

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

Planning Commission

Dec 5, 2016
work session

Charlotte-Mecklenburg
Government Center

Innovation Station-8th Floor
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

December 5, 2016 - Noon

CMGC - Innovation Station 8th Floor

Call to Order & Introductions

Tony Lathrop

Certificate of Appreciation

Present Certificate of Appreciation to former Commissioner Emma Allen.

Administration

Approval of Planning Commission Minutes

Tony Lathrop

Approve the November 7, 2016 work session minutes.

Attachment 1

Information

Planning Director's Report

Ed McKinney

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

Attachment 2

December 2016 & January 2017 Meeting Schedules

Attachment 3

Committee Reports

- **Executive Committee**
 - October 17, 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
 - November 30, 2016 Agenda

Tony Lathrop

Tammie Keplinger

Attachment 5

- **Planning Committee**
 - October 18, 2016 Approved Minutes

Mike Sullivan

Attachment 6

- **Historic District Commission (HDC)**
 - November 9, 2016 Meeting Update

Deb Ryan

Attachment 7

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

Elizabeth McMillan

- **City Council's Transportation & Planning Committee (TAP)**
 - November 14, 2016 TAP Committee Report

John Fryday

Attachment 8

Communication from Chairperson

- FY17 Action Plan

Tony Lathrop

Attachment 9

Charlotte-Mecklenburg Planning Commission

Attachment 1

Work Session

November 7, 2016 - Noon

CMGC- Room 267

Minutes

Attendance

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

Commissioners Absent: John Ham and Karen Labovitz

Planning Staff Present: Ed McKinney (Interim Planning Director), Scott Adams, Tamisha Benn (temporary employee), Kathy Cornett, Laura Harmon, Garett Johnson, Tammie Keplinger, Cheryl Neely, and Rachel Stark

Guest: Pamela Wideman, Neighborhood and Business Services

Welcome & Introductions

The Chairperson called the meeting to order at 12:15 pm, welcomed those present, and asked everyone to introduce themselves

Certificate of Appreciation

Chairperson Lathrop thanked Ms. Dodson for her time on the Commission. He acknowledged that she was a great mentor for other Commissioners. The Chairperson informed Commissioners that Ms. Dodson was appointed to the North Carolina Board of Transportation. The Chairperson then presented Ms. Dodson with a certificate of appreciation. Ms. Dodson thanked the Commission.

Approval of Minutes

Commissioner Spencer made a motion to approve the October 3, 2016 minutes, seconded by Commissioner Wiggins. The minutes were approved unanimously.

Affordable Housing Policies

The Chairperson introduced Ms. Wideman and said she will share information about the city's affordable housing policies. He asked Mr. McKinney if he had anything to add. Mr. McKinney stated that Pamela Wideman is the Deputy Director of Neighborhood and Business Services (N&BS) and is the city's expert on affordable housing.

Ms. Wideman thanked the Commission for their interest in affordable housing and for inviting her to the meeting. She explained that in her role as Deputy Director, she is responsible for the city's affordable housing involvement, community engagement and code enforcement.

Ms. Wideman provided the context for affordable housing in Charlotte. She reported that 1 of 3 households in Charlotte use more than 30% of their annual income for housing costs. According to an internal assessment from the U.S. Department of Housing & Urban Development (HUD), Charlotte needs 34,000 affordable housing units. Also, the senior population is growing because people are living longer and many of the senior population need affordable housing. Generally, affordable housing is for households earning 60% of Area Median Income (AMI) or \$40,200. However HUD funding allows up to 80%.

The Chairperson asked if housing costs include utilities. Ms. Wideman replied yes. She further explained that housing costs are rising in Charlotte and as income stagnates or decreases, the need for affordable housing becomes more critical. A lot of renters are cost burdened, meaning they are paying more than 30% of their annual income for housing. This is an issue in Charlotte, as well as throughout the country in many growing urbanizing communities.

