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

Planning Commission

July 7, 2014

work session

Charlotte-Mecklenburg Government Center

Room 267

Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda
July 7, 2014 – Noon
CMGC – Conference Room 267

Call to Order & Introductions Tony Lathrop

Administration

Certificate of Appreciation
Present Certificate of Appreciation to former Commissioner Andy Zoutewelle.

Approval of Planning Commission Minutes
Approve the June 2, 2014 minutes. *Attachment 1*

Policy

Charlotte Department of Transportation (CDOT) Bicycle Program Norman Steinman
Background: CDOT staff will provide an overview of the City's Bicycle Program. Kenneth Tippet
Action: For discussion. No action required.

Information

Planning Director's Report Debra Campbell

- Planning Department's Public Outreach Presentations *Attachment 2*
- Planning Department's FY15 Work Program Priorities

July & August 2014 Meeting Schedules *Attachment 3*

Committee Reports

- **Executive Committee** Tony Lathrop
  - April 28, 2014 Approved Minutes *Attachment 4*
  - Future Work Session Agenda Items

Future Work Session Agenda Item(s)	Work Session
1. Prosperity Hucks Area Plan Update	TBD
2. Zoning Ordinance Update	TBD
3. Area Plan Policy Assessment Update	TBD
4. Transit Oriented Development (TOD)	TBD
5. Charlotte Regional Transportation Planning Organization Update	TBD

- **Zoning Committee** Tracy Dodson
  - Upcoming Rezoning Petitions Tammie Keplinger
  - Zoning Committee Agenda *Attachment 5*
  - Zoning Committee Public Hearings *Attachment 6*

- **Planning Committee** Tony Lathrop
  - May 20, 2014 Approved Minutes *Attachment 7*

- **Historic District Commission (HDC)** Karen Labovitz
  - June 11, 2014 Meeting Update *Attachment 8*

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

Communication from Chairperson Tony Lathrop

Charlotte-Mecklenburg Planning Commission

Attachment 1

June 2, 2014 – Noon
CMGC – Conference Room 267
Action Minutes

Call to Order & Introductions

Chairperson Dodson called the meeting to order at 12:09 p.m., followed by introductions.

Attendance

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

Commissioner Walker arrived at 12:14 p.m. and Commissioner Nelson arrived at 12:33 p.m. Commissioner Allen stepped out from 1:01-1:04 p.m. Chairperson Dodson left the meeting at 12:36 p.m.

Commissioners Absent: None.

Planning Staff Present: Garet Johnson (Attended for the Planning Director), Michelle Barber, Bridget Dixon, Alan Goodwin, Laura Harmon, Melony McCullough and Cheryl Neely.

Administration

Approval of Planning Commission Minutes

Commissioner Allen made a motion to approve the May 5, 2014 work session minutes. The motion was seconded by Commissioner Sullivan. The vote was 12-0 to approve the minutes.

Policy

Transit Oriented Development Update

Alan Goodwin provided an update on the Transit Oriented Development (TOD) initiative. Below is a summary of the PowerPoint presentation:

Mr. Goodwin reported that Transit Oriented Development (TOD) in Charlotte is a compact neighborhood with housing, jobs, and neighborhood services within easy walking distance of a transit station. The three TOD zoning districts adopted by City Council in 2003 are TOD-R (residential), TOD-E (Employment), and TOD-M (Mixed-Use). These districts limit or prohibit auto-oriented uses, reduce building setbacks, minimize density requirements, reduce parking requirements, provide pedestrian connectivity and require open space. They also impact ground floor design and streetscape standards.

The Transit Supportive Overlay (TS) district "sits on top of" underlying zoning (e.g. B-1, B-2, I-1, I-2) and is intended for use on edges of transit station areas or in areas not yet ready for TOD zoning. This district allows most permitted uses of the underlying zoning district. TS Overlay zoning was adopted in 2005, but not used until 2013.

TOD and TS districts are being updated now to raise the development bar, and identify urban design issues and opportunities as well as update and create design guidelines. Over the next 11 months, with the support of Clarion Associates, the TOD and TS sections of the Zoning Ordinance will be revised using the following 5-step process:

1. Lessons learned (June 2014)

- Range of Activities:
  - Planning staff and consultant break down current ordinance
  - Small stakeholder meetings with consultant
  - Public meeting
  - Tour of existing TOD sites

- Planning Commission Participation:
  - Assign representative to attend public meetings
  - Commission input throughout the process

- Stakeholder Group Meetings with project partners and TOD users and advocates

2. Diagnostic Memo (June – September 2014)

3. Annotated Outline (July – November 2014)

4. Draft Text Amendment

5. TOD Text Amendment Adoption Schedule
   - January 26, 2015 Filing Deadline
   - March 2, 2015 City Open House Forum
   - April 20, 2015 City Council Public Hearing
   - April 29, 2015 Zoning Committee Work Session
   - May 18, 2015 City Council Decision

Mr. Goodwin informed the Commission that staff is requesting a Planning Commission representative be appointed to the TOD Revisions initiative.

The entire Transit Oriented Development presentation can be accessed by clicking on the following **link**.

