

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

Planning Commission

Oct 5, 2015
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

October 5, 2015 - Noon

CMGC - Conference Room 267

Call to Order & Introductions

Tony Lathrop

Administration

Approval of Planning Commission Minutes

Approve the September 11, 2015 minutes.

Attachment 1

Information

Planning Director's Report

Ed McKinney

- Zoning Ordinance Update
- Planning Department's Public Outreach Presentations

Attachment 2

October & November 2015 Meeting Schedules

Attachment 3

Committee Reports

- **Executive Committee**
 - June 15 and July 20, 2015 Approved Minutes
 - Future Work Session Agenda Items

Tony Lathrop
Attachment 4

- **Zoning Ordinance Ad Hoc Committee**

Tony Lathrop

- **Zoning Committee**
 - Upcoming Rezoning Petitions
 - July 29, 2015 Agenda

Tony Lathrop
Tammie Keplinger
Attachment 5

- **Planning Committee**
 - June 16 and July 21, 2015 Approved Minutes

Randy Fink
Attachment 6

- **Historic District Commission (HDC)**
 - July 8, August 12 and September 9, 2015 Meeting Updates

Mike Sullivan
Attachment 7

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

Cozzie Watkins

Communication from Chairperson

Tony Lathrop

- **Retreat Follow-up**

The Planning Commission will discuss follow-up items from the September 11, 2015 retreat.

Attachment 8

Charlotte-Mecklenburg Planning Commission

Attachment 1

Work Session/Retreat

September 11, 2015 – 9:00 am

Mahlon Adams Pavilion – Freedom Park

Summary Minutes

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Randy Fink (Vice-Chairperson), Emma Allen, Tracy Dodson, John Fryday, Karen Labovitz, Nasif Majeed, Bolyn McClung, Dionne Nelson, Deb Ryan, Mike Sullivan, Cozzie Watkins and Nancy Wiggins

Commissioner(s) Absent: Ray Eschert

Commissioner Allen arrived at 10:19 am and left at 2:00 pm
Commissioner Dodson left at 11:31 am and returned at 2:15 pm
Commissioner Labovitz left at 12:55 pm and returned at 1:05 pm; and left at 2:30 pm
Commissioner Sullivan left at 1:05 pm and returned at 1:40 pm
Chairperson Lathrop left at 12:50 pm and returned at 1:05 pm
Commissioner Majeed left at 1:05 pm
Commissioner Fryday left at 1:30 pm
Commissioner Watkins left at 2:30 pm

Guests: Dan Clodfelter (Mayor of Charlotte), Vi Lyles (City Council Member), David Howard (City Council Member) and Ron Carlee (City Manager)

Planning Staff Present: Ed McKinney (Interim Planning Director), Pontip Aphayarath, Bridget Dixon, Laura Harmon, Garet Johnson, Tammie Keplinger, Melony McCullough, Cheryl Neely, Alysia Osborne and Jennifer Ryan

Other Staff: Terrie Hagler-Gray, City Attorney's Office

Facilitator: Stanley Watkins, City Strata Consulting

Others: Mark Abramson, Mecklenburg Times

Approval of Minutes

Chairperson Lathrop called the meeting to order at 9:19 am. Commissioner Majeed made a motion to approve the July 6, 2015 work session minutes. Commissioner Watkins seconded the motion to approve the minutes. The Commission voted to approve the minutes.

Welcome / Purpose of the Retreat

Chairperson Lathrop welcomed everyone to the retreat. He explained that the purpose of the annual retreat is to identify work program items and prepare for the fiscal year.

Introductions / Ice Breaker

The facilitator asked each Commissioner to share information about their goals for the community. Following is a summary of their comments:

Commissioner	Community Goals
Emma Allen	Create a more walkable community.
Tracy Dodson	Greater public/private sector coordination in building the community.
Randy Fink	Update older plans and develop a more inclusive planning process.
John Fryday	Create a better life in all neighborhoods.
Karen Labovitz	The Commission needs to develop a relationship with City Council
Tony Lathrop	Make Charlotte the greatest City in the whole world.
Nasif Majeed	Keep planning for the community.
Bolyn McClung	Charlotte-Mecklenburg Schools should be incorporated into the planning discussion and there is a need to maximize the utility of public real estate.
Dionne Nelson	All citizens in Charlotte should have an opportunity to participate in the planning process.
Deb Ryan	Promote the health, safety and general welfare of the entire community.
Mike Sullivan	Develop a more inclusive community
Cozzie Watkins	Create a more expansive view of the community.
Nancy Wiggins	Revitalize the community as an urban center.

Elected Officials Discussion

Mayor Dan Clodfelter, City Council Member Vi Lyles, City Council Member David Howard and City Manager Ron Carlee provided comments and advice to the Commission. Below is a summary of the comments:

Mayor Dan Clodfelter

- [When compared with past Planning Commissions], the Planning Commission no longer has the attention of Elected Officials. The Planning Commission should work harder to get the Elected Official's attention.
- The Commission should focus on policies of how the community should grow physically. The current planning and zoning toolbox is broken and is not sufficient to implement the City's vision.
- Sometimes, the Planning Commission gets too far in the weeds. Need to engage in future planning for the community. The Planning Commission is not planning.
- The Centers, Corridors and Wedges (CCW) growth framework may not reflect the community's vision. Only 5% of the jobs are in the areas where about 30% of the City population lives.
- The former Planning Liaison Committee was useful for resolving planning issues and disputes.
- Conflict with the Planning staff is expected. Conflict can be healthy - need to have conflict sometimes to get better results.
- Give some push back [to the Elected Officials]. Nobody is saying "no" to anything.

Council Member Vi Lyles

- The Planning Commission needs to develop a vision. It is important for the Planning Commission to have a work plan and action steps to implement it in order to achieve its vision.
- The focus should be on planning - the Council hears a lot about zoning, but hears very little about planning for the community. Planning Commission needs to continue with zoning, but also help the Elected Officials plan the community. Remember that developers come to City Council members first.
- The Planning Commission needs to consider how the decisions they make affect the community.

- The built environment is important, but do not need to just focus on the built environment (i.e., Catawba River, Air Quality, etc.).
- The Planning Liaison Committee was a useful vehicle for coordinating planning related issues with Elected Officials in the past, but the group now has a more regional focus. Should consider reestablishing a committee with a local focus.
- The Planning Commission needs to improve its visibility in the community. Commissioners should talk to the community and engage staff around the important issues. (Planning Commission is the only paid Advisory Board).
- It is important that the Planning Commission bring people together through public input processes.
- Planning Commissioners are not expected to be quiet.
- Everything cannot be changed in a day. Take time to develop values and make substantive changes to improve the Planning Commission's processes.

City Council Member David Howard

- The Commission's role is important in setting the planning agenda/planning for the future of the city.
- The Planning Commission should focus on what is important for the community.

City Manager Ron Carlee

- Charlotte needs an active and diverse Planning Commission.
- Zoning is a way to implement plans. It is not the growth framework/policy.
- The Zoning Ordinance Update project should result in the best product to implement the community's vision.
- Staff drives the "train"...the Planning Commission is a "policy" committee.
- The Planning Commission should have their own work plan which can be different from the Planning Department's work plan.
- The Commission should insist that City Council has an annual meeting with the Planning Commission.

Commissioners' Reaction To Elected Officials Comments

The following is a summary of Planning Commissioners' comments to the Elected Officials' observations and advice. Note: Similar comments were summarized into one statement.

