

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

Planning Commission

Feb 1, 2016
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

February 1, 2016 - Noon

CMGC - Conference Room 267

Call to Order & Introductions

Tony Lathrop

Administration

Approval of Planning Commission Minutes

Approve the January 4, 2016 minutes.

Tony Lathrop
Attachment 1

Policy

Livable Communities

Tony Lathrop

Background: The Planning Commission will continue their discussion on Livable Communities.

Action: For Commission discussion.

Information

Planning Director's Report

Ed McKinney

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

Attachment 2

February & March 2016 Meeting Schedules

Attachment 3

Committee Reports

- **Executive Committee**
 - December 14, 2015 Approved Minutes
 - Future Work Session Agenda Items

Tony Lathrop
Attachment 4

| Future Work Session Agenda Items | Work Session |
|---|--------------|
| 1. CATS Countywide Transit Services Plan | March |
| 2. Zoning Ordinance Update | TBD |
| 3. Raleigh Representatives (Zoning Ordinance) | TBD |
| 4. Community Outreach Presentations Overview | TBD |
| 5. Uptown Urban Trails Connection Study | TBD |
| 6. Mayor & City Council Discussion | TBD |

- **Zoning Ordinance Ad Hoc Committee**
- **Zoning Committee**
 - Upcoming Rezoning Petitions
 - January 4 & January 27, 2016 Agendas

Tony Lathrop

Tony Lathrop
Tammie Keplinger
Attachment 5

- **Planning Committee**
 - December 15, 2015 Approved Minutes
 - Planning for Healthy/Livable Communities – Guiding Principles

Dionne Nelson
Attachment 6
Attachment 7

- **Historic District Commission (HDC)**
 - January 13, 2016 Meeting Update

Nasif Majeed
Attachment 8

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

Cozzie Watkins

Communication from Chairperson

Tony Lathrop

- City Council Communication
- FY16 Action Plan

Attachment 9

Charlotte-Mecklenburg Planning Commission

Attachment 1

Work Session

January 4, 2016 - 12:00 pm

CMGC- Room 267

Minutes

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Tracy Dodson, John Fryday, Karen Labovitz, Nasif Majeed, Bolyn McClung, Deb Ryan, Mike Sullivan, Nancy Wiggins and Ray Eschert

Commissioners Absent: Dionne Nelson (Vice-Chairperson), Emma Allen and Cozzie Watkins

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

Guest Present: Vivian Coleman, Charlotte Department of Transportation (CDOT)

Welcome & Introductions

The Chairperson called the meeting to order at 12:18 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

Commissioner Dodson made a motion to approve the December 7, 2015 work session minutes. Commissioner Sullivan seconded the motion. The minutes were approved unanimously.

Cross Charlotte Trail

Ed McKinney (Interim Planning Director) asked Kathy Cornett to introduce Vivian Coleman and provide some background information about the Cross Charlotte Trail (XCLT) presentation. Ms. Cornett stated that several Planning Department staff members participate on the Cross Charlotte Trail Planning Team. She further explained that as the XCLT is developed, the Planning Committee may be asked to make recommendations on some of the property acquisitions thorough the mandatory referral process. Also, the Zoning Committee may review and make recommendations on some rezoning petitions which may include portions of the XCLT in the proposed development.

Vivian Coleman provided the Planning Commission with a comprehensive overview of the Cross Charlotte Trail initiative. She explained that Charlotte is supporting more transportation choices than ever before and the Cross Charlotte Trail provides another transportation choice for residents. The City is partnering with the County to develop this 26 mile greenway/trail that extends from Pineville, through Uptown, to UNCC and to the Cabarrus County line. The Cross Charlotte Trail is separated from automobile traffic and has dozens of destinations and neighborhoods along the way. Some of the destinations include Carolina Pavilion, Park Road Shopping Center, Freedom Park, Carolinas Medical Center, CPCC, Uptown, NoDa, BLE, UNCC and the PNC Music Pavilion. Approximately 98,000 jobs and 80,000 residents are located within a ½ mile of the XCLT.

The XCLT is being built in segments. Portions of the XCLT are funded by public improvement bonds (\$5 million in 2014 and \$30 million in 2016). The Cross Charlotte Team has also worked with some developers (and will continue to do so) to design and build trail oriented developments.

Ms. Coleman explained that the XCLT not only provides recreation, it also impacts economic development, provides transportation, allows for public/private partnerships, creates place-making and impacts quality of life for all.

Ms. Coleman also compared the Cross Charlotte Trail to other trail systems in cities throughout the country. She also shared examples of trail oriented developments. Click [here](#) to view the entire XCLT presentation.

Chairperson Lathrop asked Commissioners if they had any questions.

Commissioner Wiggins asked staff to add an ADA icon to the logo/title block so that those with disabilities would be represented.

Commissioner McClung was very impressed to hear that the new bridge at Highway 51 had been redesigned to accommodate the XCLT. He asked how will the bond be promoted and how can the Planning Commission help. Ed McKinney replied that there will be a bond referendum and an overall strategy for promoting the bond.

Commissioner Fryday wants to know how much “clout” staff has with developers and how the Planning Commission can help. Ms. Coleman stated that staff negotiates with developers to dedicate land for the XCLT.

Commissioner Ryan asked if there is a consultant working on this project. Mr. McKinney replied that Land Design is working on the alignment. Once the Master Plan is completed other consultants will work on the project.

Commissioner Ryan asked if a Trail Overlay District could be established before the Zoning Ordinance rewrite is completed and if USDG requirements can be applied to the XCLT. She also asked how the Planning Commission can help and if there is some sort of timeframe or deadline for these making decisions. Kathy Cornett explained that staff has a toolbox of ideas and strategies. Mr. McKinney added that staff will follow-up at a future meeting on how to move forward with the various tools.

Commissioner Ryan stated that staff already knows most of what they need to know for the XCLT design and context and we do not want to miss an opportunity. If there is no deadline, there is the possibility that the discussion about what to do may be rather lengthy. Mr. McKinney replied that staff will assess where we are and provide an update at a future meeting.

Chairperson Lathrop wants to know how connections will be made to Uptown and to other trails (such as the Carolina Thread Trail). He would also like to have an update on the Uptown bicycle study at a future work session.

The Chairperson thanked Ms. Coleman for the presentation and the Commissioners for participating in the discussion.

Information

Planning Director's Report

Zoning Ordinance Update

Mr. McKinney stated that the Zoning Ordinance consultant was in town in early December. He explained that the next four months will include scheduling meetings with the Transportation and Planning Committee, City Council, Planning Commission and stakeholder groups to define the type of ordinance and to make sure we have clarity and consistency. Defining the type of ordinance will be a public process and will include many discussions with the public.

Commissioner McClung stated that he wants to know more about Unified Development Ordinances.

Commissioner Sullivan suggested that it may be a good idea to visit Raleigh to get input from their experience with their Zoning Ordinance rewrite, since they recently completed this process. Commissioners Ryan, Fryday, McClung and Wiggins agreed that a visit to Raleigh could be beneficial. Commissioners Sullivan and Wiggins will follow-up with staff to further discuss a potential trip to Raleigh.

Commissioner Fryday thinks it is important to also have a conversation with City Council to help identify short term and long term goals. Chairperson Lathrop stated that the Commission could have a joint meeting with Council. Commissioner Labovitz said that she would like to have a conversation with Council at a future meeting.

January & February 2016 Meeting Schedules

Chairperson Lathrop referred the Commission to the January and February 2016 meeting schedules. He reminded the Zoning Committee members that they have a meeting today at 2:00 p.m., immediately following the work session.