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

- Commissioner Ryan stated that the revision of the TOD portion of the zoning ordinance is a lot of information to digest and she is concerned that the Zoning Committee would be involved too late in the process to provide meaningful input. Alan Goodwin offered to have a special session prior to Zoning Committee review. Commissioner Ryan agreed that a special meeting would be beneficial for the Zoning Committee. Mr. Goodwin mentioned that the schedule is based on the rezoning calendar and agreed that it is a huge amount of information to digest. Laura Harmon added that staff had considered a different approach, but decided to include the full Commission in the process. Staff will provide three additional updates to the full Commission before this goes to the Zoning Committee and is willing to have more meetings if necessary. Chairperson Dodson suggested that the Commission could discuss this at their retreat in September and determine whether or not a special meeting is needed.
- Commissioner Ryan stated that the TOD density requirements are too minimal to achieve the type of vibrancy in terms of people. She said that the density along South Boulevard seems relatively low. Commissioner Ryan suggested that the study include a density analysis of the developments along the corridor. Commissioner Ryan also expressed concern about separated bike lanes. She thought that separated bike lanes should be considered in areas where we are encouraging people

to ride their bikes to transit stations. She said at some point we have to at least try separated bike lanes. If we are rethinking this section of Charlotte where we are trying to encourage different modes of transportation, this might be a place where we actually push on that a little bit harder.

- Commissioner Low encouraged staff to be holistic and think in terms of sustainability and ecology and to also work with the Utility department. Commissioner Low also reminded everyone that Victor Dover co-authored a book about great streets and is going to be in Charlotte doing a workshop as part of the Civic by Design series. He is going to talk specifically about multi-modal streets and how to create great places that are pedestrian and bike friendly. Civic by Design will be launching a "Planning 101" series beginning Tuesday, June 10 at 5:30 p.m. at the Levine Museum. These monthly meetings will be held the second Tuesday and are open to the public. Commissioner Low encouraged all to attend.
- Commissioner Wiggins hoped that staff allows a creative and interactive public input process and consider the most feasible updates for the code. She suggested changing the level of the bike lane versus the car lane to remind cars that they are in the bike lane. She also encouraged stakeholder meetings.
- Commissioner Sullivan referred back to Commissioner Ryan's statement about density. He indicated that the Blue Line Extension (BLE) area is very different than SouthEnd. He asked where TOD will be in this area because traditionally TOD has been very close to the light rail lines and the BLE area has larger tracts of land. Mr. Goodwin responded by saying that staff is looking at that now and acknowledged that the BLE area will be different than SouthEnd. However, he indicated that some of the areas along the South Corridor, such as Arrowood and Archdale, are similar to the North Tryon Street area. The transit supportive overlay district may be used in these more auto-oriented areas, but the BLE stations that are closer to Center City will be similar to those in SouthEnd.
- Commissioner Sullivan agreed that the stations closer to Center City will be similar to SouthEnd, and asked if there would be a size limit on overlay districts in the University area because there are 30 – 50 acre tracts in this area. Mr. Goodwin explained that there can be large transit supportive overlay districts that may be several acres. In fact staff is looking at that as part of the station area planning. He further explained that as part of the University City Area Plan Update, staff is taking into account the three transit stations that are going to be in the University City Area. They will be looking at what is appropriate for TOD versus transit-supportive uses as well as which areas should have more density.
- Commissioner Fink expressed interest in including graphics and illustrations in the new format, particularly as related to implementation for Zoning Administration and the Zoning Board of Adjustment (ZBA). Mr. Goodwin replied that graphics and illustrations will be used to supplement the text, but in some cases graphics may replace the text. Staff will look at other cities that have revised their zoning ordinance within the last couple of years and consider best practices throughout the country.
- Commissioner Sullivan mentioned that from his ZBA experience graphics are helpful, but generally speaking text has precedence over graphics if there is an interpretation issue. He suggested clarity so that users will be clear on what takes precedence. Mr. Goodwin replied that staff's goal is to make sure the graphics do not contradict the text.
- Commissioner Watkins was not sure the public would understand the density issues or the rights and the intent of the bike lanes. Drivers may use these lanes as merging lanes. She also acknowledged the diversity of the community and suggested that the public be educated on bike lanes so that these lanes would be used as intended. Ms. Harmon explained that the TOD text does not reference bike lanes, but they are considered as part of the area plan process. She acknowledged that staff is making note of the Commission's concerns with bike lanes and will coordinate with the Charlotte Department of Transportation (CDOT).

