that the Communications Committee drafted a mid-year status report for City Council, but the Executive Committee agreed to delay the report because the Council's agendas were extremely full. Since the report was delayed, the Committee decided to only submit a year-end report this year.

Adjournment
The meeting adjourned at 1:27 p.m.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

#	Date	Presentation	Staff
1	03/03/14	Mecklenburg County Chapter of the North Carolina Surveyors Association - Digital Review of	Weaver
2		Subdivision Submittals & Proposed Text Amendment for Setback Measurements	
3	03/03/14	Graham Heights Neighborhood Association - 2040 Metropolitan Transportation Plan	Cook
4	03/04/14	Radio Interview on 102.3 - 2040 Metropolitan Transportation Plan	Gonzalez
5	03/04/14	Public Meeting (Charlotte) - 2040 Metropolitan Transportation Plan	Cook/Bridges/Burke
6	03/06/14	Public Meeting (Indian Trail) - 2040 Metropolitan Transportation Plan	Cook/Bridges/Burke/ Basham
7	03/07/14	Public Meeting (Charlotte) - 2040 Metropolitan Transportation Plan	Cook/Burke
8	03/17/14	Environmental Justice Communities (Statesville) - 2040 Metropolitan Transportation Plan	Bridges
9	03/18/14	Mecklenburg Livable Communities-Built Environment Work Group - 2040 Metropolitan Transportation Plan	Cook
10	03/20/14	New City of Charlotte Council Members - Blue Line Extension Tour	Campbell/Cornett
11	03/27/14	Mallard Creek Community Organization - Prosperity Hucks Area Plan	Main
12	04/08/14	North Carolina Public Transportation Association - South Corridor Light Rail Tour	Main
13	04/09/14	Lake Norman Transportation Commission - Update on CRTPO's Metropolitan Transportation Plan and	Burke
14		the NCDOT Project Prioritization Process (P3.0)	
15	04/09/14	Charlotte Career Discovery Day - Charlotte: Past, Present & Future & Planning Information	McCullough/Neely/Prescott
16	04/10/14	Coulwood Middle School Career Fair - Charlotte: Past, Present & Future & Planning Information	Aphayarath/Fortune/ McCullough/Quinn
17	04/11/14	Clemson Urban Design Class - South Park Development Tour	Main
18	04/15/14	News 13 Central Orlando - What Light Rail Has Done for Charlotte	Campbell
19	04/16/14	ENLACE (Latino Community Outreach Organization) - Mecklenburg Livable Communities Plan	Gonzalez
20	04/17/14	State Historic Preservation Office and Raleigh Historic Development Commission - Status of the Charlotte Historic District Commission: What's Working and What's Not	Howard/Birmingham
21	04/22/14	For Investors By Investors - Working in Local Historic Districts	Howard
22	04/28/14	University of North Carolina at Charlotte's Transportation Engineering Students - CRTPO 101	Cook
23	05/02/14	Urban Land Institute Panel Presentation - Applied Innovation Corridor	Campbell
24	05/03/14	Communities United for Action Eastside-Westside Coalition - Future Plans for the Beatties Ford Corridor & Eastside Area	Campbell/McCullough
25	05/06/14	Belmont Community Association - Blue Line Extension Transit Station Area Plans, Belmont Area Plan and the Rezoning Process	Cornett/Keplinger McCullough
26	05/09/14	Bruns Academy Middle School Career Day - Careers in Planning	Gonzalez/Weaver
27	05/15/14	North Carolina Metropolitan Planning Organization - Transportation in Planning Project Tracking	Cook
28	05/15/14	Biddleville and Smallwood Communities - Future Plans	McCullough
29	05/20/14	Chamber of Commerce's East Charlotte Chapter - Impact of Independence Boulevard on the Eastside	Campbell
30	05/28/14	Plaza Midwood Merchants' Association - Applying for a Local Historic District	Howard

