

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

Planning Commission

Nov 7, 2016
work session

Charlotte-Mecklenburg
Government Center
Room 267
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

November 7, 2016 – Noon

CMGC – Conference Room 267

Call to Order & Introductions

Tony Lathrop

Certificates of Appreciation

Present Certificate of Appreciation to former Commissioner Tracy Dodson.

Administration

Approval of Planning Commission Minutes

Approve the October 3, 2016 work session minutes.

Tony Lathrop

Attachment 1

Policy

Review Affordable Housing Policies

Pamela Wideman

Background: Neighborhood and Business Services staff will provide an overview of the City's affordable housing policies.

Action: For Commission discussion.

Livable City Policy Statement Amendment

Deb Ryan

Background: The Planning Commission will revisit the Livable City Policy Statement and consider adding language to address community safety (from an environmental standpoint).

Action: For Commission discussion and action.

Information

Planning Director's Report

Ed McKinney

- Unified Development Ordinance Update
- Planning Department's Public Outreach Presentations

Attachment 2

November & December 2016 Meeting Schedules

Attachment 3

Committee Reports

- **Executive Committee**
 - September 19, 2016 Approved Minutes

Tony Lathrop

Attachment 4

Future Work Session Agenda Items	Work Session
1. Development Ordinance Update	Ongoing
2. Pedestrian Overlay District (PED)	TBD
3. Communication Policy	TBD
4. Bike Plan	TBD
5. CATS Countywide Transit Services Plan	TBD

- **Zoning Committee**
 - Upcoming Rezoning Petitions
 - September 28, 2016 Agenda

Tony Lathrop
Tammie Keplinger

Attachment 5

- **Planning Committee**

- September 20, 2016 Approved Minutes

Mike Sullivan
Attachment 6

- **Historic District Commission (HDC)**

- October 12, 2016 Meeting Update

Deb Ryan
Attachment 7

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

Elizabeth McMillan

- **City Council's Transportation & Planning Committee (TAP)**

- October 10, 2016 TAP Committee Report

John Fryday
Attachment 8

Communication from Chairperson

- FY17 Action Plan
- City Council Communication

Tony Lathrop
Attachment 9

Charlotte-Mecklenburg Planning Commission

Attachment 1

Work Session

October 3, 2016 - 12:00 pm

CMGC - Room 886

Minutes

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Mike Sullivan (Vice-Chairperson), Ray Eschert, John Fryday, John Ham, Nasif Majeed, Bolyn McClung, Elizabeth McMillan, Dionne Nelson, Deb Ryan, Sam Spencer, Cozzie Watkins, and Nancy Wiggins

Commissioners Absent: Karen Labovitz

Commissioner Majeed arrived at 12:28 pm.

Commissioner Wiggins arrived at 12:35 pm.

Planning Staff Present: Ed McKinney (Interim Planning Director), Kathy Cornett, Laura Harmon, Garet Johnson, Tammie Keplinger, Melony McCullough, Grant Meacci, Cheryl Neely, and Tamisha Benn (Temporary Employee)

Welcome & Introductions

The Chairperson called the meeting to order at 12:19 pm, welcomed those present, and asked everyone to introduce themselves.

Approval of Minutes

Commissioner Watkins made a motion to approve the July 11 and September 15, 2016 minutes, seconded by Vice-Chairperson Sullivan. The minutes were approved unanimously.

FY17 Action Plan

Chairperson Lathrop referenced the Commission's FY17 Action Plan (Attachment 2). He explained that the Action Plan was derived from the strategic priorities exercise at the retreat. During the retreat, the Commission participated in an exercise to identify their strategic priorities for FY17 and the Executive Committee has now refined the priorities list. He asked if there were any questions about the Action Plan.

Commissioner McClung referred to Strategic Priority 5 - Review Affordable Housing Policies. He stated that CMS is making more of an effort to market their surplus properties for affordable housing. Commissioner McClung asked if CMS can be added to the second bullet (so they can be included with the City, County and other non-profit programs and initiatives). The Chairperson replied yes.

Commissioner Nelson said this same bullet item should refer to all "other" programs, not just "non-profit" programs. She asked if "non-profit" could be removed. The Chairperson answered yes.

The Chairperson reminded the Commission that they are limited with what they can do in relation to affordable housing. He thinks it would be good to know what their limitations are so the Commission is clear as to their role within the affordable housing arena.

Chairperson Lathrop also said the upcoming work on the ordinance rewrite is important to the community. He asked if there were other questions or comments about the Commission's priorities.

Commission Ryan referenced Strategic Priority 1, the third bullet - Initiate Drafting of the Unified Development Ordinance (UDO) Text. She asked if this means the Planning Committee will write the UDO. Mr. McKinney explained that this reflects the discussion from the retreat (the UDO public process and conclusion of the Place Types process). It does not mean the Planning Committee will write the text.

The Chairperson suggested that the Commission vote to adopt the FY17 Action Plan, with the recommended changes (adding CMS and removing non-profit from Priority 5). Commissioner Spencer made a motion, seconded by Commissioner Ryan to approve the changes. The vote to adopt the FY17 Action Plan was unanimous.

Livable City Policy Statement Amendment

Chairperson Lathrop reminded the Commission that at the retreat Commissioner Ryan suggested that the *Livable City Policy Statement* be amended to address safety (from an environmental stand point). He asked Commissioner Ryan to lead a discussion about this recommendation.

Commissioner Ryan said she emailed Commissioners three reports to help give context to why the policy should address public health and safety. One report is from the World Health Organization and the Center for Disease Control and focuses on the relationship of crime, public health and public safety. Commissioner Ryan said these documents will help with the discussion. She suggested that this item be placed on the November work session agenda to allow everyone an opportunity to review the documents prior to having a discussion. The Commission agreed to revisit this item at the November work session.

Communication Committee

The Chairperson mentioned that their *Rules of Procedure* indicate that the Communication Committee is one of the Commission's standing committees. He said Commissioner Fryday has expressed interest in this Committee.

Commissioner Fryday stated that Chairperson Lathrop asked him to chair the Communication Committee. He intends to work on a communications plan for how the Commission should relay information to Council. Commissioner Fryday said he will come back to the Commission and populate the Committee based on the work plan.

Commissioner Nelson asked Chairperson Lathrop if action is required to make Commissioner Fryday chair of the Communication Committee. The Chairperson replied no and said Commissioner Fryday welcomes feedback and ideas. Commissioners Spencer and Ryan volunteered to serve on this committee.

Development Ordinance Update

Mr. McKinney reminded the Commission that this past summer Council approved the next phase of work with Camarios (the Zoning Ordinance consultant). Camarios is in town this week and is starting to conduct one-on-one interviews with City Council members, as well as hold follow-up technical staff work sessions. This work will lead to the next phase of the project - the establishment of the advisory committee.

Mr. McKinney said he is actively working to compose the committee and anticipates an initial process for the committee in late October or early November. The advisory committee will have 20-30 representatives from three areas: 1) boards and commissions that directly impact the Ordinance & UDO; 2) the community perspective; and 3) the development perspective.

Mr. McKinney stated that the public kick-off for the UDO and Place Type efforts will be this fall. Staff is working to identify dates, a venue and making sure the right folk are invited. The kick-off will announce the UDO process, the advisory committee and set up a series of next steps which will initially focus on the Place Type discussion.

Commissioner McClung reminded the Commission that they hosted an UDO stakeholder's panel discussion earlier this year. He mentioned that the panel was not very diverse. Considering the events which occurred during the past couple of weeks (community protests), Commissioner McClung thinks there should be representation from people who are concerned about how their communities are being developed or not being developed.