- Commissioner Ryan asked about the opportunity to move forward with an improved bicycle experience, because it seems like there are street sections in the TOD ordinance. Mr. Goodwin and Ms. Harmon both stated that this could be addressed in the area plans. Ms. Johnson added that the streetscape designs in area plans are based on the Urban Street Design Guidelines. Commissioner Ryan stated that separated bike lanes are much more effective than just a white line on the road, because they are physically separated. She does not think the public will necessarily advocate for separated bike lanes because they have never seen them. Commissioner Ryan was concerned that separated bike lanes would not be recommended during the area plan process. She asked when and how staff could reconsider separated bike lanes. Ms. Johnson said that CDOT is looking at ways to implement bike lanes, including separated lanes, in locations that are appropriate for these facilities. She stated that staff can follow-up with CDOT and inquire about opportunities for involvement. She acknowledged that this came up during the first phase of the Blue Line Extension plans in discussions with the Planning Committee, but the Committee did not have an opportunity to get into a more detailed discussion with CDOT.
- Commissioner Ryan stated that she feels it is important to provide leadership to make sure that we approve complete street standards. She expressed frustration with advocating for separated bike lanes during the area plan process, but not getting any traction because of the timing. Ms. Johnson stated that there are situations where staff recommends alternatives to bike lanes. As an example, in the Blue Line Extension/University City Area Plan we are recommending a multi-use trail along W. T. Harris Boulevard. In this situation bike lanes would probably not be the safest option. When opportunities arise, staff is looking at alternatives.
- Vice-Chairperson Lathrop stated that this is a very important issue and the question is whether it is appropriate for it to be included as part of the TOD process. He suggested that the Commission add this to the future agenda items list and determine how to address this concern.
- Commissioner Wiggins stated that she thinks it is appropriate in a TOD discussion. Our goal is to reduce the carbon footprint. She understands that we are making these rules for private property. A good way to work towards that goal in TOD is to offer an incentive. For instance, if you add bike lanes to your TOD area then you get to reduce the number of parking spaces that we would ordinarily require for this kind of development. If these types of incentives are added and bike lanes are made a priority then they will be incorporated into these TOD areas. She recommended that this item be added to a future agenda for additional discussion.
- Commissioner Low added that having people from other places that have been through this is important. When we are working on the Zoning Ordinance update we do not have to reinvent the wheel or start from scratch. The small towns around us have made a lot of headway in terms of these types of ordinances and the development and design industries understand them already.
- Vice-Chairperson Lathrop thanked staff for the work done on this to prepare the outline of what looks like a fairly rigorous and thorough process. He stated that there are some significant opportunities for the Commission to be involved and have input. He noted that staff had requested that a Planning Commission representative be appointed to this initiative, but that the appointment would not be made today. He asked interested Commissioners to contact him or Chairperson Dodson.

The Vice-Chairperson thanked Mr. Goodwin for the presentation.

Information

Planning Director's Report

Assistant Director Johnson directed the Commissioner's attention to the Public Outreach and Presentations attachment and the June and July meeting schedules. She noted that an updated June

calendar was distributed. Changes to the calendar included a special called Zoning Committee meeting on June 16 at 4:45 p.m. and the Transit Oriented Development a meeting on June 12.

Committee Reports

Executive Committee

The Vice-Chairperson referred the Commission to the future agenda items list. He reported that there was not an Executive Committee meeting in May, so the April minutes were not approved yet and are not included in the agenda packet.

Zoning Committee

Ms. Harmon reported that there are 12 public hearings coming before the City Council and Zoning Committee for consideration in June. There is a new hearing on the Eating, Drinking, and Entertainment Establishments text amendment. There was a hearing earlier in the year and some changes have been made and it is going to be reheard on June 16. She noted that there are 24 hearings scheduled for July, some of which may be deferred to September.

Planning Committee

Vice-Chairperson Lathrop stated that the Planning Committee has four mandatory referrals for the June meeting, and they are going to get an update on the Prosperity Hucks Area Plan. The Planning Committee recommended adoption of that plan on February 18. The Council was scheduled to receive public comments in February, but this was deferred because of concerns by residents. Staff met with neighborhood groups in May to hear their points of view, which included concerns about multi-family, traffic congestion, open space, desire for retail and design standards. Staff is also setting up some smaller informal group meetings with other area residents and stakeholders. The tentative plan adoption schedule is to continue this dialogue through the summer and perhaps hold a community workshop in August/September and then go back to the Council this fall. As of now, he does not think it will come back to Planning Committee, but this is for everyone's information, since this is a different process for this area plan. He stated that Commissioner Low is assigned to this plan. Commissioner Low was not aware that he was still assigned, but noted that he had attended previous meetings.

Historic District Commission (HDC)

Commissioner Labovitz was unable to attend the May 21 HDC meeting due to a conflict. The next meeting will be on June 11 and she plans to attend. She will provide a report next month.

Charlotte Regional Transportation Planning Organization (CRTPO)

Commissioner Watkins reported that there are several changes with the highway design. She noted there is a major learning curve with the transition of the highway design and the impact of the changes. Bob Cook has offered to explain the changes to the Commission. Commissioner Watkins is going to meet with Mr. Cook on June 13 to review the information. It is not clear on how they will move forward on all the things this Committee is supposed to do; therefore, Mr. Cook is willing to come and explain the information to the Commission. Vice-Chairperson Lathrop asked if the presentation would be for the Commission. Commissioner Watkins said that was correct, but she informed Mr. Cook that she would need to talk to the Commission first.

Commissioner Watkins also said she was impressed with how many mayors from the outlying communities and towns were in attendance and how cohesively they work together to get things done. Commissioner Lathrop said the Executive Committee will discuss this.

Nominating Committee

Commissioner Eschert reported that the Nominating Committee submitted Commissioner Tony Lathrop for Chairperson and Commissioner Tracy Dodson for Vice-Chairperson. He asked if there were any nominations from the floor. There being none, staff distributed the election ballots. Following the elections, Commissioner Eschert announced that the decision was unanimous - Tony Lathrop will be Chairperson and Tracy Dodson will serve as Vice-Chairperson for FY15.

Vice-Chairperson Lathrop thanked Commissioners for their support and promised to run succinct meetings.

Communication from Chairperson
The Vice-Chairperson reported that Chairperson Dodson had a conflict and had to leave the meeting early and that there would not be a report from the Chairperson. He asked if there was anything else for discussion.