Charlotte-Mecklenburg Planning Commission

Attachment 3

June 2014 Meeting Schedule

Date	Time	Purpose	Location
Full Planning Commission			
06-02-14	Noon	Work Session	Conference Room 267 2nd Floor – Charlotte-Mecklenburg Government Center (CMGC)
Executive Committee			
06-16-14	4:00 p.m.	Work Session	Conference Room 266 2nd Floor – CMGC
Planning Committee			
06-17-14	5:00 p.m.	Work Session	Conference Room 280 2nd Floor - CMGC
Zoning Committee			
06-16-14	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
06-16-14	6:00 p.m.	City Rezonings	Meeting Chamber Lobby Level – CMGC
06-25-14	4:30 p.m.	Work Session	Conference Room 280 2nd Floor – CMGC
Other Committee(s)			
06-11-14	2:00 p.m.	Historic District Commission Informational Meeting[1]	Conference Room 280 2nd Floor - CMGC
06-11-14	3:00 p.m.	Historic District Commission	Conference Room 280 2nd Floor – CMGC
06-18-14	5:00 p.m.	Metropolitan Planning Organization Education Session	Conference Room 267 2nd Floor – CMGC
06-18-14	6:00 p.m.	Charlotte Regional Transportation Planning Organization Meeting	Conference Room 267 2nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
06-03-2014	6:00 p.m.	Mobile Farmers' Market Citizen Advisory Group Meeting	Conference Room 886 8th Floor – CMGC
06-12-2014	6:30 p.m.	Transit Oriented Development Revisions	Charlotte Trolley Museum 1507 Camden Road

[1]This is a Historic District Commission (HDC) informational meeting to discuss staff updates.

Charlotte-Mecklenburg Planning Commission
July 2014 Meeting Schedule

Date	Time	Purpose	Location
Full Planning Commission			
07-07-14	Noon	Work Session	Conference Room 267 2nd Floor – Charlotte-Mecklenburg Government Center (CMGC)
Executive Committee			
07-21-14	4:00 p.m.	Work Session	Conference Room 266 2nd Floor – CMGC
Planning Committee			
07-15-14	5:00 p.m.	Work Session	Conference Room 280 2nd Floor - CMGC
Zoning Committee			
07-21-14	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
07-21-14	6:00 p.m.	City Rezonings	Meeting Chamber Lobby Level – CMGC
07-30-14	4:30 p.m.	Work Session	Conference Room 280 2nd Floor – CMGC
Other Committee(s)			
07-09-14	2:00 p.m.	Historic District Commission Informational Meeting[1]	Conference Room 280 2nd Floor - CMGC
07-09-14	3:00 p.m.	Historic District Commission	Conference Room 280 2nd Floor - CMGC
07-16-14	6:00 p.m.	Charlotte Regional Transportation Planning Organization (CRTPO) Meeting	Conference Room 267 2nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

[1] This is a Historic District Commission (HDC) informational meeting to discuss staff updates.

Attachment 4

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm. 280
May 28, 2014
4:30 P.M.

Please click this link: May 2014 map to see a map showing the location of all rezoning cases on this agenda.