- Engage the Elected Officials around what the Planning Commission is doing.
- Set a work program to share with the Elected Officials.
- Develop ideas for the future of the community.
- Need to engage the various stakeholders (i.e., neighborhoods, businesses, etc.) around issues.
- Examine the Planning Coordinating Committee's (former Planning Liaison Committee) structure or establish another group to improve dialogue with the local elected officials.
- Expand the Planning Commission's committee structure to handle broader community engagement and leadership.
- Be mindful, as appointed officials - develop a guide of what we can say or do as Planning Commissioners in public forums.
- Assume leadership role on establishing a community vision.
- Engage the community to connect various groups and interests; develop a guide for engaging the public.

- Engage in debate and resolution of issues; do not always settle for consensus (address issues of distrust on the Commission).
- Share the next steps from the retreat with Elected Officials.
- Review the reporting process for the various boards where Planning Commissioners participate.
- Reexamine the process for hiring the Planning Director.
- Reexamine the work session agenda items.
- Review the governing documents (Interlocal Agreement, Rules of Procedure and Operating Agreement) and make suggestions for changes as to how the Planning Commission does its work.
- Better inform Planning Commissioners about upcoming meetings.
- Share information from fact-finding trips to other cities (i.e., Annual Chamber of Commerce trip).
- Consider American Planning Association memberships for Commissioners.

Note: Due to time constraints, the retreat agenda was modified. The Role & Responsibilities of the Planning Commission, Update on State Legislation and Supreme Court Ruling Impacting Planning & Zoning, and the Rezoning Process Update presentations were removed from the agenda.

Planning Department Priorities

Ed McKinney introduced Bridget Dixon and Alysia Osborne. Ms. Dixon gave an overview of the Zoning Ordinance Update. She explained why the update was being done, shared background information, and discussed the project scope and schedule. Ms. Osborne presented information on the Place-Based Policy Framework initiative. Click this [link](#) to view the entire presentation.

Commissioners had several comments/questions, following the presentation. Below is a summary of this discussion:

- Commissioner McClung asked about the Planning Commission's role in the Zoning Ordinance Update. Staff explained that Commissioners were engaged in the Zoning Ordinance assessment and will continue to be involved in the update. The Commission has established an ad hoc committee which has been discussing how to engage stakeholders during the process.
- Commissioner Ryan expressed concern about the lack of a vision for the City. She said it is difficult to have a process without a vision. Commissioner Ryan is also concerned with civic engagement. She thinks civic engagement is good, but cautioned that there can be too much civic engagement.
- Commissioner Wiggins stated that the CCW growth framework does not work. Staff needs to consider tossing out CCW and look at other alternatives.
- Chairperson Lathrop stated that the governing documents should be reviewed and updated. He also thinks the work sessions should be more effective.
- Commissioner Wiggins thinks the Commission should be informed of the hiring process for a new Planning Director.

- Commissioner Nelson thinks the Commission should be more efficient. Commissioner Sullivan agreed and said that the meetings need to be more goal oriented.
- Commissioner Fryday cautioned that the Commission needed to make sure that the legal requirements are met.
- Commissioner Wiggins stated that all Commissioners should become members of the American Planning Association. She stated that she would pay for their memberships.

Planning Commission Action Plan

The Planning Commission identified nine priorities to work on during FY16 and made assignments for follow-up. These priorities and assignments are listed below:

Action Step	Assignment
1. Receive staff input on rezoning cases prior to the zoning public hearing.	<i>Dionne Nelson and Tracy Dodson</i>
2. Investigate whether a smaller or alternative group can review and make recommendations on Mandatory Referrals.	<i>Randy Fink and Planning Director</i>
3. Focus the Planning Commission Work Sessions on discussions between Commissioners, which result in actions, rather than presentations. Also, Commissioners should receive advance notice of any presentations and a summary of the goals and actions required by the Commissioners regarding any presentations.	<i>Executive Committee and Planning Director</i>
4. Inform the Planning Commission of the Department's work program areas where the Planning Staff needs the Commission's assistance.	<i>Planning Director</i>
5. Assign a Planning Commissioner and an alternate to attend the City Council's Transportation and Planning Committee meetings.	<i>Executive Committee</i>
6. Develop an annual Work Plan for the Planning Commission and share it with Elected Officials.	<i>Planning Committee</i>
7. Review the Planning Liaison/Planning Coordinating Committee's history and structure and determine if another planning liaison type committee should be formed to better coordinate planning policies and projects with the City, County and Charlotte-Mecklenburg Schools.	<i>Randy Fink</i>
8. Hold periodic meetings with Elected Officials to discuss goals and priorities.	<i>Executive Committee</i>
9. Explore options for Planning Commissioners to join the American Planning Association.	<i>Planning Director</i>

Each committee or individual should research his or her assigned priority action step and bring back to the Planning Commission a process and timetable for completion.

Adjournment

The meeting adjourned at 3:10 pm.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

#	Date	Presentation	Staff
1	06/02/15	Charlotte in Black and White Bus Tour - Teach for America	Howard
2	06/02/15	Chantilly Neighborhood Assoc: Elizabeth Connectivity and Wayfinding Initiative	Goodwin
3	06/04/15	Central/Albemarle/Shamrock CNIP Meeting at Midwood International and Cultural Center	Mahoney & Vari
4	06/09/15	Greater Charlotte Apartment Assoc's Leadership Class: Planning Policy Framework and Implementation Tools	Johnson
5	06/10/15	University City Partners' Land Development Committee: University City Area Plan Implementation Strategies Update	Cornett & Vari
6	06/10/15	Lake Norman Transportation Commission: Transportation Improvement Program and Prioritization 4.0 - DRAFT	Burke
7	06/22/15	Charlotte in Black and White Bus Tour - DSS Executive Team	Howard
8	06/24/15	Sugar Presbyterian Church: BLE Quarterly Business Information Meeting	Vari
9	06/29/15	Charlotte in Black and White Bus Tour - CMS Executive Team	Howard
10	06/30/15	Cross Charlotte Trail Public Meeting	Cornett & Vari
11	07/14/15	UNC Charlotte's Urban Design Master's Students - University City Area Plan	Mahoney
12	08/20/15	Children in Planning Career Day	McCullough & Others
13	09/08/15	ULI TAP Panel Presentation - Cornelius Town Council	McKinney
14	09/19/15	Neighborhood Leadership Awards - Claim Your Space: Transformative Placemaking Projects for Neighborhoods	Meacci & Holmes
15	09/28/15	Wesley Heights Neighborhood Association - HDC	Harpst
16	09/28/15	Sunset/Beatties Ford CNIP Public Workshop	Cornett

Meeting Schedule

October 2015

Date	Time	Purpose	Location
Full Planning Commission			
10-5-15	Noon	Work Session	Conference Room 267 2 nd Floor - CMGC
Executive Committee			
10-19-15	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor - CMGC
Planning Committee			
10-20-15	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
10-19-15	5:00 p.m.	City Council Dinner Meeting	Conference Room CH-14 Basement - CMGC
10-19-15	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level - CMGC
10-28-15	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Ordinance Ad Hoc Committee			
10-5-15	11:15 a.m.	Work Session	Conference Room 278 2 nd Floor - CMGC
Other Meetings			
10-14-15	Noon	Historic District Commission Workshop	Conference Room 267 2 nd Floor - CMGC
10-14-15	1:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor - CMGC
10-21-15	6:00 p.m.	CRTPO Meeting	Conference Room 267 2 nd Floor - CMGC
10-22-15	Noon	City Council Transportation & Planning Committee (TAP)	Conference Room 280 2 nd Floor - CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

November 2015

Date	Time	Purpose	Location
Full Planning Commission			
11-2-15	Noon	Work Session	Conference Room 267 2 nd Floor-CMGC
Executive Committee			
11-16-15	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
11-17-15	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
11-16-15	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
11-16-15	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
11-25-15	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Ordinance Ad Hoc Committee			
11-2-15	11:15 a.m.	Work Session	Conference Room 278 2 nd Floor-CMGC
Other Committee(s)			
11-11-15	Noon	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
11-11-15	1:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
11-18-15	6:00 p.m.	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC
11-09-15	3:00 p.m.	City Council Transportation & Planning Committee (TAP)	Conference Room 280 2 nd Floor - CMGC
Charlotte-Mecklenburg Planning Department Meetings			
11-20-15	11:30 a.m.	Planning Coordinating Committee	Huntersville Town Hall 101 Huntersville Concord Road Huntersville, NC

Charlotte-Mecklenburg Planning Commission

Executive Committee Meeting

Attachment 4

Approved July 20, 2015

June 15, 2015 – 4:00 p.m.