- Commissioner Eschert referred back to the discussion about density and bike lanes. He thought it was important to engage the public and receive their input. He suggested that staff incorporate the Commission's issues in presentations during the public workshop process and during public hearings.
- Commissioner Ryan agreed with Commissioner Eschert, but added that bike lanes are controversial, and surprisingly sidewalks can also be controversial. We have to show real leadership in terms of education so that people can be exposed to things that they have never seen before. It will require political leadership because people in cars think the road should be for cars.
- Commissioner Eschert stated that educating people is important. It is important to let them know it is a critical issue that the community is facing. Maybe they have not realized the opportunities that exist for bike transportation within the denser areas.
- Commissioner Ryan went back to Commissioner Wiggins' point in terms of where it is appropriate to address separated bike lanes. She noted that the Commission recently had a presentation on sustainability and if we are interested in reducing carbon emissions then perhaps the sustainability plan is where this should start being addressed.
- Commissioner Watkins emphasized the need for communication and education with the public about bike lanes.
- Commissioner Low suggested that maybe planning is not the starting point for this discussion. He indicated that it could be economically driven because bike lanes are a capital improvement project and should coordinate with other capital streetscape improvements.

Commissioner Lathrop concluded by stating that this was a good discussion. He asked Commissioners to think about the best way to move forward with the discussion and whether or not this is appropriate for the full Commission to address. If not, what is the appropriate vehicle. He acknowledged that the group could not resolve this today and that the meeting should be adjourned if there were no other items for discussion.

Commissioner Walker agreed and suggested that the meeting be adjourned.

Ms. Johnson added that it might be a good idea to continue the discussion at another time because the City has a bicycle program that focuses on the engineering aspects of building bike lanes and pedestrian facilities, as well as, education, enforcement and encouragement. She suggested that staff invite CDOT's Bicycle Program Manager to a future meeting to present information about policy

development, changes to the policy and how to be part of that discussion. The presentation could also include information about the Bicycle Advisory Committee.

Vice-Chairperson Lathrop asked staff to add this to the Executive Committee agenda for discussion.

Adjournment

The meeting adjourned at 1:24 p.m.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

#	Date	Presentation	Staff
1	04/08/14	North Carolina Public Transportation Association - South Corridor Light Rail Tour	Main
2	04/09/14	Lake Norman Transportation Commission - Update on CRTPO's Metropolitan Transportation Plan and the NCDOT Project Prioritization Process (P3.0)	Burke
3	04/09/14	Charlotte Career Discovery Day - Charlotte: Past, Present & Future & Planning Information	McCullough/Neely/Prescott
4	04/10/14	Coulwood Middle School Career Fair - Charlotte: Past, Present & Future & Planning Information	Aphayarath/Fortune/ McCullough/Quinn
5	04/11/14	Clemson Urban Design Class - South Park Development Tour	Main
6	04/15/14	News 13 Central Orlando - What Light Rail Has Done for Charlotte	Campbell
7	04/16/14	ENLACE (Latino Community Outreach Organization) - Mecklenburg Livable Communities Plan	Gonzalez
8	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
9	04/22/14	For Investors By Investors - Working in Local Historic Districts	Howard
10	04/28/14	University of North Carolina at Charlotte's Transportation Engineering Students - CRTPO 101	Cook
11	05/02/14	Urban Land Institute Panel Presentation - Applied Innovation Corridor	Campbell
12	05/03/14	Communities United for Action Eastside-Westside Coalition - Future Plans for the Beatties Ford Corridor & Eastside Area	Campbell/McCullough
13	05/06/14	Belmont Community Association - Blue Line Extension Transit Station Area Plans, Belmont Area Plan and the Rezoning Process	Cornett/Keplinger McCullough
14	05/09/14	Bruns Academy Middle School Career Day - Careers in Planning	Gonzalez/Weaver
15	05/15/14	North Carolina Metropolitan Planning Organization - Transportation in Planning Project Tracking	Cook
16	05/15/14	Biddleville and Smallwood Communities - Future Plans	McCullough
17	05/20/14	Chamber of Commerce's East Charlotte Chapter - Impact of Independence Boulevard on the Eastside	Campbell
18	05/28/14	Plaza Midwood Merchants' Association - Applying for a Local Historic District	Howard
19	06/02/14	Commerce Lexington-Greater Louisville Inc. Leadership Expedition - Land Use, Transportation & Transit Planning	Campbell
20	06/11/14	Lake Norman Transportation Commission - NCDOT P3.0 Update and Charlotte Regional Transportation Planning Organization Draft Local Input Points Allocation	Burke
21	06/12/14	Transportation Overlay Districts Zoning Revisions Public Informational Meeting	Goodwin/Dixon
22	06/16/14	Historic West End Partners - Historic Preservation Options Overview	Howard
23	06/18/14	Charlotte City Center Partners - Charlotte Historic District Commission Overview	Howard

Charlotte-Mecklenburg Planning Commission

Attachment 3

July 2014 Revised Meeting Schedule

Date	Time	Purpose	Location
Full Planning Commission			
07-07-14	Noon	Work Session	Conference Room 267 2nd Floor - 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			
07-07-14	2:00 p.m.	Work Session[1]	Conference Room CH-14 Basement - CGMC
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[2]	Conference Room 280 2nd Floor - CMGC
07-09-14	3:00 p.m.	Historic District Commission Meeting	Conference Room 280 2nd Floor - CMGC
07-16-14	3:00 p.m.	Historic District Commission *(Tentative)*[3]	Conference Room CH-14 Basement – CMGC
07-16-14	6:00 p.m.	CRTPO Meeting	Conference Room 267 2nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

University City Area Plan

07-22-14 Public Workshop Cancelled[4]

[1] Due to lack of a quorum at the June 25 Zoning Committee Meeting, the meeting has been rescheduled to July 7 at 2:00 p.m.