Committee Reports

Executive Committee

The Chairperson referred the Commission to the future work sessions agenda items list. He stated that upcoming agenda items include an update on the CATS Countywide Transit Services Plan. Chairperson Lathrop asked staff to add Livable Cities and Zoning Ordinance Update to the future agenda items list.

Zoning Ordinance Ad Hoc Committee

Chairperson Lathrop stated that Ed McKinney had already provided a report on the Zoning Ordinance Ad Hoc Committee when he reported on the Zoning Ordinance Update. The Chairperson stated that there was a misunderstanding about the location of today's Zoning Ordinance Ad Hoc Committee Meeting. He asked staff to send an email each month to remind the Commission of the meeting location.

Zoning Committee

Tammie Keplinger stated that there are 17 cases scheduled for public hearing in January. Due to the Martin Luther King Holiday, the January City Council Zoning Meeting will be on Tuesday, January 19. Since there are so many petitions scheduled for public hearing, staff is suggesting a 10:00 p.m. recess and reconvening the meeting on Monday, January 25, if needed. Ms. Keplinger further noted that later today staff will present recommendations to the City Council related to the length of the zoning meetings. The recommendations include starting the meetings at 5:30 p.m. with a 30 minute dinner briefing from 5:00 p.m. to 5:30 p.m.; recessing long meetings at 10:00 pm; reconvening the recessed meeting at the next Council meeting; formalizing a process for Council to ask questions in advance of the hearings; and managing the length of staff presentations. If approved, staff will recommend that the changes take effect in February 2016.

Commissioner Sullivan stated that there were a lot of cases being heard in January and February. Commissioner Wiggins suggested that there needs to be a limit to how many cases are on the monthly agendas. Staff explained that City Council sets a limit to the number of rezoning applications that are accepted each month. Ms. Keplinger further explained that the number of cases on the agenda can change due to deferrals and special circumstances.

Commissioner Fryday said that a form based approach would help with this issue. Ed McKinney stated that the fundamental goal would be to have a new approach that does not require the zoning level of detail that is currently required.

Planning Committee

Since Vice-Chairperson Nelson and Commissioner Watkins were both absent, Chairperson Lathrop asked Melony McCullough to provide the Planning Committee report. Ms. McCullough stated that there were 2 mandatory referrals on the Planning Committee's January agenda. The Committee will also continue their livable cities' conversation in January.

Historic District Commission (HDC)

Commissioner Majeed reported that the HDC has hired a consultant to assist with updating the Policy Design Guidelines. He mentioned an upcoming public meeting in January to initiate this process and invited all Commissioners to attend. Staff is working to reschedule this meeting from January 19 to a later date in January.

Charlotte Regional Planning Transportation Organization (CRPTO)

There was not a CRTPO report because Commissioner Watkins was absent.

Communications from Chairperson

Chairperson Lathrop mentioned that the Commission will continue to discuss livable cities at the February work session.

The Commission asked about the status of the Dropbox. The Chairperson explained that Commissioner Watkins had volunteered to set up the Dropbox. Since Commissioner Watkins was absent, she will be asked to provide an update at the next meeting.

Adjournment

The meeting adjourned at 1:51 p.m.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

| Date | Presentation | Staff |
|----------|---|-------------|
| 01/12/16 | CRTPO 101 - Davidson Board of Commissioners | Cook |
| 01/12/16 | Blue Line Area Plan Implementation Strategy - University City Partners | Vari |
| 01/12/16 | Charlotte Talks | McKinney |
| 01/13/16 | CRTPO Orientation | Cook |
| 01/13/16 | "Placemaking 101" - South End Informational Meeting | Holmes |
| 01/14/16 | Airport Area Strategic Development Plan Neighbors Information Update | McKinney |
| 01/15/16 | ULI SouthPark Panel Showcase | McKinney |
| 01/20/16 | Dilworth Community Land Use Committee Update | Main/Meacci |
| 02/25/16 | Steele Creek Homeowners Association Annual Meeting - Road Projects Update - Christ the King Lutheran Church 6:00 p.m. | Cook |
| 02/26/16 | Northeast Corridor Transportation Update hosted by Greg Phipps - Newell Presbyterian Church 6:00 p.m. | Vari |

Charlotte-Mecklenburg Planning Commission

Attachment 3

Meeting Schedule

February 2016

| Date | Time | Purpose | Location |
|--|------------|--|---|
| Full Planning Commission | | | |
| 02-01-16 | Noon | Work Session | Conference Room 267 2 nd Floor – CMGC |
| Executive Committee | | | |
| 02-15-16 | 4:00 p.m. | Work Session | Conference Room 266 2 nd Floor – CMGC |
| Planning Committee | | | |
| 02-16-16 | 5:00 p.m. | Work Session | Conference Room 280 2 nd Floor – CMGC |
| Zoning Committee | | | |
| 02-15-16 | 5:00 p.m. | City Council Dinner Meeting | Conference Room CH-14 Basement – CMGC |
| 02-15-16 | 6:00 p.m. | City Rezoning | Meeting Chamber Lobby Level – CMGC |
| 02-24-16 | 4:30 p.m. | Work Session | Conference Room 280 2 nd Floor – CMGC |
| Zoning Ordinance Ad Hoc Committee | | | |
| 02-01-16 | 11:15 a.m. | Meeting | Conference Room 278 2 nd Floor – CMGC |
| Other Committee(s) | | | |
| 02-08-16 | 2:00 p.m. | City Council Transportation & Planning Committee (TAP) | Conference Room 280 2 nd Floor - CMGC |
| 02-10-16 | 12:00 p.m. | Historic District Commission Workshop | Conference Room 267 2 nd Floor – CMGC |
| 02-10-16 | 1:00 p.m. | Historic District Commission | Conference Room 267 2 nd Floor – CMGC |
| 02-17-16 | 6:00 p.m. | CRTPO Meeting | Conference Room 267 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

March 2016

| Date | Time | Purpose | Location |
|--|------------|--|---|
| Full Planning Commission | | | |
| 03-07-16 | Noon | Work Session | Conference Room 267 2 nd Floor – CMGC |
| Executive Committee | | | |
| 03-21-16 | 4:00 p.m. | Work Session | Conference Room 266 2 nd Floor – CMGC |
| Planning Committee | | | |
| 03-15-16 | 5:00 p.m. | Work Session | Conference Room 280 2 nd Floor – CMGC |
| Zoning Committee | | | |
| 03-21-16 | 5:00 p.m. | Dinner w/City Council | Conference Room CH-14 Basement – CMGC |
| 03-21-16 | 6:00 p.m. | City Rezoning | Meeting Chamber Lobby Level– CMGC |
| 03-30-16 | 4:30 p.m. | Work Session | Conference Room 280 2 nd Floor – CMGC |
| Zoning Ordinance Ad Hoc Committee | | | |
| 03-07-16 | 11:15 a.m. | Work Session | Conference Room 278 2 nd Floor – CMGC |
| Other Committee(s) | | | |
| 03-09-16 | 12:00 p.m. | Historic District Commission Workshop | Conference Room 267 2 nd Floor – CMGC |
| 03-09-16 | 1:00 p.m. | Historic District Commission | Conference Room 267 2 nd Floor – CMGC |
| 03-16-16 | 6:00 p.m. | CRTPO Meeting | Conference Room 267 2 nd Floor – CMGC |

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

Charlotte-Mecklenburg Planning Commission

Executive Committee Meeting

Attachment 4

December 14, 2015 – 3:30 p.m.

Approved January 19, 2016

CMGC – Conference Room 280

Summary Minutes

Call to Order & Introductions

Chairperson Lathrop called the meeting to order at 3:38 p.m.