Ms. Wideman continued by explaining the different types of affordable housing. There is true affordable housing (which means there is a long term commitment to keep the housing affordable) and naturally occurring affordable housing. For instance, this can be older apartment complexes which are primarily located in east and west Charlotte. These units are affordable because the rent is market driven. However, there is not a long term commitment to keep these units affordable, so affordable housing stock is often lost when gentrification occurs in these areas.

The city has a number of housing programs such as the Housing Trust Fund. This fund was established in 2001 and is designed to provide gap financing to developers of housing for households earning 60% (\$40,200) and below the AMI. The fund is financed through voter approved housing bonds. These funds are made available through a competitive request for proposal process and are aligned to leverage funding from the North Carolina Housing Finance Agency. The Housing Trust Fund has financed 5,542 affordable housing units since 2002.

House Charlotte has a down payment assistance program where up to \$7,500 is provided to help people to become homeowners. The city also has rehabilitation programs which help homeowners make repairs to their homes, allowing them to remain in their homes.

The City has invested in 4,211 units over the last five years, with the combination of these three programs. This demonstrates that the City has to do something different in this community in order to address the need of 34,000 affordable housing units.

Commissioner Nelson said the Housing Trust Fund is nationally regarded. Many cities look to Charlotte to see how it is structured and model similar trust funds after this program. She thinks this program has been successful. Ms. Wideman thanked Commissioner Nelson for her comment and stated one of the ways the Commission can help is by talking to City Council members about how the program can be better utilized. Ms. Wideman explained that currently the Housing Trust Fund can only be used for households earning up to 60% of AMI. She thinks the criteria should be changed to use it for households earning 80% of AMI.

Commissioner Watkins said every 18 minutes someone turns 65. She asked if the program is flexible enough to make a large impact on affordable housing. Ms. Wideman responded the programs are flexible and mentioned that they are considering whether the programs are flexible enough for today's environment. The rehabilitation program helps seniors to age in place by providing funding to make home repairs.

Commissioner Nelson said independent senior housing is a portion of the 5,542 affordable units. She explained that generally, seniors are 55 and above. However, HUD financing for independent senior housing is for those who are 62 and above. Nursing homes and assisted living is a different category. Commissioner Nelson said rental units are developed where seniors are able to live independently but acknowledged that more affordable housing options are needed for seniors. Ms. Wideman agreed.

Commissioner Wiggins said she lives in an independent housing community and that they are finding that there are a lot of people who cannot afford to live in assisted living and they get first priority to live in her development.

Commissioner Ryan asked if the AMI is for a family of four. Ms. Wideman replied yes.

Commissioner Ryan then asked if only families of four qualify for these programs. Commissioner Nelson responded no. She explained that the rent and income limit is scaled. For example, no more than two occupants can live in a 1 bedroom unit so the income limit is not \$40,000. Instead it may be \$20,000 (estimate). Therefore, if the household income is greater than \$20,000 for a 1 person household, they are ineligible. Young people and seniors hit this cap very quickly. Commissioner Nelson further explained that is why Ms. Wideman is suggesting that more people in need can be served if the criteria can be increased to 80% of AMI.

Vice-Chairperson Sullivan asked if deed restrictions are used to keep units affordable. Ms. Wideman replied yes. Generally, when a developer uses the low income tax credit with the Trust Fund, the unit is restricted for 30 years. She said an adequate number of units with deed restrictions would really begin to solve the affordable housing problem.

Ms. Wideman explained that other federal dollars, such as the Community Development Block Grant (CDBG), Emergency Solution Grant, and housing for people with AIDS & HIV are used for housing. She also said the rehabilitation program is often used in neighborhoods that are gentrified to allow people to age in place.

Commissioner Majeed asked if the CDBG funding is received annually, and does it roll over if it is not used or if it has to be returned. Ms. Wideman replied yes. They can maintain a certain balance each month. The federal government wants to see the funding spent so they can only hold a certain amount over an 18 month period. Charlotte does not have a problem meeting the requirement because the need is so great.