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

[3] This meeting will only take place, if needed, to continue discussion of cases from the July 9 meeting.

[4] The July 22 University City Area Plan Public Workshop has been cancelled.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

August 2014

Date	Time	Purpose	Location
Full Planning Commission			
No Meeting Scheduled			
Executive Committee			
08-18-14	4:00 p.m.	Work Session	Conference Room 266 2nd Floor – CMGC
Planning Committee			
No Meeting Scheduled			
Zoning Committee			
No Meeting Scheduled			
Other Committee(s)			
08-13-14	2:00 p.m.	Historic District Commission Informational Meeting[1]	Conference Room 280 2nd Floor - CMGC
08-13-14	3:00 p.m.	Historic District Commission Meeting	Conference Room 280 2nd Floor – CMGC
08-20-14	5:00 p.m.	Metropolitan Planning Organization Education Session	Conference Room 267 2nd Floor – CMGC
08-20-14	6:00 p.m.	Charlotte Regional Transportation Planning Organization 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 informational meeting to discuss staff updates.

Charlotte-Mecklenburg Planning Commission
Executive Committee Meeting

Attachment 4

Approved
June 16, 2014

April 28, 2014 – 3:30 p.m.
CMGC – Conference Room 266
Minutes

Call to Order & Introductions

The meeting was called to order at 3:39 p.m.

Attendance

Commissioners Present: Tracy Dodson (Chairperson), Tony Lathrop (Vice-Chairperson), and Ray Eschert

Commissioner(s) Absent: Emma Allen

Planning Staff Present: Debra Campbell (Planning Director), Cheryl Neely and Michelle Barber

Approval of Minutes

A motion was made by Commissioner Eschert and seconded by Commissioner Lathrop to approve the March 17, 2014 Executive Committee minutes. The vote was 3 to 0 to approve the minutes.

Follow-up Assignments

Communication Committee/Communication Statement to City Council

Vice-Chairperson Lathrop stated that he submitted the draft statement to staff for review. Cheryl Neely indicated that the Planning Director thought the timing may not be appropriate because the City Council is really busy and is amidst budget season.

The Vice-Chairperson suggested removing references to the Department's budget request from the statement. He also reminded the Committee that the Communication Statement serves as a mid-year report to City Council. The Chairperson suggested that the Committee not submit a report at this time since it is so close to the end of the fiscal year, which is when the annual report to Council is due.

Future Work Session Agenda Items

The Committee reviewed the following future work session agenda items list:

Future Work Session Agenda Items	Work Session
1. Mecklenburg Livable Communities Plan	May
2. 2040 Metropolitan Transportation Plan (MTP)	May
3. Area Plan Policy Assessment Update	TBD
4. Transit Oriented Development (TOD) Standards	TBD

Commission Assignments/Appointments

Commissioner Eschert asked about upcoming appointments to the Commission. Chairperson Dodson responded that the County will appoint someone to replace former Commissioner Andy Zoutewelle.

Ms. Neely asked if the Chairperson had appointed a Commissioner to replace Mr. Zoutewelle as the Commission's Charlotte Regional Transportation Planning Organization (CRTPO) representative. Chairperson Dodson replied yes, Commissioner Watkins will be the representative for the Commission. Commissioner Eschert volunteered to continue to serve as the alternate representative for CRTPO.

Chairperson Dodson added that Commissioner Wiggins also volunteered to be the CRTPO representative, but Commissioner Watkins volunteered first. The Committee discussed having two new Commissioners as CRTPO representatives for both the primary and alternate positions. The group decided that it was probably best to have an experienced Commissioner serve as the alternate for at least a year. The Planning Director suggested that staff hold a CRTPO 101 orientation session for Commissioner Watkins.

Ms. Neely asked if the CRTPO Report should be removed from the May work session agenda since Commissioner Watkins had not attended a CRTPO meeting yet. Chairperson Dodson suggested leaving it on the agenda as a reminder to announce that Commissioner Watkins is the Commission representative for CRTPO. She will also inform Commissioners that the Executive Committee will also assign an alternate.

The Chairperson stated that Commissioner Labovitz does not want to continue as the Historic District Commission (HDC) representative next year. Commissioner Sullivan has expressed interest in this position and will become the HDC representative on July 1, 2014. Ms. Neely explained that the HDC representative is appointed by the Mayor with a recommendation from the Commission. Cheryl Neely stated that she will draft a letter from the Chairperson to the Mayor indicating that the Chairperson is recommending Commissioner Sullivan for this position.

Chairperson Dodson asked if there are any upcoming text amendments which need Commissioner assignments. Director Campbell responded that a Commissioner assignment is needed for the Cell Towers text amendment.

Nominating Committee

Chairperson Dodson reminded Commissioner Eschert that the Nominating Committee will present a slate of officers at the May work session and the election will take place at the June work session. Commissioner Eschert indicated that he will not attend the May work session, but will make sure that the slate is finalized prior to the meeting. The Chairperson added that Commissioners can nominate from the floor during the elections. She also explained that election of the Vice-Chairpersons for the Planning and Zoning Committees will take place at the July Committee meetings.

Approval of the May 5, 2014 Work Session Agenda

The Committee reviewed the May work session draft agenda. Vice-Chairperson Lathrop made a motion to approve the May 5, 2014 Work Session Agenda. The motion was seconded by Commissioner Eschert. The vote was 3 to 0 to approve the agenda as submitted.