1.	**Petition No. 2013-026 by Charlotte-Mecklenburg Planning Department** for a Text Amendment to the City of Charlotte Zoning Ordinance to: 1) add new definitions for building length and façade modulation; 2) clarify that there is no maximum density for residential dwellings in the pedestrian overlay (PED) district; 3) modify the parking requirements for multi-family units located in the Midtown, Morehead, Cherry pedestrian overlay district and the East Boulevard pedestrian overlay district; and 4) add new supplemental design standards for the Midtown, Morehead, Cherry pedestrian overlay district and the East Boulevard pedestrian overlay district.
2.	**Petition No. 2013-102** (Council District 1 – Kinsey) **by Wajahat & Ferah Syed** for a change in zoning for approximately 0.40 acres located on the south side of North Davidson Street between East 33rd Street and East 35th Street from R-5 (single family residential) and MUDD-O (mixed use development, optional) to TOD-MO (transit oriented development, mixed-use optional) & MUDD-O SPA (mixed use development, optional, site plan amendment).
3.	**Petition No. 2014-019** (Outside City Limits) **by Charlotte-Mecklenburg Planning Department** for a change in zoning for two parcels approximately 26.47 acres located on the west corner of the intersection at Mallard Creek Road and Salome Church Road from CC (commercial center) to R-4 (single family residential).
4.	**Petition No. 2014-021 by Charlotte-Mecklenburg Planning Department** for a Text Amendment to the City of Charlotte Zoning Ordinance to to: 1) add a new definition for mobile farmer's market; and 2) allow mobile farmer's markets in all zoning districts, either as a principal use or accessory use, with prescribed conditions.
5.	**Petition No. 2014-029** (Council District 6 - Smith) **by Kyle Short** for a change in zoning for approximately 1.58 acres located on the south side of East Woodlawn Road between Old Woods Road and Fairbluff Place from R-4 (single family residential) to UR-2(CD) (urban residential, conditional).
6.	**Petition No. 2014-031** (Outside City Limits) **by Wilkison Partners, LLC** for a change in zoning for approximately 5.9 acres located on the southeast corner at the intersection of Youngblood Road and Shelburne Farms Drive from MX-3(LLWCA) (mixed use, Lower Lake Wylie Critical Area) to MX-3 SPA(LLWCA) (mixed use, site plan amendment, Lower Lake Wylie Critical Area).
7.	**Petition No. 2014-033** (Council District 7 - Driggs) **by Colony at Piper Glen** for a change in zoning for approximately 1.72 acres located on the east side of Rea Road between Piper Station Drive and Ballantyne Commons Parkway from NS (neighborhood services) to NS SPA (neighborhood services, site plan amendment).
8.	**Petition No. 2014-034** (Council District 7 - Driggs) **by Mason Kazel** for a change in zoning for approximately 0.61 acres located on the east side of Seigle Avenue between East 10th Street and Otts Street across from Green Trail Lane from I-2 (general industrial) to MUDD(CD) (mixed use development, conditional).
9.	**Petition No. 2014-036** (Council District 7 - Driggs) **by City of Charlotte** for a change in zoning for approximately 5.18 acres located on the north side of West Blvd. and generally surrounded by Old Steele Creek Road, Elmin Street, Walter Street and West Boulevard from O-1(CD), (office, conditional) and R-5 (single family residential) to NS (neighborhood services).
10.	**Petition No. 2014-037 by Charlotte-Mecklenburg Planning Department** for a Text Amendment to the City of Charlotte Zoning Ordinance to 1) clarify the screening and buffer requirements for lots abutting recreational facilities, and 2) add a footnote describing how the separation distance is measured.

Attachment 5

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 16th day of June, 2014** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition No. 2014-003 by George M. Macon for a change in zoning for approximately 4.65 acres located on the southeast corner at the intersection of Ardrey Kell Road and Marvin Road from R-3 to O-1(CD).

Petition No. 2014-035 by Electrolux North America, Inc. for a change in zoning for approximately 90 acres located on the southeast corner at the intersection of David Taylor Drive and Claude Freeman Drive from RE-2 to RE-3-O & O-1(CD), with five year vested rights.

Petition No. 2014-039 by John M. Meyer for a change in zoning for approximately 0.145 acres located along North Davidson Street between East 35th Street and East 36th Street from B-1 to MUDD-O.

Petition No. 2014-040 by Sardis Road Land Co., LLC for a change in zoning for approximately 5.05 acres located on the east side of Sardis Road between Waverly Hall Road and Chevron Road from INST(CD) to UR-1(CD).

Petition No. 2014-041 by Dominion Investments Properties, LLC for a change in zoning for approximately 2.92 acres located on the north side of Pete Brown Road at the intersection of Old Statesville Road and Pete Brown Road from I-1 to I-2(CD).