Mr. McKinney explained that is why staff has been trying to get the right group of people and diversity, particularly with the community representatives, for the advisory committee. Staff is trying to get a good geographical representation of neighborhoods. The intent is to make sure neighborhood representatives speak to demographic and social issues, as well as geographic issues. Mr. McKinney asked Commissioners to let him know if they have anyone in mind.

Commissioner Nelson said, relative to community representation, her experience in the last year has been in neighborhoods that are changing rapidly. Sometimes there is an official neighborhood group which may not represent all the opinions of the community. She thinks there needs to be perspectives from residents who have lived in the community for a long time versus new comers. There is a need to recognize their perspective may not be the same as the association leader (especially for the neighborhoods in and around Uptown).

In respect to affordable housing, Commissioner Nelson thinks there should be an affordable housing representative on the advisory committee who will be responsible for communicating and getting input from the affordable housing development community.

Commissioner Wiggins suggested there be more than one representative for the different areas on the advisory committee. For instance, perhaps 5 or 6 people can represent the multi-family development community so this particular segment will always be represented. Commissioner Wiggins thinks this is important because one representative may not be able to attend all meetings. Having multiple representatives will keep a specific area or segment engaged throughout the entire process.

Vice-Chairperson Sullivan is concerned that current residents and businesses could be displaced as areas redevelop under the new UDO. He thinks this should be avoided and said it relates to the issue of affordable housing. The Vice-Chairperson said the Commission had previously mentioned inviting Pam Wideman, from the City's Neighborhood and Business Services Department, to a future work session to share information about current affordable housing initiatives. He reiterated that Ms. Wideman should be invited to a work session soon.

Mr. McKinney replied that “Review Affordable Housing Policies” is number 5 on the Commission’s 2017 Action Plan. He said the Executive Committee and staff will arrange for this presentation and discuss how the affordable housing conversation should be structured for the full Commission.

Commissioner Watkins suggested that health be incorporated into the affordable housing discussion. Commissioners Nelson and Eschert agreed. Commissioner Nelson said the Commission should have a more integrated conversation about affordable housing relative to healthy and successful communities. Commissioner Eschert added that health includes many different components, such as seniors and handicapped.

Commissioner Ryan said the information she sent to the Commission speaks to affordable housing, public health and safety. The information references the importance of integrating affordable housing in the community. She thinks the *Livable City Policy Statement* guiding principles should be taken into consideration when staff makes recommendations on zoning petitions and policy items. She also thinks the principles could provide direction to Council in terms of supporting and integrating affordable housing.

Commissioner Ryan suggested the Commission ask staff to evaluate the principles when reviewing rezoning petitions. She asked the Chairperson how this can be implemented. Chairperson Lathrop replied that the Commission can make a recommendation. Commissioner Ryan said she would like to ask staff to review rezoning petitions relative to the *Livable City Policy Statement* guiding principles.

Vice-Chairperson Sullivan said he is concerned about the legality of making rezoning recommendations based on the *Livable City Policy*. Commissioner Ryan replied that she cannot speak to the legal aspect and suggested that the Commission get legal advice on this. However, she thinks that since the Commission adopted the policy, it is important to apply the principles when reviewing information and making recommendations.

Commissioner Nelson asked if this can be done by the Commission or if it is possible to make a recommendation to Council. She said maybe the Commission can ask Council to take action relative to the *Livable City Policy* so that it can be a factor in decision making.

Chairperson Lathrop reminded the Commission that they adopted the policy in the spring and at that time Council’s Transportation and Planning Committee (TAP) had just held their retreat. Since TAP was dealing with several policies from their retreat, the Commission did not ask Council to adopt the *Livable City Policy*. The Commission presented the policy to Council and explained that the guiding principles are consistent with Council’s priorities. The Chairperson said the Commission can ask Council to revisit the policy and if adopted, it can be considered in zoning decisions. The Chairperson thinks staff should look at the legality of how the principles can be used to analyze zoning requests.

Commissioner Ryan said when Mayor Pro Tem Lyles spoke to the Commission at their July work session, she emphasized that the Commission should develop a work plan and share it with Council. The newly adopted Action Plan indicates that the *Livable City Policy* should be updated. Commissioner Ryan thinks the policy should be reviewed and adopted by City Council. Chairperson Lathrop stated that after the language about safety is added to the policy, the Commission can vote to ask Council to formally adopt the *Livable City Policy*.

Commissioner Ryan asked if the TOD Policies were adopted. Chairperson Lathrop replied that TOD and PED are part of the *Zoning Ordinance*.

Mr. McKinney explained the TOD zoning district. He clarified that in addition to TOD being addressed in the *Zoning Ordinance*, there are *Transit Station Principles* in the *General Development Policies*. Mr. McKinney further explained that in regards to the *Livable City Policy*, staff has been having similar discussions with Council about clarifying and strengthening policies. He thinks there should be a discussion with Council about the policy instead of just presenting it to them and asking Council to take action on the policy. He suggested that perhaps this could be discussed further at the November or December work session and that staff could help the Commission frame this proposal.

Commissioner Majeed asked for clarification.

Mr. Kinney suggested that the Zoning Committee use the *Livable City Policy* as a check list for the Commission when reviewing petitions. Staff has spent a lot of time evaluating whether petitions are consistent with the adopted plans and policies. The Zoning Committee's review and dialogue can address whether or not the petition supports the *Livable City Policy* and will help the Committee determine what information is important to relay to Council. Council can use that information just like they do at a public hearing. Fundamentally, the decision Council makes will be based on whether the request is consistent or not consistent with the adopted plans and policies.

Commissioner McClung said he is in favor of elevating the *Livable City Policy*. He is a former member of the longest serving community committee in Charlotte, (Community Relations Committee) which started during the 1960's sit-ins. Commissioner McClung said he would like for Council, CMS and the County Commission to understand why the Commission is elevating the policy.

Chairperson Lathrop said he appreciates the Commissioner's expertise and is pleased that the Commission has become more engaged.

Meeting Schedules

Chairperson Lathrop referred the Commission to the October and November meeting schedules (Attachment 5).

Committee Reports

Executive Committee – Future Work Session Agenda Items

The Chairperson referenced the future agenda items list. Based on the discussion, he would like to schedule the affordable housing presentation soon. He asked if there were any comments.

Commissioner Nelson said there are a lot of affordable housing initiatives that the average citizen may not be aware of. She thinks the Commission should have an update on these initiatives prior to discussing affordable housing.

Commissioner Wiggins said she attended a seminar which focused on the Americans with Disabilities Act (ADA) accessibility issues. She shared that the federal government is changing its ADA requirements. The minimum standards will be 30% higher than the current standards. Commissioner Wiggins thinks the Commission and the City should embrace this change.

Zoning Committee

Ms. Keplinger said there were 18 rezoning petitions for the September public hearing and 11 are scheduled for the October public hearing. Ms. Keplinger also reminded Zoning Committee members of their October 26 Committee meeting.

Planning Committee

Vice-Chairperson Sullivan asked if there were any comments or questions about the Planning Committee's July 19 minutes (Attachment 8). He said the last Planning Committee meeting was on September 20. All the mandatory referrals on the agenda were approved. There was also a presentation from Cheryl Myers (Center City Partners) on the draft *North Tryon Vision Plan*, as well as an update from Mr. Meacci on the UDO and Place Types.

The next Planning Committee meeting is October 18. The Vice-Chairperson said there are not any mandatory referrals on the agenda, so the Committee will have an opportunity to follow-up on some outstanding items.

Mr. McKinney said there will be two mandatory referrals on the October 18 Planning Committee agenda. Vice-Chairperson Sullivan said he was informed that the submittal deadline had passed and no mandatory referrals were submitted. Mr. McKinney replied that he would clarify.