CMGC – Conference Room 266

Summary Minutes

Call to Order & Introductions

Chairperson Lathrop called the meeting to order at 4:07 p.m.

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Tracy Dodson (Vice-Chairperson), Karen Labovitz and Randy Fink.

Commissioner Randy Fink arrived at 4:11 p.m.

Planning Staff Present: Ed McKinney (Interim Planning Director), Cheryl Neely and Robin Berkman (temporary employee)

Approval of Minutes

A motion was made by Vice-Chairperson Dodson and seconded by Commissioner Labovitz to approve the May 18, 2015 Executive Committee minutes. The vote was 3 to 0 to approve the minutes.

Future Work Session Agenda Items

Planning Commission Annual Retreat

The Executive Committee discussed the Planning Commission retreat. The Chairperson asked staff to poll Commissioners on the potential dates of September 11 and 14. He also asked staff to look for a centrally located venue for the retreat.

Commissioner Labovitz recommended that the retreat include a review of last year as well as an update on the Zoning Ordinance. Chairperson Lathrop agreed and would like to invite the Zoning Ordinance Consultant to the retreat or an upcoming work session. He stated that the retreat should also be used to set the Commission's agenda for the year.

Commissioner Labovitz suggested inviting a few City Council members to the retreat so that they can explain what Council expects from the Commission. Afterwards, the Commission can have a discussion about how they can meet City Council's expectations.

Commissioner Fink stated that expectations and outcomes should be established prior to the retreat. This could help get buy-in from Commissioners and create a sense of ownership of the retreat agenda.

The Committee discussed hiring a consultant to facilitate the retreat. They agreed that the Committee will need to inform the facilitator of the retreat's goals and utilize the facilitator to accomplish these goals. Commissioner Fink reiterated the importance of advance work to prepare for the retreat so that the retreat can be more productive.

Vice-Chairperson Dodson mentioned that Zoning Committee members inquired about being able to ask questions during City Council public hearings. She said that this could be a potential retreat topic. Chairperson Lathrop does not think it should be a retreat topic. He suggested that perhaps the Zoning Committee Chairperson could give the questions to the Mayor, during the hearing. Vice-Chairperson Dodson thinks the Commission should create a more formal process. Commissioner Labovitz

suggested that the Mayor simply ask the Zoning Committee Chairperson if the Zoning Committee has questions. Ed McKinney suggested that questions be shared with staff so that issues can be resolved and a response can be prepared prior to the Zoning Committee meeting. The Executive Committee decided to continue this discussion at a later date.

Approval of the July 2015 Work Session Agenda

The Executive Committee approved the draft July 6, 2015 work session agenda.

Approval of the July and August 2015 Meeting Schedules

The Committee approved the meeting schedules as submitted.

Adjournment

The meeting adjourned at 4:47 p.m.

Charlotte-Mecklenburg Planning Commission

Executive Committee Meeting

Approved September 21, 2015

July 20, 2015 – 4:00 p.m.

CMGC – Conference Room 266

Summary Minutes

Call to Order & Introductions

Chairperson Lathrop called the meeting to order at 4:03 p.m.

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Randy Fink (Vice-Chairperson), Tracy Dodson and Karen Labovitz

Planning Staff Present: Ed McKinney (Interim Planning Director) and Cheryl Neely

Approval of Minutes

A motion was made by Vice-Chairperson Fink and seconded by Commissioner Dodson to approve the June 15, 2015 Executive Committee minutes. The vote was 4 to 0 to approve the minutes.

Follow-up Assignments

Planning Commission Annual Retreat

The Executive Committee discussed their upcoming annual retreat. The Committee decided that the retreat will be held on September 11, 2015. The Committee discussed the retreat location. Chairperson Lathrop asked staff to check the availability of the Mahlon Adams Pavilion.

The Committee discussed hiring a facilitator for the retreat. The Chairperson asked staff to check Stanley Watkin's availability (City Strata Consulting). Vice-Chairperson Fink suggested that the Committee develop the retreat agenda and then decide who would be the best person to facilitate the retreat. Commissioner Dodson stated that since Stanley Watkins understands the Planning Commission and planning, staff should at least check his availability.

The Committee also discussed retreat agenda topics. The Chairperson asked if the Zoning Ordinance Update should be on the agenda. Commissioner Labovitz suggested that there could be a quick status update since there has not been much work done on the Zoning Ordinance yet. Commissioner Dodson said the Commission could look at the Zoning Ordinance Ad Hoc Committee and discuss whether it should be modified or if it should continue, etc.

Commissioner Labovitz suggested that there be a general discussion on the role of the Planning Commission, including what is expected from City Council. She does not think the Commission coordinates enough with City Council. Commissioner Labovitz reminded the Committee that they previously discussed inviting some City Council members to the retreat. She thinks the Commission needs to have a better understanding of what City Council expects of them, as well as a better understanding of their role.

Vice-Chairperson Fink suggested that the retreat be divided into two portions. The first portion should consist of information gathering/data dumping. The second portion should focus on what the Commission can do with the information, action steps for the Commission, as well as define the work of the committees. He also shared his concern with the lack of substantial agenda items for the Planning Committee. Vice-Chairperson Fink suggested that the Commission invite City Council members who they have not previously heard from and who may have a different perspective.

Vice-Chairperson Fink shared his concern about the discussion from the last Zoning Ordinance Ad Hoc Committee meeting, in regards to area plans. Since Centers, Corridors and Wedges is a 25 year old document, is it still relevant or have values changed. He thinks it would be beneficial for the Commission to take ownership of the fundamentals that are in place now so that the Commission can apply them. Commissioner Labovitz agreed and thinks the Commission is not really involved in planning, staff is doing the planning. She thinks that the Commission is not really doing what they were appointed to do.

Chairperson Lathrop thinks the retreat agenda should include an overview of what the Commission is required to do, per the Interlocal Agreement. Afterwards, the Commission can discuss the framework of how they look at policies/area plans. The Chairperson thinks there should be a discussion on the schedule for initiating new area plans. Commissioner Labovitz added that the Commission should discuss how they can get involved in the area planning process. Chairperson Lathrop stated that the Commission could also discuss whether there are other policy items that could be coming to the Planning Committee, as well as other things that are required to go to the Planning Committee, based on the governing documents.

Vice-Chairperson Fink stated that the Interlocal Agreement could be reviewed by the Planning Committee and perhaps they could make recommendations for changes to the agreement. Commissioner Labovitz agreed and proposed that the retreat discussion focus on the Planning Commission's role. She thinks that Commissioners can discuss their role, City Council members can share what they think the Planning Commission role is and staff can also state what they think the Commission's role is. Based on the input received, the Commission can develop a plan for moving forward.

Chairperson Lathrop said that he would like staff to present their priorities for the upcoming year. Commissioner Dodson agreed and stated that staff typically provides this information prior to the retreat. The retreat discussion usually focuses on the Interlocal Agreement and other governing documents (to determine if the Commission is functioning properly), staff's priorities (to determine if there is something that the Commission should be involved with), priorities identified by Commissioners and then the Commission develops their work plan/schedule for the upcoming year.