Approval of the May and June 2014 Meeting Schedules

The Committee reviewed the May and June 2014 meeting schedules. Vice-Chairperson Lathrop made a motion to approve the May and June 2014 schedules. The motion was seconded by Commissioner Eschert. The vote was 3 to 0 to approve the schedules.

Adjournment

The meeting adjourned at 3:58 p.m.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm. 280
June 25, 2014
4:30 P.M.

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

1.	**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 (urban residential), UR-3 (urban residential), UR-C (urban residential, commercial), institutional, research, office, business, MX-1 (mixed use), MX-2 (mixed use), MX-3 (mixed use), MUDD (mixed use development), UMUD (uptown mixed use), CC (commercial center), NS (neighborhood services), TOD (transit oriented development), U-I (urban industrial), industrial, PED (pedestrian overlay) and TS (transit supportive overlay). 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.
2.	**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.
3.	**Petition No. 2014-021 by Charlotte-Mecklenburg Planning Department** for a Text Amendment to the City of Charlotte Zoning Ordinance to 1) create a new definition for mobile farmer's market; 2) allow mobile farmer's markets in all zoning districts; and 3) create new prescribed conditions for mobile farmer's markets.
4.	**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).
5.	**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).
6.	**Petition No. 2014-035** (Council District 4 - Phipps) **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 (research) to RE-3-O (research, optional) and O-1(CD) (office, conditional), with five year vested rights.
7.	**Petition No. 2014-039** (Council District 1 - Kinsey) **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 (neighborhood business) to MUDD-O (mixed use development, optional).

8.	**Petition No. 2014-040** (Council District 6 - Smith) **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) (institutional, conditional) to UR-1(CD) (urban residential, conditional).
9.	**Petition No. 2014-041** (Council District 2 - Austin) **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 (light industrial) to I-2(CD) (general industrial, conditional).
10.	**Petition No. 2014-045** (Council District 7 - Driggs) **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 (commercial center) to CC SPA (commercial center, site plan amendment).
11.	**Petition No. 2014-046** (Council District 2 - Austin) **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 (multi-family residential) to UR-2(CD) (urban residential, conditional).
12.	**Petition No. 2014-047** (Council District 3 - Mayfield) **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 (general industrial) and TOD-M(CD) (transit oriented development, mixed use, conditional) to TOD-M O (transit oriented development, mixed use, optional).
13.	**Petition No. 2014-048** (Council District 1 - Kinsey) **by Marsh Euclid Apartments, LLC** for a change in zoning for approximately 2.99 acres generally surrounded by South Caldwell Street, Lexington Avenue, Euclid Avenue, and Templeton Avenue from O-2 (office) and TOD-MO (transit oriented development, mixed use, optional) to TOD-MO (transit oriented development, mixed use, optional) and TOD-MO SPA (transit oriented development, mixed use, optional, site plan amendment).
14.	**Petition No. 2014-050** (Council District 6 - Smith) **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 (single family residential) and UR-2(CD) (urban residential, conditional) to UR-2(CD) (urban residential, conditional) and UR-2(CD)SPA (urban residential, conditional, site plan amendment).
15.	**Petition No. 2014-052** (Council District 1 - Kinsey) **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 (general industrial) to I-1 (light industrial).
16.	Overview of Administrative Amendment Appeal Process

Attachment 6

**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 21st day of July, 2014** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition No. 2013-094 by Halvorsen Development Corporation for a change in zoning for approximately 33.60 acres located on the west side of Prosperity Church Road across from Ridge Road from R-3 & CC to CC & CC SPA, with five year vested rights.

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. 2014-049 by SBBH, LLC for a change in zoning for approximately 1.53 acres located on the south side of Morrison Boulevard between South Park Drive and Sharon Road from CC to MUDD-O.

Petition No. 2014-054 by QuikTrip for a change in zoning for approximately 2.28 acres located on the northeast corner at the intersection of North Sharon Amity Road and Central Ave from B-1 & B-1-SCD to B-1(CD).

Petition No. 2014-056 by Central Piedmont Community College for a change in zoning for approximately 4.19 acres generally surrounded by East 4th Street, Charlottetowne Avenue, South Torrence Street, and 3rd-4th Connector Street from B-2 to MUDD-O, with five year vested rights.

Petition No. 2014-057 by Craig & Amy Faile for a change in zoning for approximately 0.229 acres located on the south side of York Road at the intersection of Langston Drive and York Road from R-3 LLW-CA to O-2 LLW-CA.

Petition No. 2014-059 by Crosland LLC & Allen Tate for a change in zoning for approximately 3.65 acres located on the west side of Sharon Road between Fairview Road and Hazelton Drive from R-17MF to MUDD-O.

Petition No. 2014-060 by Day Hixson for a change in zoning for approximately 0.47 acres located on the east side of North McDowell Street between East 35th Street and East 36th Street from R-5 to UR-1(CD).

Petition No. 2014-061 by Roman Catholic Diocese of Charlotte for a change in zoning for approximately 10 acres located on the south side of Suther Road between Old Concord Road and Sandburg Avenue from INST(CD) to INST(CD) SPA.

Petition No. 2014-063 by Pulte Home Corporation for a change in zoning for approximately 2.91 acres located on the south side of Atherton Street between Euclid Avenue and Marshall Place from R-5 & B-2 to UR-2(CD).

Petition No. 2014-065 by Nasir Ahmad for a change in zoning for approximately 2.91 acres located on the east side of Interstate 85 along John Adams Road near the intersection of Galloway Road and John Adams Road from RE-3 to RE-3 SPA.