Commissioner Fryday said he is concerned about the mandatory referral process. Chairperson Lathrop explained that Jonathan Wells (Planning staff) periodically provides the Planning Committee with a detailed overview of the mandatory referral process. He suggested that Mr. Wells provide this overview at the next Planning Committee meeting.

Vice-Chairperson Sullivan stated that he had previously contacted staff about the mandatory referral process. He is particularly interested in what happens to mandatory referrals after the Planning Committee recommendation is made. The Vice-Chairperson agreed that an overview of the process should be on the Planning Committee's October agenda.

Commissioner Ham said the July work session minutes indicate that Mayor Pro Tem Lyles suggested the Commission participate in a personality assessment to identify each Commissioner's strengths. He asked if this can be done. The Vice-Chairperson said they will look into this.

Historic District Commission (HDC)

Chairperson Lathrop said Commissioner Ryan is the Planning Commission representative on the Historic District Commission. Commissioner Ryan informed the Commission that she had written a book titled *The Anarchist Guide to Historic House Museums* and she has an interest in historic houses. She reported that the HDC meeting was very professional and really interesting. She mentioned that a Historic District Commissioner presented one of the applications. She thinks could possibly be a conflict of interest. However, Commissioner Ryan said the HDC Attorney, Thomas Powers, indicated that it was not a conflict of interest. Mr. McKinney said he would follow-up with HDC staff for clarification.

Charlotte Regional Transportation Planning Organization (CRTPO)

The Chairperson announced that Commissioner McMillian is the Planning Commission's CRTPO representative. Commissioner McMillian said she will attend the next CRTPO meeting and provide an update at the November work session.

Council's Transportation & Planning Committee (TAP)

Commissioner Fryday reported that there were a series of presentations at the TAP Committee meeting. One presentation was on the transit supportive overlay for the transit district. He said UNC-Chapel Hill is doing a TOD study of the 2,500 acres along the Blue Line. Commissioner Fryday also reported that Stantec was hired to work on the SouthEnd Plan update.

Communication from Chairperson

Chairperson Lathrop thanked everyone for attending the retreat last month. He said in comparison to last year, the Commission has really become more active. He appreciates the extra time and increased level of engagement from Commissioners.

Adjournment

The meeting adjourned at 1:39 p.m.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

Date	Presentation	Staff
09/06/16	Rezoning A to Z - CMGC	Sanders
09/14/16	Subdivision Process - Cotswold Neighborhood	Frye/Weaver
09/22/16	CRTPO 101 - Wesley Chapel Town Hall	CRTPO Staff
10/07/16	Charlotte Bus Tour - Community Buliding Initiative	Howard
10/12/16	Charlotte Place Types/Unified Development Ordinance (UDO) - East Mecklenburg High School	Meacci/Adams
10/13/16	Communicating Vision Through Spatial Tools - UNC Charlotte	Whiteshell
10/13/16	Charlotte Bus Tour - Charlotte Realtor Association	Howard
10/17/16	UNCC Planning Class - UNCC Center Campus	Howard
10/23/16	Black Neighborhoods Then and Now Duke Mansion	Howard
10/24/16	Review Officer Requirments - Register of Deeds Staff Retreat	Weaver/Prescott

Charlotte-Mecklenburg Planning Commission

Meeting Schedule - November 2016

Attachment 3

Date	Time	Purpose	Location
Full Planning Commission			
11-07-16	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
11-21-16	4:00 pm	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
11-15-16	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
11-07-16	4:00 pm	City Rezoning ¹	Conference Room 267 2 nd Floor – CMGC
11-07-16	5:30 pm	Work Session ²	Conference Room 280 2 nd Floor – CMGC
11-21-16	5:00 pm	Dinner w/City Council	Conference Room CH-14 Basement – CMGC
11-21-16	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
11-30-16	4:30 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committees			
11-09-16	12:00 pm	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
11-09-16	1:00 pm	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
11-14-16	2:00 pm	City Council Transportation & Planning Committee (TAP)	Conference Room 280 2 nd Floor – CMGC
11-16-16	6:00 pm	CRTPO	Conference Room 267 2 nd Floor – CMGC
11-17-16	6:00 pm	Historic District Commission Design Guidelines Public Meeting	Conference Room 267 2 nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
North Tryon Vision Plan			
11-14-16	7:00 pm	City Council Public Comment	Meeting Chamber Lobby Level – CMGC

¹Due to the increased number of rezoning cases, several items were deferred from the October 17, 2016 City Council Rezoning meeting to November 7, 2016.

²This is a special called meeting for the Zoning Committee to make recommendations on rezoning petitions from the November 7, 2016 City Council Public Hearings.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

December 2016

Date	Time	Purpose	Location
Full Planning Commission			
12-05-16	Noon	Work Session	Innovation Station 8 th Floor – CMGC
Executive Committee			
12-19-16	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
12-20-16	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
12-19-16	5:00 p.m.	Dinner w/ City Council	Conference Room CH-14 Basement – CMGC
12-19-16	5:30 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
01-04-17	4:30 p.m.	Work Session ¹	TBD
Other Committee(s)			
12-12-16	2:00 p.m.	City Council Transportation & Planning Committee (TAP)	Conference Room 280 2 nd Floor - CMGC
12-14-16	12:00 p.m.	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
12-14-16	1:00 p.m.	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
12-21-16	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.

¹ Due to Holidays the December 2016 Zoning Committee work session was rescheduled to January 4, 2017 at 4:30 pm.

Charlotte-Mecklenburg Planning Commission

Attachment 4

Executive Committee Meeting

Approved October 17, 2016

September 19, 2016 – 4:00 pm

CMGC- Conference Room 266

Summary Minutes

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Cozzie Watkins, and John Fryday

Commissioners Absent: Mike Sullivan (Vice-Chairperson)

Planning Staff Present: Ed McKinney (Interim Planning Director), Cheryl Neely, and Tamisha Benn (Temporary Employee)

Welcome & Introductions

The Chairperson called the meeting to order at 4:07 pm.

Approval of the August 15, 2016 Minutes

Commissioner Watkins made a motion to approve the August 15, 2016 minutes, seconded by Commissioner Fryday. The vote to approve the minutes was unanimous.

Planning Commission Annual Retreat Follow-up

Chairperson Lathrop stated that the Commission identified several priorities at their annual retreat. He said that the Executive Committee needs to decide what the Commission will focus on in FY17.

Ms. Neely distributed a draft FY17 Action Plan for the Commission. Mr. McKinney explained that the draft Action Plan was prepared by Mr. Stanley Watkins, the retreat facilitator. Mr. Watkins had compiled a list of priorities that were identified at the retreat. Mr. Watkins then consolidated the priorities by grouping like items, which resulted in the following list of strategic priorities for FY17:

Consolidated Strategic Priorities:

1. Update and implement the Commission's Communication Policy with elected officials.
2. Revisit the Livable City Policy Statement with attention to addressing community safety.
3. Review the Planning Commission's purview relative to affordable housing.
4. Initiate review/consider updates to the Transit Oriented Development Ordinance (TOD).
5. Complete the next phase of work on the Unified Development Ordinance.
6. Initiate review/consider updates to the Pedestrian Overlay District (PED).
7. Provide elected officials with an update of the mandatory referral process.

The Executive Committee continued to discuss the strategic priorities. Chairperson Lathrop asked Commissioner Fryday if he would work on the Communication Policy (Priority 1). Commissioner Fryday replied yes. He suggested that a committee be formed to work on this. The Chairperson stated that he will create an ad hoc committee and Commissioner Fryday will chair this committee.