Vice-Chairperson Fink stated he had heard that in the past others told the Commission what their priorities were and how the Commission fits in with their priorities. He did not want this to be the case this year. The Vice-Chairperson prefers that others share what they are doing so the Commission can take from the information and decide if they are on board.

Commissioner Dodson explained that instead of having a random conversation about what the Commission is interested in, she thinks that it is important for the Commission to hear from others about what is going on and to receive background information in order to help focus the discussion. She reminded the Commission that their previous plan to have a Planning 101, which focused on economic development, was strongly discouraged by City Council. This idea came from a former Commissioner's interest in economic development. However, Council did not think it was the role of the Planning Commission to have a Planning 101/community forum which focused on economic development, since Council already has a committee which focuses on economic development for Charlotte.

Vice-Chairperson Fink said that he wants to make sure the stakeholders who are defining the policy are the ones telling the Commission what they should be doing. The Commission should be aligned with staff initiatives and work together; however at the end of the day the City Council and the public should tell the Commission what their mission is.

The Committee revisited inviting City Council members to the retreat. Vice-Chairperson Fink suggested inviting the current Mayor and other mayoral candidates from the current Council (Howard and Barnes). Vice-Chairperson Fink thinks it is valuable to hear the perspective of the facilitator/convenor of City Council (Mayor Clodfelter). Commissioner Dodson agreed and thinks the Mayor is a good choice because he is a former Planning Commissioner. She also suggested inviting others who understand the Commission. After a lengthy discussion, the Committee agreed to invite the current Mayor. The Committee asked Chairperson Lathrop to decide on the other Council Member invitees. Vice-Chairperson Fink suggested that he consider inviting those who will provide a diversity of opinions.

The Chairperson mentioned that the hiring of a new Planning Director could impact the Department's priorities. The Committee asked which staff members will attend the retreat. Cheryl Neely replied that Ed McKinney, Laura Harmon, Garet Johnson, Melony McCullough, Tammie Keplinger an administrative staff person and she will attend the retreat. Chairperson Lathrop thinks that since the Mayor will be invited, maybe Debra Campbell should be invited to the retreat.

The Chairperson asked Cheryl Neely to develop a draft agenda based on the discussion.

Future Work Session Agenda Items

The Executive Committee decided to review the future work session agenda items at their September meeting.

Approval of the August and September 2015 Meeting Schedules

The Committee cancelled their August 17 meeting; however, they asked staff to hold the 4:00 pm time slot for a conference call to discuss the retreat.

Adjournment

The meeting adjourned at 4:42 p.m.

AGENDA - RESULTS
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, RM 280
July 29, 2015
4:30 P.M.

Recommended Approval	1. <u>Petition No. 2014-104</u> (Outside City Limits) by Charlotte-Mecklenburg Planning Department for the extension of the extra territorial jurisdiction and the establishment of zoning for approximately 6.77 acres located at the northeast corner of the intersection of Arthur Davis Road and Independence Hill Road from Town of Huntersville zoning to R-4 (single family residential).
Recommended Approval	2. <u>Petition No. 2014-105</u> (Outside City Limits) by Charlotte-Mecklenburg Planning Department for the extension of the extra territorial jurisdiction and the establishment of zoning for approximately 9 acres located at the end of Lea Woods Lane and between Grayling Court and Falconwood Court from Town of Mint Hill zoning to R-4 (single family residential).
Deferred (to September 30)	3. <u>Petition No. 2015-037</u> (Council District 3-Mayfield) by Dominick Ristaino for a change in zoning for approximately 0.46 acres located on the north side of West Boulevard between South Tryon Street and Wickford Place from R-5 (HD-O) (single family residential, historic district overlay) to O-1(CD) (HD-O) (office, historic district overlay).
WITHDRAWN	4. <u>Petition No. 2015-044</u> (Council District 7-Driggs) by David Willis for a change in zoning for approximately 1.5 acres located on the east side of Providence Road across from Springs Farm Lane from R-3 (single family residential) to UR-C(CD) (urban residential commercial, conditional).
Deferred (to September 30)	5. <u>Petition No. 2015-046</u> (Council District 6-Smith) by Mallard Creek Associates #1, LLC for a change in zoning for approximately 10.8 acres located on the northwest corner at the intersection of Providence Road, Fairview Road, and Sardis Road from R-12MF (multi-family residential) and B-1(CD) (neighborhood business, conditional) to MUDD-O (mixed use development, optional).
Recommended Approval	6. <u>Petition No. 2015-050</u> (Council District 4 – Phipps) by Bukola Olasimbo for a change in zoning for approximately 0.47 acres located on the west side of Derita Avenue between Maple Street and Hewitt Drive from R-3 (single family residential) to INST(CD) (institutional, conditional).
Recommended Approval	7. <u>Petition No. 2015-051</u> (Council District 1-Kinsey) by Wellmon Family Limited Partnership for a change in zoning for approximately 9.09 acres located on the west side of North Davidson Street and generally bounded by North Brevard Street, Charles Avenue, Matheson Avenue, Jordan Place, and North Davidson Street from I-2 (general industrial) to TOD-M(CD) (transit oriented development - mixed-use, conditional).
Recommended Approval	8. <u>Petition No. 2015-063</u> (Council District 2-Austin) by Bojangles' Restaurants, Inc. for a change in zoning for approximately 0.91 acres located on the south side of West Trade Street between Grandin Road and Interstate 77 from B-1 (PED) (neighborhood business, pedestrian overlay) to MUDD-O (PED) (mixed use development, optional, pedestrian overlay).
Recommended Approval	9. <u>Petition No. 2015-074</u> (Council District 3-Mayfield) by 1700 South, LLC for a change in zoning for approximately 0.26 acres located on the west side of South Boulevard between East Boulevard and East Kingston Avenue from B-1 (neighborhood business) to TOD-M (transit oriented development - mixed-use).

Recommended Approval	10. <u>Petition No. 2015-075</u> (Council District 7-Driggs) by York Development Group for a change in zoning for approximately 2.88 acres located on the south side of Park Road between Carolina Place Parkway and Kingfisher Drive abutting Interstate 485 from B-1 (neighborhood business) to B-2 (general business).
Recommended Approval	11. <u>Petition No. 2015-076</u> (Council District 1-Kinsey) by YMCA of Greater Charlotte for a change in zoning for approximately 4.4 acres located on the southwest corner at the intersection of South Boulevard and East Morehead Street from B-1 (neighborhood business).
Deferred (to September 30)	12. <u>Petition No. 2015-077</u> by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance adding a new definition for a temporary health care structure and allowing it in prescribed conditions, as an accessory use to a single family detached dwelling located on the same lot.
Recommended Approval	13. <u>Petition No. 2015-078</u> (Council District 7-Driggs) by Taylor/Theus Development Holdings, LLC for a change in zoning for approximately 5.67 acres located on the northwest corner at the intersection of Ardrey Kell Road and Community House Road from R-3 (single family residential) to BD(CD) (distributive business, conditional).
Deferred (to September 2015)	14. <u>Petition No. 2015-079</u> (Council District 1-Kinsey) by Royden Goode for a change in zoning for approximately 0.30 acres located on the southeast corner at the intersection of South Kings Drive, Metropolitan Avenue, and Baxter Street from UR-C(CD) (urban residential - commercial, conditional) and B-1 (neighborhood business) to B-1(CD) (PED) (neighborhood business conditional, pedestrian overlay).
Recommended Approval	15. <u>Petition No. 2015-080</u> (Council District 1-Kinsey) by Virgate 1, LLC & Carolina Cottage Homes, LLC for a change in zoning for approximately 5.71 acres located on the west side of Luther Street generally surrounded by Cherry Street, Main Street, Baxter Street and Eli Street from UR-2(CD) (urban residential, conditional) to UR-2(CD) SPA (urban residential, conditional site plan amendment).
Recommended Approval	16. <u>Petition No. 2015-081</u> (Council District 1-Kinsey) by Selwyn Property Group Investments, LLC for a change in zoning for approximately 0.40 acres located on the southwest corner at the intersection of Kenilworth Avenue and Pierce Street from R-22MF (multi-family residential) to UR-2(CD) (urban residential, conditional).
Recommended Approval	17. <u>Petition No. 2015-083</u> (Council District 1-Kinsey) by 3410 NODA, LLC for a change in zoning for approximately 0.122 acres located on the east side of North Davidson Street between Mercury Street and East 37th Street from R-5 (single family residential) to MUDD-O (mixed development, optional).
Recommended Approval	18. <u>Petition No. 2015-084</u> by StorCon Development, LLC for a Text Amendment to the City of Charlotte Zoning Ordinance adding warehousing within an enclosed building, for a self-storage facility, as a use allowed with prescribed conditions.
Recommended Approval	19. <u>Petition No. 2015-088</u> (Council District 6-Smith) by Charlotte Parker & Marion McGaha for a change in zoning for approximately 1.95 acres located on the south side of Fairview Road between Park Road and Closeburn Road from R-3 (single family residential) to UR-2(CD) (urban residential, conditional).
Recommended Approval	20. <u>Petition No. 2015-089</u> (Council District 1-Kinsey) by Debrorah Beatty/Gary Boger for a change in zoning for approximately 1.35 acres located on the south side of East 36th Street between Wesley Avenue and Holt Street from R-22MF (multi-family residential) to UR-2(CD) (urban residential, conditional).