Petition No. 2014-045 by Parag Patel for a change in zoning for approximately 5.5 acres located on the northeast corner at the intersection of Johnston Road and North Community House Road from CC to CC SPA.

Petition No. 2014-046 by The Housing Partnership for a change in zoning for approximately 3.38 acres located on the northwest corner at the intersection of Statesville Avenue and Moretz Avenue abutting Moss Lane and Tranquil Oak Place from R-22MF to UR-2(CD).

Petition No. 2014-047 by Hopper Communities for a change in zoning for approximately 3.21 acres located on the west side of Youngblood Street between Remount Road and Griffith Street and across from Poindexter Drive from I-2 and TOD-M(CD) to TOD-M O.

Petition No. 2014-048 by Marsh Euclid Apartments, LLC for a change in zoning for approximately 12.99 acres generally surrounded by South Caldwell Street, Lexington Avenue, Euclid Avenue, and Templeton Avenue from O-2 & TOD-MO to TOD-MO & TOD-MO SPA.

Petition No. 2014-050 by Copper Builders, Inc. and Cambridge Properties, Inc. for a change in zoning for approximately 9.09 acres located on the southwest corner at the intersection of Carmel Road and Colony Road from R-3 & UR-2(CD) to UR-2(CD) & UR-2(CD)SPA.

Petition No. 2014-052 by Snider Fleet Solutions for a change in zoning for approximately 6.26 acres located on the east side of North Graham Street and generally surrounded by Interstate 85, Reagan Drive, and North Graham Street from I-2 to I-1.

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 11th, 2014**.

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 16th day of June, 2014** on the following petition that propose changes to the City of Charlotte Zoning Ordinance:

Petition No. 2013-090 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to create new definitions and regulations for eating, drinking and entertainment establishments by replacing definitions and regulations for restaurants, nightclubs, bars and lounges. Allows eating, drinking and entertainment establishments by right or with prescribed conditions in the following zoning districts: multi-family, UR-2, UR-3, UR-C, institutional, research, office, business, MX-1, MX-2, MX-3, MUDD, UMUD, CC, NS, TOD, U-I, industrial, PED and TS. An exemption process is added, including criteria to be eligible to apply for a Certificate of Exemption when an existing eating, drinking and entertainment establishment cannot meet the proposed separation distance requirements.

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

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Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
April 15, 2014 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attachment 6
Approved
May 20, 2014

Attendance:
Commissioners Present: Chairperson Tony Lathrop, Vice-Chairperson Raymond Eschert, Randy Fink, Thomas Low, Cozzie Watkins and Nancy Wiggins

Planning Staff Present: Garet Johnson, Sonda Kennedy, Kent Main, Melony McCullough, Alysia Osborne, Bryman Suttle and Jonathan Wells

Other Staff Present: Timothy J. O'Brien (City Real Estate), Katie Daughtry and Jacqueline McNeil (Mecklenburg County Asset and Facility Management) and John DeKemper (Town of Cornelius)

Call to Order and Introductions
Chairperson Lathrop called the meeting to order at 5:15 p.m., welcomed those present and asked everyone to introduce themselves.

Approve March 18, 2014 Minutes
A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve the March 18, 2014 minutes. The vote was unanimous to approve the minutes.

M.R. #14-10: Proposal by City Real Estate to Sale 1.8 Acres of Surplus Land Located on Beaumont Avenue

Chairperson Lathrop reminded the committee members that when considering mandatory referrals their scope of review is advisory. Factors to be considered are land use related factors such as consistency with adopted land use policies, compatibility with surrounding land uses, impact on infrastructure and opportunities for joint use. Factors that cannot be considered include costs and alternative locations.

Bryman Suttle (Planning) presented the proposal from the City of Charlotte to sell 1.8 acres of land located on Beaumont Avenue (Tax Parcels 080-201-14, -15, -17) adjacent to Independence Boulevard, in the Elizabeth Neighborhood. The subject property is currently used for the Charlotte Fire Department Fire Prevention Bureau. Staff will move to the newly purchased facility at 1517 North Graham Street in August 2014. Therefore, the land is no longer needed for City use.