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Mike Sullivan and Cozzie Watkins

Commissioner Absent: Dionne Nelson

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

Approval of Minutes

A motion was made by Commissioner Watkins and seconded by Commissioner Sullivan to approve the September 21, 2015 minutes. The vote was 3 to approve the minutes.

Follow-up Assignments

Transportation & Planning Committee Meeting Schedule

Chairperson Lathrop stated that Mayor Pro Tem Vi Lyles is the Chairperson of Council's Transportation & Planning (TAP) Committee. However, the TAP Committee meeting schedule has not been established yet.

Communication with City Council

Commissioner Watkins asked if the Mayor Pro Tem should be invited to a future work session for a follow-up discussion from the retreat. Chairperson Lathrop thinks it is a good idea to invite her back, especially since she is the TAP Committee Chairperson. Commissioner Sullivan agreed. The Chairperson said the Executive Committee will have a discussion at their next meeting and decide when it would be appropriate to invite her.

The Chairperson said that although most of the Livable Cities' principles are already embedded in several existing policies, such as the Centers, Corridors, and Wedges Growth Framework, the Planning Committee may affirm the principles and present them to City Council as a recommendation. He also stated that when other topics of interest come up that may not be within the Planning Commission's purview, it still may be beneficial for the Commission to discuss them and share any concerns with Council. Chairperson Lathrop noted that at the last work session Commissioner Majeed mentioned that he is concerned with the location of affordable housing.

Commissioner Sullivan reminded the Committee that even though the previous Mayor had indicated that the Commission should provide more input and be more aggressive, the Commission had mentioned that they should probably get an idea of the new Mayor and Council's priorities before proceeding in this manner.

Commissioner Watkins reiterated that the Mayor Pro Tem should be invited to a future work session. Chairperson Lathrop said it is appropriate to invite the new Mayor and Mayor Pro Tem to the January work session. Cheryl Neely asked if the Chairperson will send a personal invitation. Chairperson Lathrop said that he would personally invite them to the meeting.

Livable Communities

The Chairperson said that Livable Communities is on the Planning Committee's December agenda for a follow-up discussion. He stated that Garet Johnson prepared a summary table which listed livable cities' principles that are already in existing policies. The Planning Committee will decide how they will move forward with the principles. However, he thinks the Commission should affirm these principles as a recommendation to Council or as a resolution, as part of the Zoning Ordinance rewrite process. Commissioner Watkins asked if the Planning Committee should take action on these principles at their December meeting. The Chairperson explained that the Planning Committee could affirm the principles and suggested that the full Commission discuss them at their December work session, with a view towards the Commission making a recommendation or providing a resolution to Council. He asked about the appropriate way to share this information with Council. Mr. McKinney suggested that the Commission communicate this information with Council via a memorandum. Commissioner Watkins asked Chairperson Lathrop to clarify whether this communication would come from the Planning Commission or the Planning Committee. The Chairperson replied that it should come from the Planning Commission.

Zoning Ordinance Update

The Chairperson referenced an article in the Charlotte Observer about a proposed major development along Wilkinson Boulevard. He asked how staff will address major rezonings/development proposals, which may warrant an area plan update, while the Zoning Ordinance rewrite is underway. Mr. McKinney replied that these proposals will be handled on a case by case basis.

Chairperson Lathrop asked if staff can provide a schedule for the Zoning Ordinance rewrite at the January work session. Mr. McKinney stated that staff will provide an update on the project. He reported that the Consultant was in town last week and staff can share information about the visit. He indicated that the project schedule has not been finalized.

The Chairperson said that he is hearing that the Ordinance rewrite will be completed within three years. Mr. McKinney replied that it is difficult to determine how long the rewrite may take. He noted that an area plan process can often take quite some time because of the public engagement aspect, as well as other factors.

Commissioner Watkins stated that over the next 20 years a lot of baby boomers will probably be liquidating their assets (real estate property). She asked if this will impact taxes and property in general. The Chairperson explained that this may ultimately result in more properties being available for development or redevelopment. Commissioner Sullivan added that this is already occurring in some of the neighborhoods that were developed in the 1940's. He further explained that lots are being subdivided and larger homes are being placed on smaller lots. He mentioned that this type of redevelopment is occurring in the Chantilly neighborhood. The Chairperson asked if higher density is appropriate in these types of areas. Mr. McKinney replied that it can be challenging from a historical standpoint and can impact the development pattern, scale, and overall character of a neighborhood.

Planning Commission Action Plan

Chairperson Lathrop stated that the Planning Commission has thoroughly discussed the nine action items and he did not think it was necessary to discuss them since the meeting time was limited. Cheryl Neely distributed an updated status report of the Action Plan (based on the discussion from the December 7, 2015 work session) and asked Commissioners to let her know if they had questions about the information. The Chairperson said he thinks the Commission is making good progress with the Action Plan.

Future Work Session Agenda Items

The Committee reviewed the future work session agenda items. Chairperson Lathrop stated that he is interested in bike lanes and thinks the Cross Charlotte Trail presentation should be placed on a future work session agenda. He said there are plans for a bike lane pilot project to connect the greenway to Center City with a protected bike lane. The Chairperson asked if CDOT could give a presentation on separated bike lanes at a future work session. Ed McKinney replied that the staff who will present on the Cross Charlotte Trail is from CDOT and she can include information on how the trail will connect to Uptown. The presentation can also include information on the upcoming Pedestrian and Bicycle Plan update process.

Cheryl Neely explained that staff thinks it is important to provide a Cross Charlotte Trail overview to the Planning Commission because the Planning Committee may be asked to make recommendations on some of the property acquisitions thorough the mandatory referral process. Likewise, the Zoning Committee may review and make recommendations on rezonings which include portions of the trail.

Approval of the January 4, 2016 Work Session Agenda

The Committee reviewed the draft January work session agenda. Chairperson Lathrop asked staff to add the Cross Charlotte Trail presentation to the January agenda. The Chairperson also asked staff to add Livable Cities to the agenda under Planning Committee and to list Vice-Chairperson Nelson under the Planning Committee Report portion of the agenda.

Approval of the January and February 2016 Meeting Schedules

Due to time constraints, the Executive Committee did not approve the January and February 2016 meeting schedules.

Adjournment

The meeting adjourned at 4:03 p.m.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
 Charlotte-Mecklenburg Government Center, Rm 280
 January 4, 2016
 2:00 PM

Called to order: 2:05pm

Adjourned: 3:55pm

Commissioners:

Tracy Dodson✓

Ray Eschert✓

Karen Labovitz✓

Nancy Wiggins✓

Tony Lathrop✓

Nasif Majeed✓

Mike Sullivan✓

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|-----------------|---|
| Approved | <p>1. <u>Petition No. 2014-019</u> (Council District 4 – Phipps) by Carolina Development Services, LLC for a change in zoning for approximately 26.5 acres located on the west corner of the intersection at Mallard Creek Road and Salome Church Road from CC (commercial center) to CC SPA (commercial center, site plan amendment) with 5-Year Vested Rights.</p> <p>Consistency Motion: Maker: Sullivan 2nd: Eschert Vote: 7-0</p> <p>Recommendation Motion: Maker: Wiggins 2nd: Eschert Vote: 7-0</p> |
| Approved | <p>2. <u>Petition No. 2015-090</u> (Council District 7 - Driggs) by Copper Builders, Inc. for a change in zoning for approximately 4.53 acres located on the north side of Pineville-Matthews Road between Rea Road and Windswept Drive from INST(CD) (institutional, conditional) to UR-2(CD) (urban residential, conditional).</p> <p>Consistency Motion: Maker: Labovitz 2nd: Dodson Vote: 6-1</p> <p>Dissenting: Wiggins</p> <p>Recommendation Motion: Maker: Eschert 2nd: Sullivan Vote: 6-1 Dissenting: Wiggins</p> |
| Approved | <p>3. <u>Petition No. 2015-092</u> (Council District 5- Autry) by QuikTrip Corporation for a change in zoning for approximately 5.11 acres located on the northwest corner at the intersection of East W.T. Harris Boulevard and The Plaza from R-4 (single family residential) and B-1(CD) (neighborhood business, conditional) to B-1(CD) (neighborhood business, conditional) and B-1(CD) SPA (neighborhood business, conditional, site plan amendment).</p> <p>Consistency Motion: Maker: Dodson 2nd: Labovitz Vote: 7-0</p> <p>Recommendation Motion: Maker: Sullivan 2nd: Dodson Vote: 7-0</p> |
| Approved | <p>4. <u>Petition No. 2015-101</u> (Outside City Limit) by Kolter Acquisitions, LLC for a change in zoning for approximately 371 acres located on the northwest corner at the intersection of Rocky River Church Road and Albemarle Road from R-3 (single family residential), R-12MF (multi-family residential) and B-1(CD) (neighborhood business, conditional) to NS (neighborhood services) 5-year Vested Rights and MX-1(INNOV) (mixed use, innovative) with 5-year Vested Rights.</p> |

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| | <p>Consistency Motion: Maker: Majeed 2nd: Wiggins Vote: 6-0 Lathrop - Recused</p> <p>Recommendation Motion: Maker: Eschert 2nd: Wiggins Vote: 6-0 Lathrop - Recused</p> |
| Approved | <p>5. <u>Petition No. 2015-107</u> (Council District 2- Austin) by D.R. Horton, Inc. for a change in zoning for approximately 12.99 acres located on the south side of David Cox Road near the intersection of David Cox Road and Davis Lake Parkway from INST(CD) (institutional, conditional) and MX-2 (INNOV) (mixed use, innovative standards) to MX-2(INNOV) (mixed used, innovative) and MX-2(INNOV) SPA (mixed use, innovative, site plan amendment).</p> <p>Consistency Motion: Maker: Dodson 2nd: Wiggins Vote: 7-0 Recommendation Motion: Maker: Sullivan 2nd: Eschert Vote: 6-1 Dissenting: Wiggins</p> |
| Approved | <p>6. <u>Petition No. 2015-118</u> (Council District 3- Mayfield) by Pavillion Development Company for a change in zoning for approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road from CC (commercial center) to CC (SPA) (commercial center, site plan amendment).</p> <p>Consistency Motion: Maker: Majeed 2nd: Sullivan Vote: 6-1 Dissenting: Labovitz Recommendation Motion: Maker: Eschert 2nd: Majeed Vote: 7-0</p> |
| Approved | <p>7. <u>Petition No. 2015-123</u> (Council District 3- Mayfield) by Bainbridge Communities Acquisition I, LLC for a change in zoning for approximately 1.6 acres located on the northwest corner of South Boulevard and Poindexter Drive from I-1 (light industrial) and TOD-M (transit oriented development – mixed-use) to TOD-RO (transit oriented development - residential, optional).</p> <p>Consistency Motion: Maker: Wiggins 2nd: Majeed Vote: 7-0 Recommendation Motion: Maker: Wiggins 2nd: Eschert Vote: 7-0</p> |
| Approved | <p>8. <u>Petition No. 2015-125</u> (Council District 1-Kinsey) by White Point Paces Properties, LLC for a change in zoning for approximately 4.781 acres located east of 13th Street, west of Belmont Avenue between North Brevard Street and North Davidson Street from B-1 (neighborhood business), B-2 (general business), and I-2 (general industrial) to TOD-M (transit oriented development – mixed-use).</p> <p>Consistency Motion: Maker: Labovitz 2nd: Dodson Vote: 7-0 Recommendation Motion: Maker: Labovitz 2nd: Wiggins Vote: 7-0</p> |

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| Approved | <p>9. <u>Petition No. 2015-128</u> (Council District 3-Mayfield) by Cousins Acquisition Entity LLC for a change in zoning for approximately 2.3 acres located on the west side of South Tryon Street between West Park Avenue and Camden Road from B-1 (neighborhood business), TOD-M (transit oriented development – mixed-use) and MUDD-O (mixed use development, optional) to TOD-M (O) (transit oriented development – mixed-use, optional) with 5-Year Vested Rights.</p> <p>Consistency Motion: Maker: Wiggins 2nd: Labovitz Vote: 6-0 Lathrop - Recused</p> <p>Recommendation Motion: Maker: Eschert 2nd: Dodson Vote: 6-0 Lathrop - Recused</p> |
| Approved | <p>10. <u>Petition No. 2015-129</u> (Council District 1- Kinsey) by Doug Bradley for a change in zoning for approximately 2.98 acres located on the northwest corner at the intersection of Otts Street and Louise Avenue from I-2 (general industrial) to MUDD-O (mixed use development, optional).</p> <p>Consistency Motion: Maker: Sullivan 2nd: Dodson Vote: 7-0</p> <p>Recommendation Motion: Maker: Eschert 2nd: Dodson Vote: 7-0</p> |
| Approved | <p>11. <u>Petition No. 2015-131</u> (Council District 6-Smith) by Synco Properties for a change in zoning for approximately 27 acres located on the west side of Sharon Road between Morrison Boulevard and Colony Road from R-17MF (multi-family residential) to MUDD-O (mixed use development, optional), with 5-Year Vested Rights.</p> <p>Consistency Motion: Maker: Wiggins 2nd: Labovitz Vote: 7-0</p> <p>Recommendation Motion: Maker: Eschert 2nd: Dodson Vote: 7-0</p> |
| Approved | <p>12. <u>Petition No. 2015-132</u> (Council District 1-Kinsey) by Simonini Saratoga, LLC for a change in zoning for approximately 0.36 acres located on the north side of Huntley Place near the intersection of Huntley Place and Providence Road from R-4 (single-family residential) and B-1 (neighborhood business) to UR-3(CD) (urban residential, conditional).</p> <p>Consistency Motion: Maker: Eschert 2nd: Dodson Vote: 6-0 Lathrop - Recused</p> <p>Recommendation Motion: Maker: Eschert 2nd: Wiggins Vote: 6-0 Lathrop - Recused</p> |
| Approved | <p>13. <u>Petition No. 2015-133</u> (Council District 4-Phipps) by BRC Salome Church LLC for a change in zoning for approximately 20.6 acres located near the northwest corner at the intersection of Salome Church Road and North Tryon Street from R-3 (single family residential) and R-22MF(CD) (multi-family residential, conditional) to R-12MF(CD) (multi-family residential, conditional).</p> |

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| | <p>Consistency Motion: Maker: Wiggins 2nd: Labovitz Vote: 5-0 Lathrop - Recused</p> <p>Recommendation Motion: Maker: Dodson 2nd: Wiggins Vote: 5-0 Lathrop - Recused</p> |
| Approved | <p>14. <u>Petition No. 2015-134</u> (Council District 1-Kinsey) by Charlotte Merlane FDS 713525 for a change in zoning for approximately 1.84 acres located on the northwest corner at the intersection of West Sugar Creek Road and Merlane Drive from R-4 (single family residential) to NS (neighborhood services).</p> <p>Consistency Motion: Maker: Wiggins 2nd: Labovitz Vote: 6-0</p> <p>Recommendation Motion: Maker: Eschert 2nd: Sullivan Vote: 6-0</p> |

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, RM 280
January 27, 2016
4:30 P.M.