Mr. McKinney reminded the Committee that their governing documents indicate that the Commission has a Communications Committee. Commissioner Watkins asked if this Committee is still active. Mr. McKinney replied no. Ms. Neely further explained that the Communication Plan provides specific guidance for when and how the Commission should communicate with Council. She suggested that if the Communications Committee is reestablished, they may benefit from reviewing the Plan.

Ms. Neely stated that when the Communications Committee was originally established, the Commission's Chairperson also chaired the Communications Committee. Mr. McKinney stated that the rules indicate at least one member of the Executive Committee must be a member of the Communications Committee, with a minimum of 3 Commissioners on the Committee. Chairperson Lathrop said that due to time commitments, he will not be able to serve on the Communications Committee.

The Executive Committee decided to reestablish the Communications Committee. Chairperson Lathrop appointed Commissioner Fryday to chair the Communications Committee.

Commissioner Watkins asked if the Communications Committee will provide reports to Council. The Chairperson explained that the Committee will develop the plan and process for communicating with elected officials and then bring it to the Commission for review and endorsement. Commissioner Fryday clarified that this Committee will not be a liaison to Council. Commissioner Watkins suggested that the role should be made clear so that Commissioners will understand the Communications Committee's role.

The Executive Committee continued to discuss the list of FY17 Strategic Priorities. The Executive Committee decided to remove Priority 7 (provide elected officials with an update of the mandatory referral process), since Council already reviews mandatory referrals. Mr. McKinney suggested that staff provide a detailed overview of the mandatory referral process at a future Planning Committee meeting so that Commissioners can have a good understanding of the Commission's role in relation to mandatory referrals. The Committee agreed.

Chairperson Lathrop said that the UDO (Priority 5) is underway and the Commission has already done the substance of the TOD review (Priority 4). He said a decision needs to be made as to whether or not the TOD and PED (Priority 6) should be included in the UDO process. Commissioner Watkins asked if there was a conduit to fold TOD into the UDO process. Mr. McKinney stated that both TOD and PED have been identified by Council and the Commission as more immediate concerns related to the Ordinance and there needs to be a conversation and decision made about how to address them.

Chairperson Lathrop said that Priority 1 has been assigned to Commissioner Fryday, Priorities 4 and 5 are underway, and Priority 7 was removed from the list. Therefore, the remaining strategic priorities which need to be discussed are Priorities 2, 3, and 6.

Commissioner Watkins asked if the Commission will do a thorough review of PED, similar to how they reviewed TOD. Chairperson Lathrop replied yes.

Commissioner Watkins asked if the Livable City Policy (Priority 2) will be expanded. Commissioner Fryday stated that Commissioner Ryan brought up the safety issue for the Livable City Policy. He explained that she was referring to safety from an environmental standpoint.

Commissioner Watkins asked if building codes and materials are more relaxed/scaled down for affordable housing. Chairperson Lathrop replied that affordable housing developers have to conform to City regulations. He explained that the main concerns with affordable housing (Priority 3) are location and funding.

Mr. McKinney stated that Council is committed to doing several things to address affordable housing. The Chairperson asked Mr. McKinney if staff can create something to clarify the Commission's role in relation to affordable housing. He explained that he does not want to minimize the importance of affordable housing, but the Commission has a lot of items to focus on and he wants everyone to understand what the Commission can and cannot do. Once this is clear, the Commission can think realistically about what they can accomplish. Commissioner Fryday and Mr. McKinney agreed.

Commissioner Watkins asked if the Livable City Policy affects affordable housing. Mr. McKinney responded that the Livable City Policy addresses affordable housing.

Commissioner Fryday asked if it would be helpful to educate the Commission on what is already being done to address affordable housing. Chairperson Lathrop replied yes.

Following additional discussion, the Executive Committee decided that a review and education of current affordable housing policies could perhaps be discussed at the November work session.

Future Work Session Agenda Items

The Executive Committee reviewed the future work session agenda items list and agreed on the following agenda items for the October 3, 2016 work session:

1. UDO Update
2. Livable City Policy Amendment
3. Communications Committee

Chairperson Lathrop asked staff to add PED and affordable housing to the future work session agenda items list.

Ms. Neely reminded the Executive Committee that due to the Jewish holiday, they previously discussed changing the date of the October 3rd work session to October 10th. The Chairperson stated that the meeting would remain on the original date of October 3rd.

Adjournment

The meeting adjourned at 4:58 pm.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, RM 280
September 28, 2016
4:30pm

Called to order: **4:44pm**

Adjourned: **6:44pm**

Commissioners:

Ray Eschert ✓	Karen Labovitz✓	Tony Lathrop✓	Nasif Majeed✓
Sam Spencer ✓	Cozzie Watkins ✓ 5pm Arrival	Nancy Wiggins✓	

Recommended for Approval	<p>1. <u>Petition No. 2016-083</u> (Council District 4 - Phipps) by Demeter Properties, LLC for a change in zoning for approximately 15.38 acres located on the north side of David Cox Road between Harris Cove Drive and Davis Lake Parkway from R-9 PUD (multi-family residential, planned unit development), R-4 (single family residential) and RU(CD) (rural, conditional) to UR-2(CD) (urban residential, conditional).</p> <p>Consistency: Maker: Majeed 2nd: Eschert Vote: 7-0</p> <p>Recommendation: Maker: Eschert 2nd: Watkins Vote: 7-0</p>
Recommended for Approval	<p>2. <u>Petition No. 2016-118</u> (Council District 6 - Smith) by NVR for a change in zoning for approximately 2.97 acres located east of Sharon Road between Sharon Acres Road and Sharon Hills Road from R-3 (single family residential) to UR-2(CD) (urban residential, conditional).</p> <p>Consistency: Maker: Wiggins 2nd: Eschert Vote: 5-0 Recused: Lathrop</p> <p>Recommendation: Maker: Wiggins 2nd: Eschert Vote: 5-0 Recused: Lathrop</p>
Recommended for Approval	<p>3. <u>Petition No. 2016-101</u> (Outside City Limits) by Shining Hope Farms for a change in zoning for approximately 34.47 acres located west of Beatties Ford Road near the intersection of Kidd Lane and Beatties Ford Road from R-3 (single family residential) and INST (CD) (institutional, conditional) to INST (CD) (institutional, conditional) and INST (CD) SPA (institutional, conditional, site plan amendment).</p> <p>Consistency: Maker: Spencer</p>

	<p>2nd: Eschert Vote: 5-0 Recused: Lathrop</p> <p>Recommendation: Maker: Spencer 2nd: Majeed Vote: 5-0 Recused: Lathrop</p>
Recommended for Approval	<p>4. <u>Petition No. 2016-116</u> (Council District 3 – Mayfield) by BNA Homes for a change in zoning approximately 15.87 acres located on the southeast corner at the intersection of South Tryon Street and Beam Road from MX-1 (mixed use) to MX-2 (mixed use).</p> <p>Consistency: Maker: Majeed 2nd: Wiggins Vote: 6-0 Recused: Lathrop</p> <p>Recommendation: Maker: Majeed 2nd: Eschert Vote: 6-0 Recused: Lathrop</p>
Recommended for Approval	<p>5. <u>Petition No. 2016-074</u> (Council District 4 – Phipps) by McKinney Holdings NC II, LLC for a change in zoning approximately 15 acres located on the east side of North Tryon Street between Sandy Avenue and Rocky River Road from B-2(CD) (general business, conditional) to TOD-M (CD) (transit oriented development – mixed-use, conditional).</p> <p>Consistency: Maker: Labovitz 2nd: Wiggins Vote: 7-0</p> <p>Recommendation: Maker: Labovitz 2nd: Majeed Vote: 7-0</p>
<p>Deferred to (October 26, 2016)</p> <p>Motion: Wiggins 2nd: Spencer Vote: 7-0</p>	<p>6. <u>Petition No. 2016-053</u> (Council District 2 – Austin) by Brookline Residential, LLC for a change in zoning approximately 4.21 acres located on the west side of Reames Road between Lakeview Road and Anston Crossing Drive from MX-1 (Innov) (mixed use, innovative) to UR-2(CD) (urban residential, conditional) with five year vested rights.</p>
Recommended for Approval	<p>7. <u>Petition No. 2016-089</u> (Council District 4 – Phipps) by Derita Masonic Lodge for a change in zoning approximately 4.35 acres located on the south side of DeArmon Road between Mineral Ridge Way and Hampton Place Drive from R-3 (single family residential) to INST (CD) (institutional, conditional).</p> <p>Consistency: Maker: Spencer 2nd: Majeed Vote: 7-0</p>