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Minutes

June 16, 2015 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

Attachment 6

APPROVED

July 21, 2015

Attendance:

Commissioners Present: Chairperson Tony Lathrop, Vice-Chairperson Randy Fink, Commissioners Emma Allen, Tom Low and Nancy Wiggins

Commissioners Absent: Commissioner Cozzie Wiggins

Planning Staff Present: Pontip Aphayarath, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Melony McCullough, Kent Main and Jonathan Wells

Other Staff Present: Jennifer Morrell, County Asset and Facility Management

Call to Order and Introductions

Chairperson Tony Lathrop called the meeting to order at 5:10 p.m., welcomed those present and asked everyone to introduce themselves.

Approve May 19, 2015 Minutes

A motion was made by Vice-Chairperson Randy Fink and seconded by Commissioner Emma Allen to approve the May 19, 2015 minutes. The vote was unanimous.

Recommendation on the Refined Draft *Prosperity Hucks Area Plan*

Kent Main (Planning) briefly reviewed changes to the draft plan. Chairperson Lathrop reminded the Committee of the presentation they received on the draft *Prosperity Hucks Area Plan* at their previous meeting and the positive support received from the community. Vice-Chairperson Fink added that he was very impressed with the planning process and Mr. Main's work on the project. He said that the process showed community involvement as well as involvement from other Planning, city and county staff. The chairperson agreed. Commissioner Wiggins congratulated Mr. Main and staff on the success of the plan.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve the Refined Draft Prosperity Hucks Area Plan with the changes noted in red on the handout distributed at this meeting by Mr. Main. The vote was unanimous to approve the Refined Draft Prosperity Hucks Area Plan as amended.

M.R. #14-48: Proposal by Mecklenburg County to Convey a Portion of Wingate Neighborhood Park to the City of Charlotte

Alberto Gonzalez (Planning) gave an overview of the County's proposal to convey a 0.28-acre parcel located at 2701 Mayfair Avenue to the City. Several years ago, the City constructed a neighborhood community center on this parcel to serve the Wingate community.

However, the City no longer operates community centers and no longer provides services from this location. This proposal will allow the City to offer the building for purchase as a single family home. It is consistent with the *Central District Plan (1993)*.

Commissioner Wiggins asked how many square feet is the house. Jennifer Morrell (County Asset and Facility Management) answered 1800 square feet. Vice-chairperson Fink asked about a structure on an adjacent lot that appears to encroach onto the subject property. Staff clarified that the structure does not encroach onto the subject property.

A motion was made by Commissioner Wiggins and seconded by Vice-chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-48. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-48.

M.R. #15-20: Proposal by Mecklenburg County to Acquire Land Located Land off Old Bell Road for the Expansion of McAlpine Creek Greenway in south Charlotte

Kent Main (Planning) gave an overview of Mecklenburg County's proposal to acquire the rear portion of a 0.27 acre site located at 216 Old Bell Road along McAlpine Creek (the single family home on the front portion of this parcel will remain (0.57 acres)). The property will be assembled with other properties along the creek for construction of the McAlpine Creek Greenway trail from Sardis Road to Providence Road. It is consistent with recommendations in the 2008 Mecklenburg County Park and Recreation Master Plan and the South District Plan (1993).

A motion was made by Vice-Chairperson Fink and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #15-20. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-20.

M.R. #15-22: Proposal by Mecklenburg County to Acquire Land Located on West Kingston Avenue for Wilmore Centennial Park in SouthEnd

Kent Main (Planning) gave an overview of the County's proposal to acquire a 0.17 acre site located at 205 West Kingston Avenue. The property will be assembled with other properties in this area for development of Wilmore Centennial Park. This proposal is consistent with recommendations in the 2008 Mecklenburg County Park and Recreation Master Plan and the South End Transit Station Area Plan (2005).

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #15-22. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-22.

M.R. #15-23: Proposal by Mecklenburg County to Acquire Land for Addition to Eagles Landing Neighborhood Park in West Charlotte

Alberto Gonzalez (Planning) gave an overview of Mecklenburg County's proposal to acquire approximately 0.44 acres located at 1204 Eagles Landing Drive. The property will be assembled with adjacent Eagles Landing Neighborhood Park property for construction of a portion of the park. This proposal is consistent with the 2008 Mecklenburg County Park and Recreation Master Plan and recommendations in the Northwest District Plan (1990).

A motion was made by Commissioner Wiggins and seconded by Vice-Chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-23. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-23.

M.R. #15-24: Proposal by Mecklenburg County to Acquire Land Located in the Northlake Area for the Expansion of Long Creek Greenway

Alberto Gonzalez (Planning) gave an overview of Mecklenburg County's proposal to acquire 0.21 acres of land located adjacent to Long Creek Greenway for future construction of the greenway trail. It is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* and the *Northlake Area Plan* (2008).

A motion was made by Vice-Chairperson Fink and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #15-24. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-24.

M.R. #15-25: Proposal by Mecklenburg County to Acquire Land Located in Pineville for the Expansion of Little Sugar Creek Greenway

Jonathan Wells (Planning) gave an overview of Mecklenburg County's proposal to acquire 3.0 acres in the Town of Pineville along Little Sugar Creek. The property will eventually be assembled with other properties along the creek for construction of the Little Sugar Creek Greenway trail from I-485 to the South Carolina state line. It is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* and is consistent with the adopted land use plans for the Town of Pineville. Chairperson Lathrop asked about the property that is located outside the floodplain. Ms. Morrell explained that the property is located in the trail area.

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #15-25. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-25.

M.R. #15-26: Proposal by Mecklenburg County to Acquire Land for the Expansion of Oehler Nature Preserve and North Prong Clark Creek Greenway in Huntersville

Jonathan Wells (Planning) gave an overview of Mecklenburg County's proposal to acquire .44 acres located between Ramah Church and Huntersville-Concord roads in the Town of Huntersville's ETJ for expansion of the Oehler Nature Preserve and North Prong Clark Creek Greenway. It is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* and is consistent with the *Huntersville 2030 Community Plan* (adopted 2011).