Called to order: 4:30pm

Adjourned: 5:55pm

Commissioners:

~~Tony Lathrop~~

Ray Eschert✓

Karen Labovitz✓

Nancy Wiggins✓

Mike Sullivan✓

Nasif Majeed✓

Tracy Finch
Dodson✓

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| <p>Deferred (to February 24, 2016)</p> | <p>1. <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).</p> <p>Motion: Maker: Wiggins 2nd: Dodson Vote: 6-0</p> |
| <p>Recommended for Approval</p> | <p>2. <u>Petition No. 2015-099</u> by Pappas Properties Text Amendment to the City of Charlotte Zoning Ordinance to 1) add retail establishments and eating, drinking and entertainment establishments in hotels and motels, office, and multi-family buildings; and 2) add and modify the prescribed conditions when located in an office zoning district, with PED (pedestrian overlay) district designation.</p> <p>Consistency Motion: Maker: Labovitz 2nd: Wiggins Vote: 6-0</p> <p>Recommendation: Maker: Labovitz 2nd: Dodson Vote: 6-0</p> |
| <p>Recommended for Approval</p> | <p>3. <u>Petition No. 2015-120</u> (Council District 6- Smith) by Grubb Properties, Inc. for a change in zoning for approximately 10.7 acres located on the southeast corner at the intersection of Park Road and Abbey Place from O-1 (office district) to MUDD-O (mix use development, optional) 5-Year Vested Rights.</p> <p>Consistency Motion: Maker: Wiggins 2nd: Labovitz Vote: 6-0</p> <p>Recommendation: Maker: Dodson 2nd: Eschert Vote: 6-0</p> |
| <p>Recommended for Approval</p> | <p>4. <u>Petition No. 2015-122</u> (Council District 7 -Driggs) by David Weekley Homes for a change in zoning for approximately 15.2 acres located on the southeast corner at the intersection of North Community House Road and Paulston Road from R-3 (single family residential) to MX-2 (mixed use) 5-Year Vested Rights.</p> <p>Consistency Motion: Maker: Eschert 2nd: Labovitz Vote: 6-0</p> <p>Recommendation: Maker: Majeed 2nd: Labovitz Vote: 6-0</p> |

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| Recommended for Approval | <p>5. <u>Petition No. 2016-001</u> (Council District 4 - Phipps) by CitiSculpt, LLC for a change in zoning for approximately 3.65 acres located on the east side of Benfield Road between Johnston Oehler Road and Prosperity Church Road from NS (neighborhood services) to NS SPA (neighborhood services, site plan amendment).</p> <p>Consistency Motion: Maker: Majeed 2nd: Wiggins Vote: 6-0</p> <p>Recommendation: Maker: Eschert 2nd: Dodson Vote: 6-0</p> |
| Recommended for Approval | <p>6. <u>Petition No. 2016-002</u> (Council District 2-Austin) by Mosaic Village Holdings, LLC for a change in zoning for approximately 2.75 acres located on the west side of West Trade Street between North Bruns Avenue and Montgomery Street from B-1 (PED) (neighborhood business, pedestrian overlay) & R-8 (single family residential) to B-1 (PED-O) (neighborhood business, pedestrian overlay-optional) & R-8(CD) (single family residential, conditional).</p> <p>Consistency Motion: Maker: Wiggins 2nd: Labovitz Vote: 6-0</p> <p>Recommendation: Maker: Labovitz 2nd: Dodson Vote: 6-0</p> |
| Recommended for Approval | <p>7. <u>Petition No. 2016-003</u> (Council District 3 – Mayfield) by Eastern Hospitality NC, LLC for a change in zoning for approximately 7.1 acres located on the east side of Nations Ford Road between West Tyvola Road and Stonebrook Drive from CC (commercial center) to CC SPA (commercial center, site plan amendment).</p> <p>Consistency Motion: Maker: Wiggins 2nd: Dodson Vote: 6-0</p> <p>Recommendation: Maker: Eschert 2nd: Wiggins Vote: 6-0</p> |
| Recommended for Approval | <p>8. <u>Petition No. 2016-004</u> (Council District 1-Kinsey) by Selwyn Property Group Investments, LLC for a change in zoning for approximately 2.23 acres located on the west side of Park Road between Wyndcroft Place and Hillside Avenue from R-4 (single family residential) to UR-2 (CD) urban residential, conditional).</p> <p>Consistency Motion: Maker: Majeed 2nd: Labovitz Vote: 6-0</p> <p>Recommendation: Maker: Labovitz 2nd: Wiggins Vote: 6-0</p> |
| Recommended for Approval | <p>9. <u>Petition No. 2016-005</u> (Council District 1-Kinsey) by WP East Acquisitions, LLC for a change in zoning for approximately 3.3 acres located on the southeast corner at the intersection of North Brevard Street and East 25th Street from I-2 (general industrial) to TOD-M (CD) (transit oriented development-mixed use, conditional).</p> <p>Consistency Motion: Maker: Dodson 2nd: Eschert Vote: 6-0</p> <p>Recommendation: Maker: Majeed 2nd: Eschert Vote: 6-0</p> |

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| Recommended for Approval | <p>10. <u>Petition No. 2016-006</u> (Council District 3 –Mayfield) by Air West Center II, LLC & EWN Holdings, LLC for a change in zoning for approximately 6.04 acres located on the southwest corner at the intersection of Billy Graham Parkway and Wilkinson Boulevard from I-2 (general industrial) to I-1 (light industrial).</p> <p>Consistency Motion: Maker: Labovitz 2nd: Wiggins Vote: 6-0</p> <p>Recommendation: Maker: Labovitz 2nd: Wiggins Vote: 6-0</p> |
| Recommended for Approval | <p>11. <u>Petition No. 2016-009</u> (Outside City Limits) by Eastgroup Properties, LP for a change in zoning for approximately 48.80 acres located on the west side of Sandy Porter Road between Shopton Road and Interstate 485 from R-3 (single family residential) to I-1 (CD) (light industrial, conditional) 5-Year Vested Rights.</p> <p>Consistency Motion: Maker: Wiggins 2nd: Majeed Vote: 6-0</p> <p>Recommendation: Maker: Majeed 2nd: Dodson Vote: 6-0</p> |
| Deferred (to February 24, 2016) | <p>12. <u>Petition No. 2016-010</u> (Council District 4-Phipps) by Fourstone, LLC for a change in zoning for approximately 4.3 acres located on the southeast corner at the intersection of West Mallard Creek Church Road and Legranger Road from R-4 (single family residential) to BD (CD) (distributive business, conditional).</p> <p>Motion: Maker: Wiggins 2nd: Dodson Vote: 6-0</p> |
| Recommended for Approval | <p>13. <u>Petition No. 2016-011</u> (Council District 3 –Mayfield) by Meck City Social Parent, LLC for a change in zoning for approximately 1.18 acres located on the southeast corner at the intersection of Yancey Road and Southside Drive from I-2 (general industrial) to MUDD-O (mixed use development, optional).</p> <p>Consistency Motion: Maker: Dodson 2nd: Wiggins Vote: 6-0</p> <p>Recommendation: Maker: Eschert 2nd: Dodson Vote: 6-0</p> |
| Recommended for Approval | <p>14. <u>Petition No. 2016-012</u> (Council District 3-Mayfield) by Christopher Byers for a change in zoning for approximately 0.59 acres located on the northeast corner at the intersection of Winnifred Street and West Bland Street from I-2 (general industrial) to TOD-M (transit oriented development-mixed use).</p> <p>Consistency Motion: Maker: Majeed 2nd: Wiggins Vote: 6-0</p> <p>Recommendation: Maker: Wiggins 2nd: Dodson Vote: 6-0</p> |
| Recommended for Approval | <p>15. <u>Petition No. 2016-013</u> (Council District 6-Smith) by Richter Development, LLC for a change in zoning for approximately 2.47 acres located on the south side of East Woodlawn Road between Halstead Drive and Park Road from R-6MF (CD) (multi-family residential, conditional) to UR-2(CD) (urban residential, conditional).</p> <p>Consistency Motion: Maker: Majeed 2nd: Eschert Vote: 6-0</p> <p>Recommendation: Maker: Wiggins 2nd: Dodson Vote: 6-0</p> |