Petition No. 2014-066 by Levine Properties, Inc. for a change in zoning for approximately 0.094 acres of right-of-way for St. Julien Street located between Commonwealth Avenue and Independence Boulevard from R-5 to B-1(PED).

Petition No. 2014-067 by Aldersgate United Methodist Retirement Community, Inc. for a change in zoning for approximately 91.31 acres located on the south side of Shamrock Drive across from Glenville Avenue and east side of Eastway Drive across from Dunlavin Way from R-17MF & INST(CD) to INST(CD) & INST(CD) SPA.

Petition No. 2014-069 by Novant Health for a change in zoning for approximately 81.75 acres located on the northeast quadrant at the intersection of Albemarle Road and I-485 from INST(CD) & B-1(CD) to O-2(CD) & B-1(CD) SPA.

Petition No. 2014-070 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.63 acres located on the east side of South Church Street between West Summit Avenue and West Bland Street from I-2 to TOD-M.

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, July 16th, 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 21st day of July, 2014** on the following petition that propose changes to the City of Charlotte Zoning Ordinance:

Petition No. 2012-090 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to 1) allow the Zoning Board of Adjustment to have jurisdiction to grant variances on certain standards within the Transit Oriented Development districts (TOD), the Pedestrian Overlay district (PED), Mixed Use Development district (MUDD), Uptown Mixed Use district (UMUD), and Transit Supportive Overlay district (TS); 2) allow the Board of Adjustment to have authority to consider variances related to the number of, or size of, permissible signs in a conditional district; and 3) allow the Board of Adjustment to have jurisdiction with respect to an interpretation of, or decision about the Transit Oriented Development district (TOD) or Pedestrian Oriented District (PED) development or urban design standards.

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
May 20, 2014 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attachment 7
Approved
June 17, 2014

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

Commissioners Absent: Thomas Low

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

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

Call to Order and Introductions
Chairperson Lathrop called the meeting to order at 5:55 p.m., welcomed those present and asked everyone to introduce themselves.

Approve April 15, 2014 Minutes
A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Eschert to approve the April 15, 2014 minutes. The vote was unanimous to approve the minutes.

M.R. #14-18: Proposal by Mecklenburg County to Acquire Property Located on Miranda Road in Charlotte's ETJ
Amanda Vari (Planning) presented this proposal by Mecklenburg County to acquire 56 acres located off the southerly side of Miranda Road, west of Beatties Ford Road (Tax Parcel 037-081-02) for the assembly of nature preserve and greenway property along McIntyre Creek. The property contains a residential home and several accessory structures. The acquisition is consistent with the *County's 2008 Park and Recreation Master Plan* which encourages the expansion of nature preserves and protection of habitat for wildlife and plant life.

Commissioner Wiggins asked if the County got approval from the property owners to acquire the land. Ms. Jacqueline McNeil (Asset and Facility Management) stated that the parcel was part of the plan. Chairperson Lathrop asked if the area is wooded. Ms. McNeil said that Park and Recreation has determined that the property contains a mix of young and mature forests, open fields and several ponds. The property is to be utilized as a nature preserve and greenway. Commissioner Wiggins stated the following: "I am going to vote against it because I think the best use of the property is for single family residential development and I think that we have uh uh. It's a hard balance between setting aside park and recreation plans and also on making single family development. We are fighting for both kinds of properties and I went out and looked and there are several properties along the creek there at the bridge and several other places that I think will be equally as viable candidates for what the county has in mind."

A motion was made by Commissioner Watkins and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #14-18. The vote was 4 to 1 to approve staff's recommendation for Mandatory Referral #14-18.

For: Commissioners Lathrop, Eschert, Fink and Watkins

Against: Commissioner Wiggins

M.R. #14-19: Proposal by Mecklenburg County to Accept the Donation of Property Located on Carmel Road for Addition to Carmel Road Park

Kent Main (Planning) presented the proposal from Mecklenburg County to accept the donation of a 48-foot strip of land located off Carmel Road adjacent to Carmel Road Neighborhood Park (along the western boundary of Tax Parcel 209-021-02) from the Church at Charlotte for park expansion. The donation of this land which is located between the church and park property will eliminate the buffer. The property will be paved and used for parking by both the church and the park. Acquisition of the property will increase the County's usability of this park and allow more citizens to visit the park. This acquisition is consistent with the *County's 2008 Park and Recreation Master Plan* in which citizens expressed a desire for increased park and recreation facilities and opportunities. Chairperson Lathrop commented that he thinks it's beneficial to share uses.

A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Wiggins to approve Planning staff's recommendation for Mandatory Referral #14-19. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-19.

M.R. #14-20: Proposal by Mecklenburg County to Acquire Two Parcels Located in the Purser Drive Area along Briar Creek

Amanda Vari (Planning) presented Mecklenburg County's proposal to acquire two parcels located in the Purser Drive area along Briar Creek in East Charlotte (Tax Parcels 099-061-12 and 099-061-13) for expansion of the greenway system along Briar Creek. The intent is to preserve open space for the benefit of water quality and floodplain management with the long term goal of abandoning a portion of the street (Purser Drive) that serves these parcels. The land could be used in the future for a greenway but there are no immediate plans for that use. The proposed transaction and intended use of the property is consistent with the *East District Plan (1990)* which recommends greenway, park and open space land uses. Commissioner Wiggins asked if the property is served by water and sewer. Ms. Daughtry answered that she thinks that it is.