A motion was made by Vice-Chairperson Fink and seconded by Commissioner Low to approve Planning staff's recommendation for Mandatory Referral #15-26. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-26.

Area Plan Status and Meeting Report

Chairperson Lathrop stated that the Refined Draft *Prosperity Hucks Area Plan* has been recommended for approval and there was no further discussion.

Adjourn: 5:49 p. m.

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Minutes

July 21, 2015 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

APPROVED

9/15/2015

Attendance:

Commissioners Present: Chairperson Randy Fink and Vice-Chairperson Cozzie Watkins
Commissioners Tom Low, Nasif Majeed, Bolyn McClung and Commissioner Emma Allen (arrived at 5:30 p.m.)

Planning Staff Present: Pontip Aphayarath, Kathy Cornett, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Melony McCullough, Kent Main, Amanda Vari and Jonathan Wells

Other Staff Present: Jacquelyn McNeil, Mecklenburg County Asset and Facility Management and Peggy Hey, Facilities Planning & Management, Charlotte-Mecklenburg Schools

Call to Order and Introductions

Chairperson Fink called the meeting to order at 5:00 p.m., welcomed those present and asked everyone to introduce themselves.

Election of Vice-Chairperson

The chairperson explained the role of the Planning Committee Vice-chairperson and opened the floor for nominations. Commissioner Low nominated Commissioner Watkins as vice-chairperson and Commissioner McClung made a motion to close the nomination and elect her by acclamation. Commissioner Majeed seconded the motion. Commissioner Watkins was elected vice-chairperson by acclamation. The vote was unanimous to elect Commissioner Watkins as vice-chairperson.

Approve June 16, 2015 Minutes

A motion was made by Commissioner Majeed and seconded by Commissioner McClung to approve the June 16, 2015 minutes. The vote was unanimous to approve the minutes.

Mandatory Referral Process Review

Chairperson Fink gave a brief review of the mandatory process for the benefit of new Committee members.

M.R. #15-27: Proposal by Charlotte-Mecklenburg Schools to Lease Jay M. Robinson Middle School to United States Performance Center, LLC

Kent Main (Planning) explained Charlotte-Mecklenburg Schools' (CMS) proposal to lease approximately 30 acres of land located at 5803-6603 Ballantyne Commons Parkway/Jay M. Robinson Middle School to the United States Performance Center, LLC (USPC) to operate and maintain a sports complex. USPC intends to donate a 1.8 acre parcel located at the eastern edge of the campus to CMS. CMS will continue to operate the school.

Mr. Main explained that the LED Billboards are not consistent with the plan's vision for the area. Commissioner McClung asked Mr. Main to explain why the sign is not consistent with the plan and how it is inconsistent with residential or institutional uses. Chairperson Fink asked if the lease document will address this issue. Ms. Peggy Hey, Executive Director of CMS Facility Planning and Management, said that the sign does not have to be addressed in the lease because it will have to go through the permitting process and other regulatory steps for approval.

Commissioner McClung shared his concerns about the statement regarding LED Billboards. He noted the age of the plan, which was written 16 years ago and does not mention digital data. This technology was not around at that time. Commissioner McClung stated that the signage could help CMS connect with families and neighborhoods. He noted the popularity of digital data and its use by schools, churches and others. He said that having this statement in the mandatory referral could give someone the opportunity to say that the Planning Committee saw it and thought it was appropriate. While this is actually something that the Board of Education (CMS) will be requesting in the future, as they seek better ways to communicate with neighborhoods.

A motion was made by Commissioner McClung and seconded by Vice-Chairperson Watkins to approve Planning staff's recommendation for Mandatory Referral #15-27 with the exception of the sentence referencing LED Sponsor Billboards that reads: "The proposal does have one potential problem: there is a reference to "LED Sponsor Billboards", which is not consistent with the residential and institutional character of the area as set forth in the Providence Road/I-485 Area Plan Update."

The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-27 as amended.

M.R. #15-28: Proposal by Charlotte-Mecklenburg Schools to Lease the Former Villa Heights School for Use as a Charter School

Amanda Vari (Planning) gave an overview of Charlotte-Mecklenburg Schools' (CMS) proposal to lease approximately 5.49 acres, a 41,000 square foot building, parking and all grounds located at 800 Everett Place to Veritas Community School, Inc. The site will be used to operate a charter school, which is generally consistent with adopted land use policies.

A motion was made by Vice-Chairperson Watkins and seconded by Commissioner Majeed to approve Planning staff's recommendation for Mandatory Referral #15-28. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-28.

M.R. #15-29: Proposal by Charlotte-Mecklenburg Schools to Acquire Land for a K-8 School Site in South Charlotte, West of Providence Road

Kent Main (Planning) gave an overview of Charlotte-Mecklenburg Schools' (CMS) proposal to acquire approximately 10 acres in a development (Rea Farms) located on the west side of Providence Road in south Charlotte to construct a STEAM (Science Technology Engineering Arts Mathematics) school.

This is a 2013 bond referendum project. It is consistent with adopted public policies as well as the adopted land use plans. This is a relief school that will serve to relieve crowding at several adjoining elementary and middle schools. The property is a part of the Golf Links Golf Course at Ardrey Kell and Providence roads which was rezoned earlier this year to allow mixed use development and a school site.

A motion was made by Commissioner Majeed and seconded by Commissioner McClung to approve Planning staff's recommendation for Mandatory Referral #15-29. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-29.

M.R. #15-30: Proposal by Mecklenburg County to Accept a McMullen Creek Land Donation

Amanda Vari (Planning) gave an overview of Mecklenburg County Park & Recreation and County Storm Water Services' proposal to accept the donation of a portion of a parcel located at the end of Robinhood Road in the Sherwood Forest Neighborhood. The property that will be acquired is almost entirely located in the floodplain of McMullen Creek. The acquisition of this property will protect flood prone areas from development and the proposed use of the property for flood mitigation is consistent with adopted land use policies.

A motion was made by Vice-Chairperson Watkins and seconded by Commissioner Majeed to approve Planning staff's recommendation for Mandatory Referral #15-30. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-30.

M.R. #15-31: Proposal by Mecklenburg County to Acquire Land for the Proposed Expansion of Winget Park and Nature Preserve

Amanda Vari (Planning) explained Mecklenburg County's proposal to acquire approximately 69 acres of land located along Winget Road to expand Winget Park and Nature Preserve. She explained that parks are often not identified in area plans, similar to schools. Chairperson Fink asked her to explain what goes in the preserve and what goes in the park.

Jacquelyn McNeil, County Asset and Facility Management showed the outline of the nature preserve and the park. She explained that the park is to the north and the preserve is on the east side of the street. She stated that Park and Recreation looks at the quality of plant and wildlife when considering land as part of a preserve.

Commissioner McClung asked if this is a joint use for CMS and Park and Recreation. Ms. McNeil answered no.

A motion was made by Commissioner Majeed and seconded by Commissioner McClung to approve Planning staff's recommendation for Mandatory Referral #15-31. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-31.

M.R. #15-32: Proposal by the City of Charlotte to Sale Property in the Idlewild Farms Community on Lawyers Road

Amanda Vari (Planning) presented an overview of the City of Charlotte's proposal to sale approximately 1.7 acres of vacant land located on Idlewild Road North and Lawyers Road. The subject property is a former CATS Park and Ride lot, which has been relocated further north along Albemarle Road.

A motion was made by Vice-Chairperson Watkins and seconded by Commissioner Low to approve Planning staff's recommendation for Mandatory Referral #15-32. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-32.

University City Area Plan Update

Amanda Vari (Planning) gave an update on the *University City Area Plan*. This presentation was for information only. She reviewed some of the changes to the plan since the Committee's recommendation to adopt the plan. She reminded the Committee that the plan is divided into two parts. The introduction and concept plan which is adopted by City Council and provides guidance for future land use decisions. It includes the vision for the area and policies for land use, design, mobility and open space.