Timothy O'Brien (City Real Estate) stated that the intended use has not been decided but the opportunity exists to put the property on the market now. Commissioner Fink asked if it is normal to market property in this manner. Mr. O'Brien replied yes. Vice-Chairperson Eschert asked if construction of the new facility on Graham Street is on schedule. Mr. O'Brien answered that it is not on schedule; however, buyers of the subject property will be notified that they cannot take possession of the building until the current occupants move out.

A motion was made by Commissioner Wiggins and seconded by Commissioner Watkins to approve Planning staff's recommendation for Mandatory Referral #14-10. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-10.

M.R. #14-15: Proposal by Mecklenburg County Park and Recreation Department to Acquire 13 Acres of Land Located off Neck Road for Expansion of Auten Nature Preserve

Bryman Suttle (Planning) presented the proposal from the Mecklenburg County Park and Recreation Department to acquire approximately 13 acres of land located off Neck Road (Tax Parcel 013-032-23) in the Town of Huntersville's ETJ for the expansion of Auten Nature Preserve. The property is surrounded by the existing Auten Nature Preserve, adjoins the Rural Hill Nature Preserve (also County-owned) and is within close proximity to McDowell Creek Greenway.

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the *2008 Park and Recreation Master Plan,* the *Mountain Island Lake Memorandum,* the *Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines* as well as several other water improvement ordinance and floodplain development ordinances. The property is to be utilized as nature preserve land and does not affect any other known public projects in this area.

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #14-15. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-15.

M. R. #14-16: Proposal by Mecklenburg County Park and Recreation Department to Acquire 12 Acres of Land Located off Bailey Road for Caldwell Station Greenway

Bryman Suttle (Planning) presented the proposal from Mecklenburg County Park and Recreation Department to acquire 11.8 acres of land located off Bailey Road (Tax Parcels 005-032-09, 005-032-10 and 005-383-85) in the Town of Cornelius' ETJ for inclusion into Caldwell Station Greenway. It is envisioned that the greenway will be constructed by the Town of Cornelius and maintained by the County. Ms. Jacqueline McNeil (Mecklenburg County Asset and Facility Management) stated that there is a partnership between Mecklenburg County and the Town of Cornelius. The Town of Cornelius received a grant to build and maintain future access. Chairperson Lathrop asked about the use of certain sites on the parcel. Ms. McNeil said that this route was chosen based on the ability to acquire property. Mr. John DeKemper (Town of Cornelius) stated that there are a lot of wetlands on the property but the park is expected to be usable by the fall of 2015.

A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Wiggins to approve Planning staff's recommendation for Mandatory Referral #14-16. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-16.

M.R. #14-17: Proposal by Mecklenburg County Park and Recreation Department to Acquire 8 Acres of Land Located off Hucks Road to Expand Clarks Creek Nature Preserve

Kent Main (Planning) presented the proposal by Mecklenburg County Park and Recreation Department to acquire 8 acres of land located at 5532 Hucks Road (Tax Parcel 027-161-02) for the expansion of Clarks Creek Nature Preserve. Clarks Creek Nature Preserve occupies the majority of the land to the east of the parcel. Hucks Road Community Park and Croft Community Elementary School are located

across Hucks Road to the south of the property. Commissioner Wiggins asked if there is a way to maintain the appearance of some of the older farm structures. Mr. Main explained that the existing house will be used for restrooms. Ms. McNeil stated that this has not been a part of discussions but staff can ask Park and Recreation to consider this suggestion. Commissioner Low asked if Park and Recreation will work with the neighborhood during the master planning process. Ms. McNeil replied yes. Chairperson Lathrop added that he thinks that this is a wonderful central location for a park. He asked if property located south of Hucks Road will be a part of the nature preserve. Mr. Main responded that the property is dedicated for school use.