	<p>Recommendation: Maker: Spencer 2nd: Majeed Vote: 7-0</p>
Recommended for Approval	<p>8. <u>Petition No. 2016 – 100</u> (Council District 3 – Mayfield) by MPV Properties, LLC for a change in zoning approximately 41 acres located south of South Tryon Street near the intersection of Steele Creek Road and Walker Branch Drive from R-3(CD) (single family residential, conditional) and R-17MF (CD) (multi-family residential, conditional) to UR-2(CD) (urban residential, conditional), with five-year vested rights.</p> <p>Consistency: Maker: Majeed 2nd: Watkins Vote: 6-1 Dissenting: Wiggins</p> <p>Recommendation: Maker: Watkins 2nd: Majeed Vote: 6-1 Dissenting: Wiggins</p>
Recommended for Approval	<p>9. <u>Petition No. 2016-111</u> (Council District 1 – Kinsey) by Philemon NODA Partners, LLC for a change on zoning approximately 9.91 acres located north of North Davidson Street on the southwest corner at the intersection of Philemon Avenue and East Craighead Road from I-1 (light industrial) and UR-2(CD) (urban residential, conditional) to TOD-M (CD) (transit oriented development – mixed-use, conditional).</p> <p>Consistency: Maker: Wiggins 2nd: Watkins Vote: 6-0 Recused: Lathrop</p> <p>Recommendation: Maker: Wiggins 2nd: Spencer Vote: 6-0 Recused: Lathrop</p>
Recommended for Approval	<p>10. <u>Petition No. 2016-106</u> (Council District 2 – Austin) by Bobby and Deborah Hogan for a change in zoning approximately 8.60 acres located on the east side of Statesville Road, north of Spector Drive and Old Statesville Road from I-2(CD) (general industrial, conditional) to I-2(CD) SPA (general industrial, conditional, site plan amendment).</p> <p>Consistency: Maker: Eschert 2nd: Labovitz Vote: 7-0</p> <p>Recommendation: Maker: Spencer 2nd: Eschert Vote: 7-0</p>

<p>Recommended for Approval</p>	<p>11. <u>Petition No. 2016-107</u> (Council District 4 – Phipps) by Trevi Partners, LLC for a zoning approximately 15.86 acres located on the southeast side of North Tryon Street between Wednesbury Boulevard and Caprington Avenue from CC (commercial center) and UR-C (CD) (urban residential - commercial, conditional) to UR-C (CD) (urban residential - commercial, conditional) and UR-C (CD) SPA (urban residential - commercial, conditional, site plan amendment), with five year vested rights.</p> <p>Consistency: Maker: Spencer 2nd: Majeed Vote: 6-1 Dissenting: Wiggins</p> <p>Recommendation: Maker: Spencer 2nd: Labovitz Vote: 6-1 Dissenting: Wiggins</p>
<p>Recommended for Approval</p>	<p>12. <u>Petition No. 2016-114</u> (Council District 5 – Autry) by Harris Doulaveris for a zoning approximately 1.95 acres located on the north side of Albemarle Road between Hollirose Drive and Circumferential Road from B-1(CD) (neighborhood business, conditional) to B-2(CD) (general business, conditional).</p> <p>Consistency: Maker: Spencer 2nd: Watkins Vote: 6-0 Recused: Lathrop</p> <p>Recommendation: Maker: Watkins 2nd: Eschert Vote: 6-0 Recused: Lathrop</p>
<p>Recommended for Approval</p>	<p>13. <u>Petition No. 2016-121</u> (Council District 6 – Smith) by Chen Development, LLC for a change in zoning approximately 0.39 acres located on the northwest corner at the intersection of Park Road and Montford Drive from O-2 (office) to MUDD-O (mixed use development, optional).</p> <p>Consistency: Maker: Wiggins 2nd: Watkins Vote: 6-0</p> <p>Recommendation: Maker: Majeed 2nd: Watkins Vote: 6-0</p>
<p>Recommended for Approval</p>	<p>14. <u>Petition No. 2016-108</u> (Council District 3 – Mayfield) by Laurel Falls for a change in zoning approximately 0.42 acres located on the north side of West Bland Street between South Tryon Street and Winnifred Street from I-2 (general industrial) to TOD-M (transit oriented development–mixed-use).</p> <p>Consistency: Maker: Labovitz</p>

	<p>2nd: Wiggins Vote: 7-0</p> <p>Recommendation: Maker: Labovitz 2nd: Wiggins Vote: 7-0</p>
Recommended for Approval	<p>15. <u>Petition No. 2016-096</u> (Council District 5 – Autry) by City of Charlotte for a change in zoning approximately 1.52 acres located on the east side of Lawyers Road between Albemarle Road and East W.T. Harris Boulevard from R-17MF (multi-family residential) to O-2 (office).</p> <p>Consistency: Maker: Spencer 2nd: Labovitz Vote: 7-0</p> <p>Recommendation: Maker: Watkins 2nd: Labovitz Vote: 7-0</p>
Recommended for Approval	<p>16. <u>Petition No. 2016-104</u> (Council District 3 – Mayfield) by Central Piedmont Community College for a change in zoning approximately 18.7 acres located on the southeast corner at the intersection of West Hebron Street and West Arrowood Road and also located at the northwest corner near the intersection of West Hebron Street and Nations Ford Road from B-1(CD) (neighborhood business, conditional) (hereby known as “northern parcel”) and INST (institutional) (hereby known as “southern parcel”) to INST (institutional) for the northern parcel and O-1 (office) for the southern parcel.</p> <p>Consistency: Maker: Majeed 2nd: Spencer Vote: 7-0</p> <p>Recommendation: Maker: Watkins 2nd: Labovitz Vote: 7-0</p>
Recommended for Approval	<p>17. <u>Petition No. 2016-122</u> (Council District 3 – Mayfield) by Foundry Commercial for a change in zoning approximately 17.2 acres located on the north side of Ed Brown Road and the west side of Steele Creek Road from R-3 (single family residential) and I-2(CD) (general industrial, conditional) to I-1 (light industrial).</p> <p>Consistency: Maker: Spencer 2nd: Watkins Vote: 6-1 Dissenting: Wiggins</p> <p>Recommendation: Maker: Watkins 2nd: Majeed Vote: 6-1 Dissenting: Wiggins</p>

Recommended for Approval	<p>18. <u>Petition No. 2016-125</u> (Council District 3- Mayfield) by Elcan & Associates, Inc. for a change in zoning approximately 1.80 acres located on the southeast corner of Tuckaseegee Road and Mulberry Church Road from R-17MF (multi-family residential) to O-1 (office).</p> <p>Consistency: Maker: Wiggins 2nd: Majeed Vote: 7-0</p> <p>Recommendation: Maker: Watkins 2nd: Majeed Vote: 7-0</p>
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Attendance

Commissioners Present: Planning Commission Chairperson Tony Lathrop, Planning Committee Chairperson Mike Sullivan, Planning Committee Vice-Chairperson John Fryday and Commissioners Bolyn McClung, John Ham, Dionne Nelson and Deborah Ryan

Commissioner Absent: Commissioner Elizabeth McMillan

Planning Staff Present: Scott Adams, Kathy Cornett, Alberto Gonzalez, Garet Johnson, Linda Keich, Catherine Mahoney, Kent Main, Melony McCullough, Ed McKinney, Grant Meacci, Cheryl Neely, Amanda Vari and Bryman Suttle

Other Staff Present: Cheryl Myers, Center City Partners and Frank Blair, Charlotte Mecklenburg Library

Call to Order and Introductions

Planning Committee Chairperson Sullivan called the meeting to order at 5:15 pm, welcomed those present and asked everyone to introduce themselves.