The Implementation Guide is not adopted by City Council. It is a tool for staff to track projects and can be updated. The adopted plans and policies section provides a summary of existing citywide policies and the existing conditions report provides the information from our initial analysis of the area. These components make up the full document.

The plan area is broken down into 11 Character Areas using the existing conditions analysis and identifying areas with similar characteristics and future development potential. The Character areas are then broken down further into Policy Areas. There are policies related to land use, design, mobility, and open space for each of these smaller policy area geographies.

The general vision is for University City to be a vibrant people oriented destination for people of all backgrounds to access and enjoy necessities like housing, jobs, and activities such as shopping, restaurants and leisure.

From a policy perspective, a couple of the goals are to change the character of those areas that are currently highway-oriented uses that depend on and are designed for automobile traffic to include pedestrian-oriented design in redevelopment or infill, especially within transit station areas. More specifically, in transit station areas, the goal is to implement transit oriented development, especially within key areas about ¼ mile from the station.

Following the recommendation from this Committee, the plan continued through the review and adoption process. Comments similar to those discussed were heard at the public comment meeting. There was concern with how the policies would impact existing suburban shopping centers as they prepare to transition to transit oriented development over time. Staff worked with property owners and stakeholders to ensure the policies allowed enough flexibility for suburban shopping centers to transition over time to transit oriented development – and allow them to continue to invest in their property.

References to height that weren't meant to protect adjacent neighborhoods were removed. Where the desire was to protect neighborhoods, staff built in language to utilize appropriate height transitions that allow increases the farther you move away from neighborhoods.

In terms of street activation, staff worked with the Greater Charlotte Apartment Association to develop policy language that provides guidance for enlivening the street, but enough flexibility to address the need based on individual site conditions. And finally, the policy reference to inclusion of a diversity of housing types was clarified. The intent is to reduce the amount of single-structure monolithic, typically apartment buildings and provide visual change and housing options throughout University City.

The plan was adopted unanimously by City Council and they've asked staff to work with Transportation and Planning Committee to evaluate the next steps – Implementation Strategies. Some strategies will be realized through private and public investment, for example the Community Investment Plan and other public sector investments. The Northeast Corridor Infrastructure Program, also referred to as NECI is another funding program. NECI identifies a wide variety of infrastructure projects, like sidewalks, bicycle facilities, storm water improvements and others that improve accessibility and promote economic development in station areas. The CIP is a comprehensive look at future investments by the City, which includes NECI projects. Another is through the rezoning process as development occurs or through corrective rezonings initiated by the City. Corrective rezonings are one approach that is being considered to ensure future development is consistent with the vision and policies set forth in this plan. Corrective rezonings would go through the same process as all other rezonings. Another way is through public/private partnerships and joint development opportunities.

Chairperson Fink asked if this is the first time we have used character areas. Ms. Vari replied that they have been used before. Commissioner Majeed said that the Harris Boulevard and North Tryon Street intersection is not pedestrian friendly. Ms. Vari agreed that this is a challenging intersection and stated that improving sidewalks and adding bike lanes are strategies that may help.

Commissioner McClung asked if the city can rezone a person's property. Ms. Vari replied yes. Vice-Chairperson Watkins stated that there are new laws out of Raleigh and questioned if those have been considered. Ms. Vari said no. Commissioner Low thanked staff for the update but stated that there were no details concerning height and stressed the need for flexibility, walkability and urban design guidelines. Vice-chairperson Watkins talked about academies. Commissioner McClung asked if there was much discussion about appeals. Ms. Garett Johnson (Assistant Planning Director) stated that the plan is not a regulatory policy. After further discussion, staff agreed to provide periodic updates.

Chairperson Fink briefly mentioned the interlocal agreement and the Committee's role. He noted that there will be more discussion about their role at future meetings.

Adjourned: 6:10 pm

CHARLOTTE HISTORIC DISTRICT COMMISSION
Meeting Agenda – July 8, 2015, Room 267

HDC WORKSHOP – 12:00 PM THE PUBLIC IS WELCOME TO ATTEND

HDC WORKSHOP – 12:00 PM

1. FOLLOW UP ON PROCEDURAL CHANGE
2. DESIGN REVIEW/PRE-APPLICATION WORKSHOP

HDC MEETING: - 1:00 – 7:00

1. CALL TO ORDER
2. APPROVAL OF JUNE MINUTES
3. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

- | | |
|--|------------------------|
| <ol style="list-style-type: none"> 1. 2006 DILWORTH ROAD E.
DILWORTH HISTORIC DISTRICT
CASE No. HDC 2015-097
NEW BRICK STEPS/SPLAYED SIDEWALLS
DOUGLAS ENGEL, APPLICANT | <p>APPROVED</p> |
| <ol style="list-style-type: none"> 2. 318 E. KINGSTON AVENUE
DILWORTH HISTORIC DISTRICT
CASE No. HDC 2015-106
ADDITION
HAL KEMPSON, APPLICANT | <p>APPROVED</p> |
| <ol style="list-style-type: none"> 3. 1726 S. MINT STREET
WILMORE HISTORIC DISTRICT
CASE No. HDC 2015-107
DORMER ADDITION
KIM FLOOD, APPLICANT | <p>APPROVED</p> |

NEW APPLICATIONS

- | | |
|--|-------------------------|
| <ol style="list-style-type: none"> 4. 1748 MERRIMAN AVENUE
WILMORE HISTORIC DISTRICT
CASE No. 2015-113
ADDITION
ANNA PAVLOU, APPLICANT | <p>CONTINUED</p> |
| <ol style="list-style-type: none"> 5. 1912 S. MINT STREET
WILMORE HISTORIC DISTRICT
CASE No. HDC 2015-114
NEW CONSTRUCTION
JUSTIN NIFONG, APPLICANT | <p>DENIED</p> |
| <ol style="list-style-type: none"> 6. 1724 S. MINT STREET
WILMORE HISTORIC DISTRICT
CASE No. HDC 2015-135
DORMER ADDITION
JUSTIN NIFONG, APPLICANT | <p>CONTINUED</p> |
| <ol style="list-style-type: none"> 7. 317 S. SUMMIT AVENUE
WESLEY HEIGHTS HISTORIC DISTRICT
CASE No. HDC 2015-129
ADDITION
RACHEL TAYLOR, APPLICANT | <p>APPROVED</p> |

- | | |
|--|------------------------|
| <ol style="list-style-type: none"> 8. 304 S. SUMMIT AVENUE
WESLEY HEIGHTS HISTORIC DISTRICT
CASE No. HDC 2015-130
ADDITION
CHRIS ROGERS, OWNER/APPLICANT | <p>APPROVED</p> |
| <ol style="list-style-type: none"> 9. 800 E. TREMONT AVENUE
DILWORTH HISTORIC DISTRICT
CASE No. HDC 2015-132
ADDITION
BRUCE BERBERICK, APPLICANT | <p>APPROVED</p> |
| <ol style="list-style-type: none"> 10. 600 EAST BOULEVARD
DILWORTH HISTORIC DISTRICT
CASE No. HDC 2015-134
ADDITION/ SITE FEATURES
CONSTANTINE VRETTOS, APPLICANT | <p>APPROVED</p> |
| <ol style="list-style-type: none"> 11. 1507 SOUTHWOOD AVENUE
WILMORE HISTORIC DISTRICT
CASE No. HDC 2015-137
NEW CONSTRUCTION
ANGIE LAUER, APPLICANT | <p>APPROVED</p> |
| <ol style="list-style-type: none"> 12. 1819 LYNDBURST AVENUE
DILWORTH HISTORIC DISTRICT
CASE No. HDC 2015-138
SECOND STORY ADDITION
DAVID FURMAN, OWNER/APPLICANT | <p>DENIED</p> |
| <ol style="list-style-type: none"> 13. 441 WEST BOULEVARD
WILMORE HISTORIC DISTRICT
CASE No. HDC 2015-139
DORMER ADDITION
JACQUELINE PHIELMON, OWNER/APPLICANT | <p>APPROVED</p> |
| <ol style="list-style-type: none"> 14. 1552 MERRIMAN AVENUE
WILMORE HISTORIC DISTRICT
CASE No. HDC 2015-140
PORCH/DORMER ADDITION
WILLIAM LOVELETT, OWNER/APPLICANT | <p>APPROVED</p> |