A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve Planning staff's recommendation for Mandatory Referral #14-17. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-17.

Area Plan Status and Meeting Report - Overview of the Land Use Policy Assessment Process

Alysia Osborne (Planning) gave an overview and update on the Land Use Policy Assessment Process. She stated that the goal of the process is to assess the effectiveness of our existing land use policy structure and to develop recommendations to strengthen our policy development processes, products and implementation tools. She also explained the project work flow steps, which consist of assessing and confirming issues with internal and external stakeholders, analyzing information to develop goals for focus areas and developing a plan of action to address short, medium and long terms policy goals. She also stated that the idea is to link area plan recommendations with the zoning ordinance.

The Land Use Policy Assessment team began working with Planning staff and staff in other City and County departments last July. The team also presented information to the Planning Commission earlier this year. On April 10, a meeting was held with a group of citizens to begin receiving public input. While attendance at this meeting was low, the input was good. Staff heard a lot about transparency, time commitment and only involving others at critical points in the process.

Commissioner Wiggins asked who was invited to attend the meeting. Ms. Osborne replied people who previously participated in area planning or zoning processes. She further asked if staff targeted any professional groups and how many people showed up. Ms. Osborne stated that 17 people attended the meeting.

Commissioner Watkins stated that she attended the meeting. She commended staff for their openness and acceptance of criticism. She added that she learned a lot. Commissioner Low asked what the next steps are. Ms. Osborne said that staff will look at what other cities are doing, refine their findings and develop potential approaches to share at a public meeting. Chairperson Lathrop asked if there are any common themes. Ms. Osborne answered "communication" not often enough ongoing communications about area plans. Chairperson Lathrop asked if this initiative will come to the Planning Committee for action. Ms. Osborne answered not anytime soon and she is not sure if this Committee will take action on this item. Commissioner Low suggested including design professionals such as architects, planners, designers, developers and others in the process because they have a lot to offer.

Other Discussion Items

Vice-Chairperson Eschert asked Mr. Main about the status of the *Prosperity Hucks Area Plan* because he heard that it was at ground zero. Mr. Main told him that the plan is not at ground zero; however, staff is engaging in additional dialogue with the community. Chairperson Lathrop said no matter how

the process is structured; you hear from people at the end who were not involved in the earlier stages of the process. Commissioner Fink stated that this was his first planning process and he commended staff on doing a good job. He felt that a consensus from the community was really important during the process.

Chairperson Lathrop thanked staff again for their hard work. He also told committee members that they can attend as many meetings as they would like and if they have an interest in a specific area to please let him know. Chairperson Lathrop hopes that the commission can add value to the process because of the available talent and asked staff to let the commission know where they can add value.

A tour of the BLE/University City Area is planned for Monday, May 5 for the newest commissioners Watkins and Wiggins; all commissioners are welcome to attend.

Chairperson Lathrop asked if committee members are interested in serving on the Historic District Commission or other committees. He would like for commissioners to work in areas where they are interested.

Adjourn 6:00 p.m.

CONSENT AGENDA – 3:00

1. 401 EAST WORTHINGTON AVENUE, DILWORTH LOCAL HISTORIC DISTRICT
   CASE NO. HDC 2014-054
   NEW CONSTRUCTION
   ANGIE LAUER, APPLICANT **APPROVED**

2. 311 EAST BOULEVARD, DILWORTH LOCAL HISTORIC DISTRICT
   CASE NO. HDC 2014-027
   ROOF REPLACEMENT
   JACK APPLE, OWNER **CONTINUED**

3. 530 HERMITAGE COURT, HERMITAGE COURT LOCAL HISTORIC DISTRICT
   CASE NO. HDC 2014-055
   NEW WINDOW/PORCH SCREEN
   LISA YARBROUGH, OWNER **DROPPED OFF AGENDA**