Planning Committee Chairperson Sullivan asked if there were any changes to the minutes. Vice-Chairperson Fryday stated that there are two changes that need to be made to the minutes. Page 7 of the minutes states that Vice-Chairperson Fryday asked for a report from Ed McKinney (Planning) from REBIC, he clarified that he did not say that and asked for that statement to be removed from the minutes. Secondly, Vice-Chairperson Fryday asked that the minutes include the following: when we were leaving the meeting, Mr. Meacci said he would meet with Vice-Chairperson Fryday and Commissioner Ryan on the homework assignment because there was not enough time to go over it.

Approve July 19, 2016 Minutes

A motion was made by Commissioner Nelson and seconded by Vice-Chairperson Fryday to approve the July 19, 2016 minutes with the revisions made by Vice Chairperson Fryday. The vote was unanimous to approve the minutes.

Mandatory Referrals

Commissioner McClung asked for a presentation on M.R. #16-38. He stated that a lot of good information was presented on this mandatory referral at the Joint Use Task Force (JUTF) meeting.

M.R. #16-39: Proposal by the City Of Charlotte’s Engineering and Property Management Department (E&PM) to Acquire Property in the Hickory Grove Area for Tree Canopy Preservation

Background: E&PM proposes to acquire approximately 23 acres of land located near Robinson Church and Plott roads adjacent to Reedy Creek Greenway (Tax Parcel 108-071-15) for tree canopy preservation.

M.R. #16-40: Proposal by Mecklenburg County to Acquire Land Located on Lake Drive for Nature Preserve Expansion

Background: The County proposes to acquire three parcels totaling approximately 2.5 acres (Tax Parcels 031-471-10, 031-472-07 & 09) located on Lake Drive near the Catawba River in Charlotte's ETJ to provide park and nature preserve amenities to this area of the County. These properties are located within the FEMA floodplain.

A motion was made by Commissioner McClung and seconded by Vice-Chairperson Fryday to approve by consent Planning staff's recommendations for M.R. #16-39 and M.R. #16-40. The vote was unanimous to approve staff's recommendations for these mandatory referrals.

M.R. #16-38: Proposal by Charlotte Area Transit System (CATS) to Purchase Property from NCDOT for the Charlotte Gateway Station (CGS) Project

Background: CATS proposes to purchase 12 parcels totaling approximately 3 acres bounded by Norfolk Southern Railroad, W. Trade, South Graham and W. Fourth streets (see mandatory referral for tax parcel numbers). The CGS project will include future transportation services such as intercity passenger rail (Amtrak), regional rail, intercity and local bus, City LYNX Gold Line, taxi, car-sharing, bicycle and pedestrian linkages. The City of Charlotte and the North Carolina Department of Transportation (NCDOT) are jointly implementing the CGS.

Catherine Mahoney, Planning staff explained this proposal in detail. This parcel is owned by NCDOT and is currently used for parking. The proposed acquisition of this property would allow CATS to proceed with the planning, construction and design of the new station.

The *Charlotte Center City 2020 Vision Plan* (2011) does not provide a specific land use recommendation for the property. However, the property is zoned Uptown Mixed Use District (UMUD) and is envisioned as a high density mixed use area. The concept of the CGS meets the expectations of the *Plan*; therefore, the intended use is considered consistent with the principles of the *Plan*. Planning staff recommends approval of the proposal.

In response to Commissioner McClung's reference to the presentation at the JUTF meeting, Tina Votaw (CATS) stated she can share some of the information that was presented. Ms. Votaw gave a detailed overview of the project. Click [here](#) to view the presentation.

Ms. Votaw gave an overall description of the project; cost and timeline for phase one. She explained the multi-modal project which historically has been acknowledged in many adopted plans and policies. She further explained the purpose of the CGS and stated that plans for the station involve moving AMTRAK from North Tryon Street to the downtown area.

She explained the objective of this project is to improve the regional and local transportation system and services as well as leverage publicly controlled property to facilitate further economic development. She summarized the need to purchase Block C.

Ms. Votaw stated that this project has momentum now because of a \$25,000,000 TIGER grant for construction of the project. She further explained the current rail system that operates along the southeast corridor.

The State has spent millions of dollars purchasing right-of-way that was shown in green on Ms. Votaw's map (click link below to view attached presentation which includes the map). This right-of-way was purchased because the space was needed to build two tracks for Amtrak to get from their current location to downtown.

Commissioner Ryan asked what happens if you can't buy Greyhound. Ms. Votaw replied that the state can use eminent domain. She stated that the Greyhound property is needed for the track alignment. Commissioner Ryan asked if there is a precedent for using eminent domain to acquire land for stations. Ms. Votaw replied yes and added that the land is also needed for tracks. Commissioner Ryan stated that she is concerned about spending this money and not being able to purchase Greyhound. Ms. Votaw stated that staff will try to work with them and would like to include them in the project.

Commissioner Ham asked if staff has given consideration to parking. Ms. Votaw answered that is a part of the station area planning.

A motion was made by Commissioner McClung and seconded by Commissioner Nelson to recommend approval by consent of Planning staff's recommendation for MR #16-38. The vote was unanimous to approve staff's recommendations for MR #16-38.

Commissioner Ryan commented on M.R. #16-39 which is a proposal to acquire property in the Hickory Grove area for tree canopy preservation. She viewed the site, which is heavily wooded, on Google Earth and she recommends that we think about saving trees where people live relative to the Livable City Policy Statement.

North Tryon Vision Plan

Background: The 2020 Center City Vision Plan identified the North Tryon area in Uptown as a focus area for further planning and development. The plan is available at www.northtryon.org

Mr. Meacci stated this planning process started two years ago and this is the beginning of the plan adoption process. Charlotte Center City Partners and the Foundation for the Carolinas led this planning effort to establish a vision to catalyze and implement growth and development in this area of uptown.

Mr. Meacci introduced Cheryl Myers, Center City Partners, Senior Vice-President for Planning & Development, to talk about the process. Ms. Myers thanked everyone for taking the time to receive information on a very exciting initiative that she thinks has the potential to transform Charlotte for years to come. Click [here](#) to view Ms. Myers' presentation.

Ms. Myers stated that 19 partner organizations located in the North Tryon area formed the Steering Committee. She said this civic planning partnership has been especially robust and rich in diversity. Participants made a financial and a human resources commitment to the process. She said having such broad and diverse support from many great institutions and partners, will help ensure implementation of the plan. She expressed her appreciation to Mr. McKinney and Mr. Meacci for their time, their expertise and their leadership during the planning process.