A motion was made by Commissioner Watkins and seconded by Vice-Chairperson Eschert to approve Planning staff's recommendation for Mandatory Referral #14-20. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-20.

Area Plan Status and Meeting Report

Chairperson Lathrop stated that this update on the University City Area/Blue Line Extension Transit Station Area Plans planning process is for information only. He asked Commissioner Watkins and Commissioner Wiggins if they would like to share information from their recent tour of the area with Planning staff. Commissioner Wiggins gave a summary of the tour. She commented that the plan seems to be moving forward in a reasonable fashion and that staff has done a good job working with neighbors and businesses. She suggested that more bike lanes be added to the plan recommendations and thinks that bike lanes could help move doctors from their medical offices to the hospital. Ms. Vari explained that bike lanes are part of the complete street design guidelines which CDOT requires on all new streets and all through streets.

Commissioner Fink asked about pedestrian access to the hospital and library as well as sidewalk on W. T. Harris Boulevard. Ms. Vari addressed the hospital/library access. She stated that CDOT recommends that this become a public street in the future. Also, a connection from this area to the University that provides direct connectivity to the J. W. Clay Transit Station is recommended. Commissioner Fink thinks there should be sidewalks on W. T. Harris Boulevard.

Commissioner Watkins said that there were retaining walls going up near the hospital that will require pedestrians to cross North Tryon Street which has very high traffic volumes and fast moving vehicles. Ms. Vari stated that the retaining walls are challenging. Sketches are being developed of what the cross sections will look like and various alternatives.

Chairperson Lathrop asked what the problem with the utility easement is. Ms. Vari stated that she did not have a diagram that would explain the issue. She said the concept initially envisioned buildings lining North Tryon Street with entryways and shops. However, they are finding in some instances that utility easements prevent direct connections between buildings and sidewalks. Staff is exploring options for crossing easements with bridges or mid-block connections. Chairperson Lathrop asked how wide the easements are. Ms. Vari said some easements are 15 feet and some retaining walls are 30 feet high. It is a safety issue as well as an aesthetic issue.

Chairperson Lathrop asked if the level of the building or the easement will be different than the level of the right of way. Ms. Vari answered that it varies. Theoretically, you can construct buildings high enough to be at street level with an entrance there, or put parking behind retaining wall and have active uses on the street level. Planning staff is working with CATS, CDOT, NCDOT and Duke Energy on this issue.

Chairperson Lathrop commented that it is difficult for him to imagine having a transit station near the University without access for walking and biking for students and the people that work at the University. Ms. Vari clarified that there is a pedestrian overpass to the parking deck which is located on the other side of North Tryon Street from the University. There will be a pedestrian crosswalk near the football stadium (Institute Drive). The area next to the dorms is accessed by streets and a greenway.

Chairperson Lathrop reminded the Committee that as of now, Commissioner Deb Ryan is assigned to the University City Area/Blue Line Extension Transit Station Area Plans planning process. He noted that she is deeply involved in that area and works at the University. However, she is not on this Committee and it would be good to have someone on this Committee involved in this area planning process to compliment Commissioner Ryan. Commissioner Wiggins volunteered to serve as the Committee's representative on this plan.

Chairperson Lathrop said that the next public meeting is scheduled for July 22 at the Oasis Shriners Temple. Ms. Melony McCullough (Planning) told the Committee that this date is tentative but the Committee will receive advance notification of the meeting.

Meeting adjourned at 7:00 p.m.

CHARLOTTE HISTORIC DISTRICT COMMISSION

MEETING AGENDA – JUNE 11, 2014 ***HDC SPECIAL MEETING – 2:00 PM. THE PUBLIC IS WELCOME TO ATTEND.***

CONTINUED APPLICATIONS – 3 PM

1.	812 LEXINGTON AVENUE, DILWORTH LOCAL HISTORIC DISTRICT REAR ADDITION/FENESTRATION CHANGES KEVIN & STACY PHILLIPS, OWNER	HDC 2014-062	APPROVED
2.	311 EAST BOULEVARD, DILWORTH LOCAL HISTORIC DISTRICT ROOF REPLACEMENT JACK APPLE, OWNER	HDC 2014-027	CONTINUED

APPLICATIONS FOR A CERTIFICATE OF APPROPRIATENESS

3.	910 E. WORTHINGTON AVENUE, DILWORTH LOCAL HISTORIC DISTRICT SECOND STORY ADDITION PETER VASSEUR, APPLICANT	HDC 2014-097	CONTINUED
4.	1830 EWING AVENUE, DILWORTH LOCAL HISTORIC DISTRICT PAINTED BRICK NANCY FOSTER, OWNER	HDC 2014-096	DENIED
5.	131 GRANDIN ROAD, WESLEY HEIGHTS LOCAL HISTORIC DISTRICT DEMOLITION HOPPER COMMUNITIES, APPLICANT	HDC 2014-091	365 DAY STAY
6.	525 EAST BOULEVARD, DILWORTH LOCAL HISTORIC DISTRICT NEW CONSTRUCTION CHIP SHELTON, APPLICANT	HDC 2014-101	DENIED
7.	1432 PECAN AVENUE, PLAZA MIDWOOD LOCAL HISTORIC DISTRICT ACCESSORY STRUCTURE BEN LENGACHER, OWNER	HDC 2014-081	DENIED
8.	400 HERMITAGE COURT, HERMITAGE COURT LOCAL HISTORIC DISTRICT NEW CONSTRUCTION MILLER ARCHITECTURE, APPLICANT	HDC 2014-005	CONTINUED