HDC WORKSHOP – 12:00 PM

1. POLICY & DESIGN GUIDELINES UPDATE PROJECT

HDC MEETING: 1:00 – 7:00

1. CALL TO ORDER
2. APPROVAL OF JULY MINUTES
3. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

1. 1748 MERRIMAN AVENUE **APPROVED**
WILMORE HISTORIC DISTRICT
CASE No. [HDC 2015-113](#)
ADDITION
ANNA PAVLOU, APPLICANT
2. 1724 S. MINT STREET **APPROVED**
WILMORE HISTORIC DISTRICT
CASE No. [HDC 2015-135](#)
DORMER ADDITION
JUSTIN NIFONG, APPLICANT

NEW APPLICATIONS

DILWORTH

3. 1308 LEXINGTON AVENUE **DENIED**
CASE No. [HDC 2015-153](#)
PAINTING BRICK
RYAN & MEGAN BURTON, APPLICANT
4. 720 BERKELEY AVENUE **APPROVED**
CASE No. [HDC 2015-154](#)
ADDITION
MATTHEW & BROOK HARPER, APPLICANT
5. 424 E. TREMONT AVENUE **APPROVED**
CASE No. [HDC 2015-161](#)
ADDITION
THOMAS FENSTERMACHER, APPLICANT
6. 1914 LENNOX AVENUE **DENIED**
CASE No. [HDC 2015-170](#)
ADDITION
TONY WARD, APPLICANT
7. 1819 LYNTHURST AVENUE **CONTINUED**
CASE No. [HDC 2015-166](#)
DEMOLITION
DAVID FURMAN, APPLICANT

FOURTH WARD

8. 609 N. PINE STREET **CONTINUED**
CASE No. [HDC 2015-144](#)
NEW CONSTRUCTION
JOHN MORGAN, APPLICANT

PLAZA MIDWOOD

9. 1708 THOMAS AVENUE **CONTINUED**
CASE No. [HDC 2015-145](#)
ADDITION
CRAIG ISAAC, APPLICANT
10. 1465 HAYWOOD COURT **DENIED**
CASE No. [HDC 2015-176](#)
NEW CONSTRUCTION
TIM MCCOLLUM, APPLICANT

WILMORE

11. 1916 S. MINT STREET **CONTINUED**
CASE No. [HDC 2015-115](#)
NEW CONSTRUCTION
JUSTIN NIFONG, APPLICANT
12. 2231 WILMORE DRIVE **CONTINUED**
CASE No. [HDC 2015-152](#)
RENOVATION
BRAD LONG, APPLICANT

CHARLOTTE HISTORIC DISTRICT COMMISSION

MEETING AGENDA – SEPTEMBER 9, 2015, ROOM CH-14 HDC WORKSHOP – 12:00 PM THE PUBLIC IS WELCOME TO ATTEND

HDC WORKSHOP – 12:00 PM

1. HDC MEETING PROCEDURE AND POLICY CHANGES

HDC MEETING: 1:00 – 7:00

1. CALL TO ORDER
2. APPROVAL OF AUGUST MINUTES
3. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

CONTINUED APPLICATIONS

- | | |
|--|---|
| 1. 1819 LYNTHURST AVENUE
DILWORTH HISTORIC DISTRICT
CASE No. HDC 2015-166
DEMOLITION
DAVID FURMAN, APPLICANT | APPROVED WITH
365 DAY STAY OF
DEMOLITION |
| 2. 1916 SOUTH MINT STREET
CASE No. HDC 2015-115
NEW CONSTRUCTION
JUSTIN NIFONG, APPLICANT | APPROVED |
| 3. 609 NORTH PINE STREET
CASE No. HDC 2015-144
NEW CONSTRUCTION
JOHN MORGAN, APPLICANT | APPROVED |
| 4. 1708 THOMAS AVENUE
CASE No. HDC 2015-145
ADDITION
CRAIG ISAAC, APPLICANT | CONTINUED |
| 5. 2231 WILMORE DRIVE
CASE No. HDC 2015-152
RENOVATION
BRAD LONG, APPLICANT | APPROVED |

NEW APPLICATIONS

WILMORE

- | | |
|--|--|
| 6. 1527 SOUTHWOOD AVENUE
CASE No. HDC 2015-183
FRONT PORCH ADDITION
FRED FLOYD, APPLICANT | APPROVED |
| 7. 1931-1945 MERRIMAN AVENUE
CASE No. HDC 2015-190
DEMOLITION
DAVID LOVE, APPLICANT | APPROVED
CAN DEMO
IMMEDIATELY |
| 8. 1529 MERRIMAN AVENUE
CASE No. HDC 2015-192
NEW CONSTRUCTION
ALLEN BROOKS, APPLICANT | APPROVED |
| 9. 1623 SOUTH MINT STREET
CASE No. HDC 2015-193
REAR ADDITION
ASHLEY JIMENEZ, APPLICANT | APPROVED |

PLAZA MIDWOOD

- | | |
|--|--|
| 10. 1437/1439 PECAN AVENUE
CASE No. HDC 2015-142
DEMOLITION
HASSAN HASHEMLOO, APPLICANT | APPROVED
365 DAY STAY OF
DEMOLITION |
|--|--|

DILWORTH

- | | |
|--|-----------------|
| 11. 1223 BELGRAVE PLACE
CASE No. HDC 2015-189
ADDITION
ANGIE LAUER, APPLICANT | APPROVED |
|--|-----------------|

Charlotte-Mecklenburg Planning Commission Retreat

Action Plan - September 11, 2015

The Planning Commission identified nine priorities to work on during FY16 and made assignments for follow-up. These priorities and assignments are listed below:

Action Step	Assignment
1. Receive staff input on rezoning cases prior to the zoning public hearing.	<i>Dionne Nelson and Tracy Dodson</i>
2. Investigate whether a smaller or alternative group can review and make recommendations on Mandatory Referrals.	<i>Randy Fink and Planning Director</i>
3. Focus the Planning Commission Work Sessions on discussions between Commissioners, which result in actions, rather than presentations. Also, Commissioners should receive advance notice of any presentations and a summary of the goals and actions required by the Commissioners regarding any presentations.	<i>Executive Committee and Planning Director</i>
4. Inform the Planning Commission of the Department's work program areas where the Planning Staff needs the Commission's assistance.	<i>Planning Director</i>
5. Assign a Planning Commissioner and an alternate to attend the City Council's Transportation and Planning Committee meetings.	<i>Executive Committee</i>
6. Develop an annual Work Plan for the Planning Commission and share it with Elected Officials.	<i>Planning Committee</i>
7. Review the Planning Liaison/Planning Coordinating Committee's history and structure and determine if another planning liaison type committee should be formed to better coordinate planning policies and projects with the City, County and Charlotte-Mecklenburg Schools.	<i>Randy Fink</i>
8. Hold periodic meetings with Elected Officials to discuss goals and priorities.	<i>Executive Committee</i>
9. Explore options for Planning Commissioners to join the American Planning Association.	<i>Planning Director</i>