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
December 15, 2015 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attachment 6
APPROVED
January 19, 2016

Attendance

Commissioners Present: Planning Commission Chairperson Tony Lathrop, Planning Committee Chairperson Dionne Nelson, Vice-Chairperson Cozzie Watkins, Commissioners Emma Allen, John Fryday and Bolyn McClung

Commissioner Absent: Deborah Ryan

Planning Staff Present: Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Melony McCullough, Cheryl Neely and Amanda Vari

Other Staff Present: Katie Daughtry and Jennifer Morell, County Asset and Facility Management

Call to Order and Introductions

Planning Committee Chairperson Dionne Nelson called the meeting to order at 5:05 p.m., welcomed those present and asked everyone to introduce themselves.

Approve November 17, 2015 Minutes

A motion was made by Vice-Chairperson Watkins and seconded by Commissioner Allen to approve the November 17, 2015 minutes. The vote was unanimous to approve the minutes.

M.R. #15-57: Proposal by Mecklenburg County to Exchange Property Located in the Belmont Neighborhood with Duke Energy

Mecklenburg County proposes to exchange 0.9 acres of land located at the intersection of Belmont and Alexander streets (a portion of Tax Parcels 081-082-08 and 04) for 0.4 acres of land owned by Duke Energy Carolinas, LLC located at the corner of N. Myers Street and E. 13th Street (a portion of Tax Parcel 081-082-01) to facilitate the construction of a new substation.

M.R. #15-58: Proposal by Mecklenburg County to Accept the Donation of Land Located on Seymour Drive Adjacent to Southwest Park

Mecklenburg County proposes to accept the donation of land located on the south side of Seymour Drive adjacent to the Norfolk Southern Railroad Line (Tax Parcel 115-032-01) for land assemblage adjacent to Southwest Park.

A motion was made by Commissioner McClung and seconded by Commissioner Fryday to approve by consent Planning staff's recommendations for M.R. #15-57 and M.R. #15-58. The vote was unanimous to approve staff's recommendation for both mandatory referrals.

FY16 Action Plan Follow-up

Planning Committee Chairperson Nelson stated that she understands that the FY16 Action Plan discussion by the Planning Committee has focused on livable communities. Although Commissioner Ryan was not at the meeting, Chairperson Nelson acknowledged Commissioner Ryan's leadership on this subject. The Chair asked if there were any follow up questions or comments on livable communities.

Commissioner McClung commented that he has enjoyed the livable communities discussion and asked if it is possible to have a developer come and discuss livable communities. Commissioner Fryday asked Commissioner McClung if he is referring to someone who does this type of development within the confines of our City. Commissioner McClung used SouthEnd as an example and said he would like to know if there were things that a developer would do differently now.

Planning Committee Chairperson Nelson said that time spent with developers will be more productive if the request is in the context that a developer can get their mind around. She used the goal or objective of the zoning ordinance rewrite as an example - we want to rewrite our zoning ordinance to accomplish "blank" for the City. The Commission needs to determine what questions they would like answered and to determine how to use the livable cities concept to make recommendations. After this takes place, maybe have 2 or 3 developers form a panel to share information with the Commission.

Planning Commission Chairperson Tony Lathrop, thanked Garet Johnson (Planning) for her research on existing principles/guidelines related to planning for healthy, livable communities. This document is in the Planning Committee's agenda packet. Planning Committee Chairperson Nelson asked Ms. Johnson if there have been any conversations about how communities have been built or developed within the confines of existing principles. She also asked her to talk about how livable communities relate to existing policies. Ms. Johnson explained that livable communities is a broad concept. She stated that some developments may incorporate different components or elements of these principles but there are a lot of principles that overlap. Ms. Johnson further stated that it is important to understand what the Committee wants to hear when discussing livable and healthy communities. She also explained that livable communities could be different depending on where you live.

Commissioner McClung asked what is a "complete street." He said that complete streets may be different depending on where you live. Livable cities are the same, they may vary depending upon where you live. Ms. Johnson explained complete streets.

Planning Commission Chairperson Lathrop said the Committee and the Commission needs to decide what they would like to do with the livable cities information and how long it should take. Planning Committee Chairperson Nelson asked if it is the Committee's desire to move toward some type of recommendation. Commissioner Fryday said he thinks so and the Committee needs to decide what type of recommendation(s). He said that because of the timeframe for the zoning ordinance rewrite, the Committee may want to consider a shorter timeframe for developing recommendations. He mentioned the SouthEnd critique comparing it to the building of NorthEnd. He explained that SouthEnd is being heavily critiqued today because of things that it does not have and the NorthEnd is being built just like SouthEnd.

Planning Commission Chairperson Lathrop agreed with Commissioner Fryday and stated that there are several options to help organize thoughts around this subject. He noted that “wordsmithing” the current ordinance is not necessary at this point because the zoning ordinance rewrite will address that level of detail. The Commission needs to find ways to articulate principles in general and communicate priorities sooner rather than later.

Planning Committee Chairperson Nelson clarified that the Committee should ask for specific suggestions that focus on principles and priorities. She questioned if that may transfer into a text amendment. Commissioner Fryday suggested that the Committee identify principles and priorities more holistically and develop a separate plan of action as to how those principles and priorities might be applied to a specific submarket such as SouthEnd and NorthEnd.

Commissioner Fryday suggested a discussion about SouthEnd with developers to talk about what has not worked well. This could help guide the discussion. Planning Committee Chairperson Nelson agreed with starting the conversation with SouthEnd. Planning Commission Chairperson Lathrop said a lot of principles already exist if the Committee would like to affirm them.

Planning Committee Vice-Chairperson Watkins stated that it is important for everyone to understand livable cities and what it means for them. Planning Committee Chairperson Nelson mentioned that Commissioner Ryan gave a definition- health, safety and transportation. She asked if the Committee wants to agree on this definition for livable cities.

Vice-Chairperson Watkins said that if the Committee wants everyone on board, the community has to understand the issue. She thinks that a visual of a livable city would help sell the concept to the community. Planning Commission Chairperson Lathrop said that the opportunity exists for public engagement through the zoning ordinance rewrite. Planning Committee Chairperson Nelson said that starting a short list of topics to start the discussion of broader recommendations and education needs to be a part of the zoning ordinance rewrite process.

Planning Committee Chairperson Nelson asked staff if there are any specific examples of cities that are referenced as a guide for livable cities. She is especially interested in any kind of planning work specific to the City. Are there examples that have been discussed internally as a guide to how staff thinks about area plans or the principles and priorities? She does not want staff to recreate the wheel.

Ms. Johnson told the Committee that when she thinks of a livable city, she thinks of it as more of a concept and it has components. Charlotte is a livable city, it has some of the components but it is missing some things. She explained that the first step to address this is the zoning ordinance rewrite and the second step is the Community Character Manual.

Planning Committee Chairperson Nelson referenced the information in the agenda packet that addresses some of the livable cities principles. She shared her concern about creating new policy. Planning Commission Chairperson Tony Lathrop is also concerned about creating policy since there are already so many.