The plan area covers over 60 acres with two primary land owners, Mecklenburg County and Levine Properties. A unique feature of the study area is how Seventh Street connects ten cultural institutions and amenities - Fourth Ward Park, Discovery Place, Spirit Square, the main Library, Levine Museum of the New South, Seventh Street Public Market, Imaginon, First Ward Park, UNC-Charlotte and Fourth Ward Recreation Center.

There is great momentum occurring in the North Tryon area. First Ward Park opened in December, the Blue Line Extension will open in August of next year, Sky House One is open and Sky House Two opens next year. Daniel Levine's Tenth Street Development is under construction and the Carolina Theatre redevelopment project will begin soon.

The plan established goals around six priority areas:

1. Work – Jobs & Economic Vitality
2. Live – Diverse and Inclusive Neighborhood
3. Make – Creative & Flexible Design
4. Play – Curated & Spontaneous Experience & Programming
5. Learn – Learning Laboratory
6. Engage- Civic Participation & Engagement

Four primary catalyst sites were identified for redevelopment. The plan recommends more detailed planning for each site.

1. A site that combines the library, Spirit Square, Carolina Theatre and Discovery Place.
2. The Hall House and Bank of America
3. The Hal Marshall Building, which is owned by the County is located on 16 acres.
4. The Levine property is over 31 acres.

The Steering Committee identified the five top strategies to implement this plan.

1. Implementation organization
2. Interim programming & activation
 - Underutilized & vacant space
3. Coordinated, shared district parking strategy
4. Plan for affordable housing
5. Lighting & public art

Commissioner McClung said he noticed that Charlotte-Mecklenburg Schools (CMS) is not a participant and First Ward Elementary School is cut off of the map. Ms. Myers stated that each partner contributed financially and the reason that First Ward Elementary School appears to be cut out is because it is on the edge of the Levine property.

Commissioner McClung said many years ago uptown was projected to have a high school and asked if that has been considered. Ms. Myers said she thinks that needs to be considered. He asked if the people who are projected to move into these places will have children in elementary school. Ms. Myers answered that she thinks that as the Hal Marshall site is developed and even the Levine site, consideration needs to be given to schools. Commissioner McClung suggested that CMS be approached about this plan because the schools have so much going on.

Commissioner Nelson asked about the next steps. Ms. Myers said the Steering Committee would like for City Council and the Board of County Commissioners to adopt the plan. They would also like to set up an implementation committee that includes the City and the County. Bank of America has offered to lead the implementation process.

Commissioner Nelson asked how the plan fits with the Unified Development Ordinance (UDO). Mr. Meacci replied that some of the elements of this plan such as building heights and massing should be considered for the UDO design standards.

Commissioner Nelson asked if the idea of a pedestrian street or pedestrian corridor that would be closed to traditional traffic survived this process. Ms. Myers replied that Commissioner Nelson may be referring to Seventh Street. This street has a lot of institutions that are inwardly focused. The plan recommends that future development focus outwardly to allow the community to interact with them from the street. There is not a recommendation to permanently close Seventh Street.

Vice-Chairperson Fryday asked why a new Tenth Street. Ms. Myers replied it completes the grid. Vice-Chairperson Fryday asked about plans for a new Spirit Square and restoring the McGlohon Theatre. Ms. Myers replied Spirit Square, which is managed by the Blumenthal Performing Arts Center, and the Library are working together to decide how Spirit Square programming will be repositioned. It may be a part of the new Library. She clarified that there may be an open space called Spirit Square. The McGlohon Theatre remains and does need to be restored. Vice-Chairperson Fryday asked is the Carolina Theatre no longer a theater. Ms. Myers answered yes it is.

Mr. McKinney shared the next steps in the process which are to continue the review process with the Planning Commission and ultimately go to City Council for adoption of the plan. Next month, the Committee will receive public comment on the draft plan and the Committee will be asked to make a recommendation on the plan. The plan will also go to Transportation and Planning Committee. City Council will receive public comment and will be asked to adopt the plan later this fall.

Commissioner Ryan stated that this is an excellent plan; however, she is concerned about how urban design gets enforced. Mr. Meacci said the adopted plan gives staff leverage to apply specifics to the plan review process.

South End Vision & Strategic Plan

Click [here](#) for the *South End Vision & Strategic Plan* presentation. Mr. Meacci gave an overview of the planning process for South End. He stated that it is a partnership between Center City Partners and the Planning Department. The Committee will be asked to recommend City Council adopt the plan eight months from now.

The first kick off meeting is scheduled for October 20th. Mr. Meacci encouraged Committee members to attend that meeting. He stated that the plan is to complete the project in eight months. One of the elements we will get out of this is a great vision. It will give the picture of how development will happen and what the street life will be. Another element that will come out of this is some specific design standards.

Planning Commission Chairperson Lathrop asked if this will help inform the community character manual. Mr. Meacci answered yes, the great thing about doing this study now is because the community character manual, place types and UDO conversations are happening.,

Commissioner Nelson asked if this will impact when the UDO will be finalized. Mr. McKinney answered that it has been designed to be a concurrent piece of work that will concurrently inform the UDO.

Vice-Chairperson Fryday asked how CDOT's study of South Boulevard folds into this and if Wilmore and Dilworth will be included. Mr. Meacci said the study of those two corridors is focused on safety and connectivity. The good news is the consultant started before us so we can incorporate those elements into this study and potentially enhance them. Their work will influence this plan and ideas that come out of this plan may update the corridor study.

Planning Committee Chairperson Sullivan asked about the maintenance yard. Mr. Meacci said it is a state project for the area north of Summit Street that is funded through phase one.

Commissioner Nelson stated that the area has a substantial rental population and asked if staff has given any thought on how to involve the people that live there. Mr. Meacci said they will try pop up events at breweries, a speakers series (Ted Talk style) and other events to engage residents. Cityzen, an online engagement platform that was started by planners in Raleigh, will also be used. This tool uses Facebook and social media for targeted outreach. It is a way of engaging different demographic areas. Commissioner Nelson said we need to do our best to reach out to renters and suggested that property management companies may be able to assist with that. Mr. Meacci stated that staff will periodically update the Committee on the planning process.

Place Types Update

Mr. Meacci gave an update on place types. He mentioned that he and Kathy Cornett met with Vice-Chairperson Fryday and Commissioner Ryan to discuss place types and he offered to meet with other Committee members.

Commissioner McClung asked if there is a place in the City that is idea for residential and retail. Mr. Meacci said that is a tough question. In many cases, there may be a combination of several place types that are fairly close in proximity to each other. Fourth Ward and Plaza Midwood are two examples. Mr. Meacci said some areas may be a mix of place types in close proximity. One of the big discussions is the character differentiations of our City. You can have a single family place type that is in Ballantyne and a single family place type that is in Wilmore and the character between those two is very different.

What we found is the *Centers, Corridors and Wedges Growth Framework (CCW)* does not give us the differentiation that we need. We are also working with CDOT's aligning streets and the elements of streets and transportation and how they relate to place types.

Commissioner Nelson asked how you deal with places that are in transition. Mr. Meacci stated it is all about the mapping. Mr. McKinney added that the language will allow us to focus on an area like Central Avenue that is transitioning. Ms. Nelson said that she thinks we have to figure out what is our guiding principle and if we have the political will and the support to take a stand on our decisions. Mr. Meacci stated that there will be some areas where we do not agree that could spur the next wave of area plans. He explained that an adopted map may have gaps or identify areas for further study.

The next thing we are going to talk about is the schedule different engagement methods, how place types and the UDO start to overlap, and what are the deliverables. We will have a deeper discussion on this with a new palette of place types and UDO discussion in October.