CONTINUED APPLICATIONS

4. 909 ROMANY ROAD, DILWORTH LOCAL HISTORIC DISTRICT
   CASE NO. HDC 2014-041
   FRONT PORCH ADDITION/FRONT DORMERS/SECOND FLOOR
   ANGIE LAUER, APPLICANT **APPROVED**

5. 2004 CHARLOTTE DRIVE, DILWORTH LOCAL HISTORIC DISTRICT
   CASE NO. HDC 2014-002
   SECOND FLOOR ADDITION
   PETER VASSEUR, APPLICANT **APPROVED**

6. 528 EAST WORTHINGTON AVENUE, DILWORTH LOCAL HISTORIC DISTRICT
   CASE NO. HDC 2014-044
   SECOND FLOOR ADDITION
   KATHRYN COLE, OWNER **APPROVED**

7. 809 MT. VERNON AVENUE, DILWORTH LOCAL HISTORIC DISTRICT
   CASE NO. HDC 2014-043
   NEW CONSTRUCTION
   KRAIG MAGUS, APPLICANT **APPROVED**

NEW APPLICATIONS

8. 1121 LINGANORE LANE, **DILWORTH LOCAL HISTORIC DISTRICT**
   CASE NO. HDC 2014-048
   ADDITION/ENCLOSE REAR PORCH
   CHIP LEAF, APPLICANT **APPROVED**

9. 229 EAST KINGSTON AVENUE, DILWORTH LOCAL HISTORIC DISTRICT
   CASE NO. HDC 2013-175
   CLOSE ENTRANCE AND ADD NEW ENTRYWAY
   BART HOPPER, APPLICANT APPROVED

10. 1920 DILWORTH ROAD EAST, DILWORTH LOCAL HISTORIC DISTRICT
    CASE NO. HDC 2014-060
    DEMO SHED/NEW 2 CAR GARAGE
    JOHN FRYDAY, APPLICANT **APPROVED**

11. 417 HERMITAGE COURT, HERMITAGE COURT LOCAL HISTORIC DISTRICT
    CASE NO. HDC 2014-066
    DORMER ADDITION
    ROBIN BELK, APPLICANT **DENIED**

12. 305 W PARK AVENUE, WILMORE LOCAL HISTORIC DISTRICT
    CASE NO. HDC 2014-068
    NEW CONSTRUCTION
    WENDY WATSON, APPLICANT **DENIED**

13. 409 GRANDIN ROAD, WESLEY HEIGHTS LOCAL HISTORIC DISTRICT
    CASE NO. HDC 2014-072
    RENOVATION/ADDITION
    CHRIS SCORSONE, APPLICANT **DENIED**

14. 820 WOODRUFF PLACE, WESLEY HEIGHTS LOCAL HISTORIC DISTRICT
    CASE NO. HDC 2014-074
    RENOVATION/ADDITION
    CHRIS SCORSONE, APPLICANT **APPROVED**

15. 1001 MT. VERNON AVENUE, DILWORTH LOCAL HISTORIC DISTRICT
    CASE NO. HDC 2014-075
    REAR SECOND STORY ADDITION
    DON DUFFY, APPLICANT **APPROVED**

16. 536 EAST TREMONT AVENUE, DILWORTH LOCAL HISTORIC DISTRICT
    CASE NO. HDC 2014-061
    NEW CONSTRUCTION
    WILLIAM FITZGERALD, OWNER **DENIED**

17. 812 LEXINGTON AVENUE, DILWORTH LOCAL HISTORIC DISTRICT
    CASE NO. HDC 2014-062
    REAR ADDITION/FENESTRATION CHANGES
    KEVIN & STACY PHILLIPS, OWNER **CONTINUED**

18. 1400 PECAN AVENUE, PLAZA MIDWOOD LOCAL HISTORIC DISTRICT
    CASE NO. HDC 2014-069
    REAR ADDITION
    RYAN DERUBY, APPLICANT **APPROVED**