Chairperson Lathrop referenced the chart put together by staff (see chart below) and asked about having people come in to talk about what this information means to them. He stated that these principles mean different things to different people but they are good principles.

| Themes from Livable Communities Research | Adopted City Policy from <i>Centers, Corridors and Wedges Growth Framework</i> |
|---|--|
| 1. Incorporate a Mix of Land Uses | 1. More walkable places with a variety of activities (mix of well-connected uses) |
| 2. Provide Transportation Choices – bike, car, transit, walking | 2. Enhanced transportation networks for pedestrians, cyclists, motorists, and transit users |
| 3. Ensure Housing Choices & Affordability | 3. Residential opportunities to accommodate a diverse population in quality and livable neighborhoods |
| 4. Design Public Spaces for All Ages and Abilities and Make them Active | 4. Not specifically addressed in the adopted <i>Growth Framework</i> , but may be addressed elsewhere |
| 5. Recognize the Unique Identity of Existing Places | 5. High-quality, context-sensitive community design (reflect and build on existing character) |
| 6. Plan for all ages | 6. Not specifically addressed in the adopted <i>Growth Framework</i> , but may be addressed elsewhere |
| 7. Protect the Environment, Including the Tree Canopy | 7. Diligent consideration of environmental benefits and impacts A healthy and flourishing tree canopy |
| 8. Protect Existing Neighborhoods | 8. Protection of established neighborhoods |
| 9. Enhance Urban Centers | 9. Revitalization of economically challenged business and residential areas |
| 10. Promote Access to Healthy/Local Foods | 10. Not specifically addressed in the adopted <i>Growth Framework</i> , but may be addressed elsewhere |

Planning Committee Chairperson Nelson said that the Committee should consider the idea of themes. She asked the Committee how they felt about Ms. Johnson's list? She asked Ms. Johnson how did she narrow the list to ten? Ms. Johnson explained that she looked for recurring themes in all of the information and categorized similar information. Planning Commission Chairperson Tony Lathrop agreed with Ms. Johnson that this is a nice way to frame everything. Planning Committee Chairperson Nelson suggested looking at the ten themes as suggested by Planning Commission Chairperson Tony Lathrop as a starting point. Commissioner McClung said that the information is well worded and he thinks the wording is appropriate for everyone.

Planning Committee Chairperson Nelson suggested the Committee start a short list and discuss topics individually. At the end of the discussion, develop recommendations around each topic. Next, the Committee could focus on how to engage the public and help them understand this topic. Ms. Johnson said that this could help discussions during the zoning ordinance rewrite.

Commissioner McClung would like to focus on items #4, #6 and #10. Planning Committee Chairperson Nelson said the goal is to determine how recommendations might be incorporated into policies. Planning Commission Chairperson Lathrop suggested confirming the ten themes and taking them to the full Commission to affirm. Commissioner McClung suggested finding examples in the City to show how different areas of the City meet these principles. Planning Committee Chairperson Nelson asked if the Committee would like to affirm the guiding themes.

A motion was made by Commissioner McClung and seconded by Commissioner Allen to affirm that the livable cities themes be used as the framework for developing guiding principles for land use and planning decisions. The vote was unanimous to approve this motion.

Planning Committee Chairperson Nelson asked if there are items on the list that need to be discussed. She also asked what would be valuable to the Committee when setting future agendas. Commissioner Fryday said that items #4, #5, #8 and #9 are all candidates for further discussion to clarify their meaning. Planning Commission Chairperson Lathrop does not want to spend a lot of time on wording.

Planning Committee Chairperson Nelson asked where does the Committee want to begin-review existing policies and standards to identify what is working and what is not. Vice-Chairperson Watkins suggested choosing two areas of the City, historic development and newer development, to evaluate how they address the themes. Planning Commission Chairperson Lathrop suggested discussing the Blue Line, SouthEnd, NODA and Eastland Mall areas. Commissioner McClung suggested the Gold Line as well.

Planning Committee Chairperson Nelson asked if there is concern from staff. Ms. Johnson said that the policy documents for the light rail alignment and trolley are different from one another. It may be more useful to review some of the rezoning petitions to evaluate how they meet the themes. Planning Committee Chairperson Nelson asked how the Committee feels about taking a look at SouthEnd first for evaluation against the themes and not asking staff for presentations at this time.

Ms. Johnson said that staff has some presentations that can be used to share information with the Planning Committee about SouthEnd. Planning Commission Chairperson Lathrop said that Commissioner Fryday could be a resource with his knowledge of SouthEnd. He further suggested starting with two questions – (1) what is going well and (2) what needs to be improved. He also asked how long does the Committee want to take on this. Planning Committee Chairperson Nelson recommends allocating some time during regular meetings and not allowing more than one meeting per topic. She said that what worked and what we would have done differently should be an agenda topic at the next meeting. She would like for staff familiar with SouthEnd to be available at a future meeting. She asked the Committee to contain expectations of staff to their knowledge and not preparing a lot of information. Commissioner McClung would like to see maps showing SouthEnd boundaries.

Commissioner Allen asked if the goal is to influence the zoning ordinance rewrite or is there an opportunity for the Planning Committee to influence the public. Ms. Johnson replied yes. She also said that this is to inform the Committee members about these topics, as a result, they will be able to respond to questions in the future and to help explain to the community. Commissioner Allen said if this is the goal, the Committee should focus on discussion that will translate to tangible recommendations to City Council. She asked if the Commission knows how and who will be involved in the community character updates. Planning Commission Chairperson Lathrop said that the Commission does not know yet but this will also help communicate ideas to the Council.

Vice-Chairperson Watkins will set up a dropbox or google docs by Monday.

Adjourn: 6:35 p.m.

Charlotte-Mecklenburg Planning Committee
Planning for Healthy/Livable Communities – Guiding Principles
January 8, 2016

At its December 15, 2015 meeting, the Charlotte-Mecklenburg Planning Committee endorsed ten Guiding Principles for Planning for Healthy/Livable Communities. The Committee's intent in endorsing these principles is to help clarify the direction and guidance it provides as the City begins the update of the Zoning Ordinance and the development of the Community Character Policy Manual.

The ten principles were identified by reviewing principles adopted in the *Centers, Corridors, Wedges Growth Framework*, as well as those from the *Mecklenburg Livable Communities Plan*. In addition, principles from the book "Small Town Fit" and from the Urban Land Institute, American Institute of Architects, Health Resources in Action, and the Department of Housing and Urban Development were reviewed.

Many of the principles from the different sources overlap considerably, and those endorsed by the Planning Committee reflect the themes from the various sources reviewed. The following are the ten Principles for Healthy/Livable Communities endorsed by the Planning Committee:

1. Incorporate a Mix of Land Uses
2. Provide Transportation Choices – bike, car, transit, walking
3. Ensure Housing Choices & Affordability
4. Design Public Spaces for All Ages and Abilities and Make them Active
5. Recognize the Unique Identity of Existing Places
6. Plan for All Ages
7. Protect the Environment, Including the Tree Canopy
8. Protect Existing Neighborhoods
9. Enhance Urban Centers
10. Promote Access to Healthy/Local Foods

CHARLOTTE HISTORIC DISTRICT COMMISSION
MEETING AGENDA – JANUARY 13, 2016, ROOM 280
HDC WORKSHOP – 12:00 PM THE PUBLIC IS WELCOME TO ATTEND