Commissioner Ryan said that she and Planning Committee Vice-Chairperson Fryday appreciated Mr. Meacci and Ms. Cornett meeting with them. She said that it helped give clarity to the subject matter and process. She encouraged other Committee members to take advantage of meeting with Mr. Meacci and Ms. Cornett. Commissioner Ryan asked when the Committee will begin to see options for what might be going out to the community. Mr. Meacci replied that Planning staff, Corporate Communications and the consultants are working on that now.

Planning Committee Chairperson Sullivan said the Committee does need to go back and visit the homework assignment. He mentioned the discussion at the retreat about safety being a part of the Livable City Policy Statement. Vice-Chairperson Fryday suggested that Commissioner Ryan write information for safety to add to the Livable City Policy Statement. This can be presented to the full Commission for adoption. Commissioner Ryan agreed.

Commissioner Ryan shared her concern about place making being the last item on the agenda and Mr. Meacci having to rush through his presentation. She suggested that this item appear earlier on the agenda. She also suggested placing a time limit on presentations. Planning Committee Chairperson Sullivan said he prefers not to do that but recommends that everyone keep this in mind.

Adjourned: 7:10 pm

CHARLOTTE HISTORIC DISTRICT COMMISSION
MEETING AGENDA – OCTOBER 12, 2016, ROOM 267 ON THE 2ND FLOOR.
HDC WORKSHOP – 12:00 PM THE PUBLIC IS WELCOME TO ATTEND

ATTACHMENT 7

HDC WORKSHOP – 12:00 PM

- HDC Meeting Procedures

HDC MEETING: 1:00 – 7:00

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

CONTINUED

- | | | |
|----|--|-----------|
| 1. | 1912 S. MINT STREET
CASE NO. HDC 2016-166
NEW CONSTRUCTION, WILMORE
JUSTIN NIFONG, APPLICANT | APPROVED |
| 2. | 1608 MERRIMAN AVENUE
CASE NO. HDC 2016-179
NEW CONSTRUCTION, WILMORE
MICHAEL FEEHLEY, APPLICANT | CONTINUED |

ACCESORY STRUCTURE

- | | | |
|----|---|----------|
| 3. | 2215 DILWORTH ROAD W
CASE NO. HDC 2016-250
DILWORTH
KENT LINEBERGER, APPLICANT | APPROVED |
|----|---|----------|

NEW CONSTRUCTION

- | | | |
|----|--|----------|
| 4. | 300 W. PARK AVENUE
CASE NO. HDC 2016-241
WILMORE
JUSTIN NIFONG, APPLICANT | APPROVED |
| 5. | 700 TEMPLETON AVENUE
CASE NO. HDC 2016-254
DILWORTH
ALLEN BROOKS, APPLICANT | DENIED |

ADDITIONS

- | | | |
|----|--|----------|
| 6. | 317 W. KINGSTON AVENUE
CASE NO. HDC 2016-242
WILMORE
KRAIG MAGUS, APPLICANT | APPROVED |
| 7. | 428 N. POPLAR STREET
CASE NO. HDC 2016-248
FOURTH WARD
DON DUFFY, APPLICANT | APPROVED |

ADDITIONS CONTINUED

- | | | |
|-----|---|-----------|
| 8. | 1001 MT. VERNON AVENUE
CASE NO. HDC 2016-251
DILWORTH
DON DUFFY, APPLICANT | APPROVED |
| 9. | 505 EAST BOULEVARD
CASE NO. HDC 2016-253
DILWORTH
PETER TART, APPLICANT | APPROVED |
| 10. | 1419 LEXINGTON AVENUE
CASE NO. HDC 2016-256
DILWORTH
RAY SHEEDY, APPLICANT | APPROVED |
| 11. | 201 W. PARK AVENUE
CASE NO. HDC 2016-257
WILMORE
ED BOWERS, APPLICANT | CONTINUED |

DEMOLITIONS

- | | | |
|-----|--|--------------|
| 12. | 1913 CLEVELAND AVENUE
CASE NO. HDC 2016-234
DILWORTH
WALTER FIELDS, APPLICANT | APPROVED |
| 13. | 300 E. WORTHINGTON AVENUE
CASE NO. HDC 2016-235
DILWORTH
WALTER FIELDS, APPLICANT | 365 DAY STAY |
| 14. | 304 E. WORTHINGTON AVENUE
CASE NO. HDC 2016-236
DILWORTH
WALTER FIELDS, APPLICANT | 365 DAY STAY |
| 15. | 308 E. WORTHINGTON AVENUE
CASE NO. HDC 2016-237
DILWORTH
WALTER FIELDS, APPLICANT | 365 DAY STAY |

Transportation & Planning Committee Report to Planning Commission

TAP Meeting--Monday, October 10, 2016 2:00 – 4:30 p.m.

Charlotte-Mecklenburg Government Center

Present: Autrey, Kinsey, Phipps, Smith. Absent: Lyles

AGENDA ITEMS--

1. North Tryon Vision Plan.

Resource: Ed McKinney, Planning

Staff will present an overview of the North Tryon Vision & Implementation Plan. This Plan builds upon the 2020 Center City Vision Plan and establishes a vision to catalyze and sustain growth and development in this area of Charlotte's Uptown. The planning process began in late summer of 2014 and concluded in fall of 2015, led by Charlotte Center City Partners, the Foundation for the Carolinas and the Planning Department. The Plan is available digitally at

www.northtryon.org.

Action: Refer to City Council for public comment

Report comments--

- *The Committee was presented a review of this initiative, similar to that given to the Planning Committee.*
- *Area bounded by Freeway, 6th street, Church St., Caldwell St.*
- *Not a typical 'land use' design, but a 'character plan'.*
- *Whole plan can be viewed digitally.*

2. Silver Line – 15 minutes

Resource: Jason Lawrence, CATS

Staff will present detailed information about the LYNX Silver Line alignment, public engagement efforts, and next steps. The Metropolitan Transit Commission (MTC) received staff recommendations at their September 28, 2016 meeting. The MTC will vote on that recommendation at their October 26, 2016 meeting.

Action: For information only

Report comments-

- *TAP reviewed progress in planning for the unfunded line to Matthews. Goal was to set the alignment.*

3. FY2018 Focus Area Plan

Resource: Debra Campbell, City Manager's Office

The Committee will review and discuss the proposed draft FY2018 Transportation & Planning Focus Area Plan.

Action: None

Attachment: 1. Draft FY18 Focus Area Plan

Report comments-

- *This Committee shifting to a longer 2 year timeline with the FAP's to allow for a more thoughtful, comprehensive approach.*
- *Current Focus Area Plan descriptions attached.*

By-John Fryday, Planning Commission member

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
FY 2017 ACTION PLAN

At the 2016 Planning Commission's Retreat, the following strategic priorities were identified for fiscal year 2017.

STRATEGIC PRIORITIES	ASSIGNMENT
1. Unified Development Ordinance & Place Type Policy Key Topics <ul style="list-style-type: none">• Advisory Committee• Place Type/Community Character Policy• UDO Draft• TOD and PED Implementation Strategy	Planning Committee
2. Initiate Review of Pedestrian Overlay District (PED) <ul style="list-style-type: none">• Review PED ordinance standards & application• Identify and document key issues	Planning Committee
3. Update & Implement Communication Policy <ul style="list-style-type: none">• Establish a Communications Committee• Facilitate quarterly discussion (at scheduled work sessions) with invited City Council members• Develop communication policy and identify actions to increase dialog with City Council	Communications Committee
4. Update & Revise Livable City Policy Statement <ul style="list-style-type: none">• Address community safety	Full Planning Commission
5. Review Affordable Housing Policies <ul style="list-style-type: none">• Review current city policies• Review city, county, CMS and other programs and initiatives• Review state regulations/legislation	Full Planning Commission