Attachment 8

HDC WORKSHOP – 12:00 PM

1. COA TEXT AMENDMENT
2. ANNOUNCE MEETING DESIGN GUIDELINES MEETING ON 1/19/2016

HDC MEETING: 1:00 – 7:00

- CALL TO ORDER
- APPROVAL OF DECEMBER MINUTES
- APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

APPLICATIONS CARRIED OVER FROM DECEMBER

1. 1829 S. MINT STREET
CASE No. [HDC 2015-256](#) **APPROVED**
REAR ADDITION
CAMERON JAMES VENTURES, LLC
2. 1816 WICKFORD PLACE
CASE No. [HDC 2015-257](#) **365 DAY STAY
OF DEMOLITION**
DEMOLITION
CRAIG CALCASOLA, OWNER
3. 1815 WICKFORD PLACE
CASE No. [HDC 2015-261](#) **DENIED**
ADDITION
CLARENCE BOSTON, APPLICANT

CONTINUED APPLICATIONS

4. 220 W. 10TH STREET
CASE No. [HDC 2015-141](#) **APPROVED**
NEW CONSTRUCTION
CHRIS SCORSONE, APPLICANT
5. 700 S. SUMMIT AVENUE
CASE No. [HDC 2015-250](#) **APPROVED**
NEW CONSTRUCTION
JOSH ALLISON, APPLICANT
W/REVISED DRAWINGS TO STAFF
6. 601 E. KINGSTON AVENUE
CASE No. [HDC 2015-266](#) **APPROVED**
ADDITION
ALLEN BROOKS, APPLICANT

NEW APPLICATIONS

WILMORE

7. 1556 MERRIMAN AVENUE
CASE No. [HDC 2015-282](#) **APPROVED**
NEW CONSTRUCTION
JASON MURPHY, WILMORE
W/REVISED DRAWINGS TO STAFF

WESLEY HEIGHTS

8. 420 S. SUMMIT AVENUE
CASE No. [HDC 2015-286](#) **CONTINUED**
NEW CONSTRUCTION
DON DUFFY, APPLICANT

PLAZA MIDWOOD

9. 1465 HAYWOOD COURT
CASE No. [HDC 2015-278](#) **CONTINUED**
NEW CONSTRUCTION
TIMOTHY MCCOLLUM, APPLICANT

DILWORTH

10. 524 E. TREMONT AVENUE
CASE No. [HDC 2015-243](#) **APPROVED** (FOUNDATION ONLY)
PAINTED BRICK
BRIAN DARCY, OWNER
DENIED (ABOVE FOUNDATION)
11. 1325 DILWORTH ROAD
CASE No. [HDC 2015-280](#) **CONTINUED**
NEW CONSTRUCTION
KRAIG MAGUS, APPLICANT
12. 804 E. KINGSTON AVENUE
CASE No. [HDC 2015-281](#) **CONTINUED**
ADDITION
KEITH WESLOWSKI, APPLICANT
13. 525 EAST BOULEVARD
CASE No. [HDC 2015-287](#) **DID NOT HEAR
WILL HEAR IN FEBRUARY**
HARDIE SIDING
TOM EGAN, APPLICANT
14. 715 EAST WORTHINGTON AVENUE
CASE No. [HDC 2015-290](#) **DID NOT HEAR
WILL HEAR IN FEBRUARY**
ADDITION
ALLEN BROOKS, APPLICANT

Charlotte-Mecklenburg Planning Commission

FY 2016 Action Plan

December 30, 2015

At the September 11, 2015 Retreat, the Planning Commission identified nine priorities to work on during FY16 and made assignments for follow-up. The Commission continued to discuss these priorities at each work session following the retreat. Below are the action items and a summary of these discussions. More details are available in the Commission's December 7, 2015 minutes.

| Action Step | Assignment |
|--|---|
| <p>1. Receive staff input on rezoning cases prior to the zoning public hearing.</p> <p>Action: This item is ongoing.</p> <p>The Zoning Committee will try to be more efficient with recommendations on rezoning petitions and recommend that staff not give presentations on a petition unless it is controversial, had significant changes since the public hearing, was deferred or a Commissioner requests a presentation. The time saved during meetings will allow for discussion of upcoming petitions earlier in the process.</p> <p>Staff will provide a list of upcoming cases prior to the public hearing. Zoning Committee members may flag a petition for discussion only (no actions should be taken and the Committee will not indicate their position at this time). Criteria may need to be established to help Commissioners determine if a petition should be flagged for discussion. Staff will determine how they will notify the petitioner of this discussion. These changes will require staff to share information with the Committee sooner.</p> <p>The Zoning Committee suggested that this process begin in January 2016.</p> | <p><i>Dionne Nelson & Tracy Dodson</i></p> |
| <p>2. Investigate whether a smaller or alternative group can review and make recommendations on Mandatory Referrals.</p> <p>Action: This item is complete.</p> <p>For the last few months, the Planning Committee has taken action by consent on mandatory referrals. This process enhancement allows additional time for the Committee to focus on the Commission's work plan and other items.</p> | <p><i>Tony Lathrop & Planning Director</i></p> |
| <p>3. Focus the Planning Commission Work Sessions on discussions between Commissioners, which result in actions, rather than presentations.</p> <p>Also, Commissioners should receive advance notice of any presentations and a summary of the goals and actions required by the Commissioners regarding any presentations.</p> <p>Action: This item is ongoing.</p> <p>The Executive Committee and staff are working together to ensure that agenda items are relevant.</p> | <p><i>Executive Committee & Planning Director</i></p> |

| | |
|--|-----------------------------------|
| <p>4. Inform the Planning Commission of the Department's work program areas where the Planning Staff needs the Commission's assistance.</p> <p>Action: This item is ongoing. The Chairperson requested that Mr. McKinney provide an update of the Planning Department's Work Program to the Commission prior to the next work session for discussion at the January work session, if needed.</p> | <p><i>Planning Director</i></p> |
| <p>5. Assign a Planning Commissioner and an alternate to attend the City Council's Transportation and Planning Committee meetings.</p> <p>Action: This item is complete. Commissioner Ryan will attend meetings on Thursdays and Commissioner Fryday will attend on Mondays. However, staff informed the Commission that the schedule may change once the new TAP Committee is formed.</p> | <p><i>Executive Committee</i></p> |
| <p>6. Develop an annual Work Plan for the Planning Commission and share it with Elected Officials.</p> <p>Action: This item is ongoing. During the Zoning Ordinance rewrite, Chairperson Lathrop would like for the Planning Committee to be engaged in policy discussions and any related issues so they can make recommendations on policy items.</p> <p>Chairperson Lathrop and Vice-Chairperson Nelson will discuss starting a list to track issues identified by Commissioners and determine how to incorporate them into the work session discussions.</p> <p>As part of the work plan development, the Planning Committee began discussing Livable Communities at their November meeting. This information was shared with the full Commission. The Planning Committee will continue this discussion at future meetings and this item will also be revisited at the January Planning Commission work session.</p> <p>The Chairperson asked staff to add an agenda item to all future work session agendas for Council Communication items. The Commission will share its priorities with Council.</p> | <p><i>Planning Committee</i></p> |
| <p>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.</p> <p>Action: This item is ongoing. The Commission discussed allowing the Planning or Zoning Committee to handle issues first; rather than creating an additional committee. Some issues may be handled differently on a case by case basis.</p> | <p><i>Tony Lathrop</i></p> |

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| <p>8. Hold periodic meetings with Elected Officials to discuss goals and priorities.</p> <p>Action: This item is ongoing. The Chairperson asked staff to add an agenda item to all future work session agendas for Council Communication items. The Commission will discuss whether there is something noteworthy to share with Council on a monthly basis.</p> | <p><i>Executive Committee</i></p> |
| <p>9. Explore options for Planning Commissioners to join the American Planning Association (APA).</p> <p>Status: This item is complete. Staff shared APA fees with the Commission and informed them that they may join the APA. Commissioners may contact Cheryl Neely, if interested.</p> | <p><i>Planning Director</i></p> |