Ms. Wideman continued her presentation by showing examples of affordable housing developments and mixed income communities. Click [here](#) to view the entire presentation.

Ms. Wideman reported that at their retreat, City Council established a goal of creating 5,000 affordable housing units within a 5 year period. The Housing Trust Fund, rehabilitation, low income tax credits, and down payment assistance programs will all be used to help meet this goal. However, since the recent shooting and other related events in the community occurred, Council has amended their Strategic Policy Objectives to create those 5,000 units within 3 years. The Council also endorsed hiring a consultant to develop a Strategic Housing Plan.

The Urban Land Institute Terwilliger Center for Housing will provide advice on how the city could effectively support more workforce and affordable housing development based on a review of current city programs and policies, interviews with key stakeholders, and research on proven approaches in similar communities.

Last week, the Terwilliger group was in town, along with 6 experts, to tour the city and interview stakeholders about barriers around creating more affordable housing and what their ideas are for solutions to create affordable housing. The group will come back with a report in December. Ms. Wideman said she will keep the Commission informed of the process.

Ms. Wideman said the Strategic Housing Plan will help quantify the gaps. The plan will identify both short term and long term goals. For example, there are some existing programs which can be tweaked and adopted sooner, while other initiatives, such as seeking mandatory inclusionary zoning from the state will be long term.

Ms. Wideman asked Commissioner Nelson if she wanted to speak on her experience since she is part of the advisory board for the Urban Land Institute (ULI). Commissioner Nelson agreed that the Terwilliger group work done last week was time well spent and the right voices were in the room. She said there was discussion about ways the Unified Development Ordinance (UDO) could perhaps address affordable housing. One of the ideas mentioned was place types which includes mixed income housing. Other ideas discussed included possibly tweaking the current affordable housing density program.

Ms. Wideman explained that currently there is a voluntary density bonus program; however, no one has volunteered.

Commissioner Watkins said she thinks affordable housing should be integrated into place types. This will help create a more livable and healthy community. Ms. Wideman agreed. She said the Terwilliger group discussed an awareness campaign that talks about the value of affordable housing.

Commissioner Majeed asked if the Commission can receive a copy of Ms. Wideman's presentation. Ms. Wideman replied yes. She will send the presentation to Planning staff to forward to Commissioners.

Commissioner Majeed asked how the distribution of affordable housing can be addressed. Ms. Wideman stated the UDO rewrite and creation of place types can help. For instance, a place type could be created in south Charlotte which includes affordable housing. Developers will be informed that they are expected to develop a certain amount of affordable housing within that place type. Another way to help is with the Housing Locational Policy which was established in the 1990's. This policy has permissible areas and non-permissible areas for affordable housing. If a developer chooses to develop in a non-permissible area, they have to seek a waiver from City Council. There is a problem with this program in that it prohibits housing in places that are gentrifying and need affordable housing. The Cherry community is a great example of this.

Commissioner Nelson stated the only tool available to underwrite a development is a combination of federal and state funds. She also expressed concern about making struggling neighborhoods worse by flooding them with affordable housing and not allowing for market rate competition. Ms. Wideman thanked Commissioner Nelson for making that point.

Commissioner McClung asked if the City Council strategy for 5,000 affordable housing units affect the existing units. Ms. Wideman replied that there will still be an issue with affordable housing but that does not mean that the community should not try to address the issue.

Commissioner Fryday asked if the city is tracking affordable housing units, including how many affordable units are lost when properties are rezoned. Ms. Wideman replied yes and no. Some tracking can be done with data but the city does not have a mechanism to track market rate units that are lost for higher end development.

Chairperson Lathrop asked how the Commission can help address affordable housing. Ms. Wideman said the consultant will be hired to help with the Strategic Housing Plan by February. The plan will suggest a comprehensive strategy for affordable housing. The process for developing the plan will include stakeholder groups. She suggested that Commissioners participate in the stakeholder process. Ms. Wideman said the greatest opportunity for the Commission to make an impact is through the rezoning process and mandatory referral review. She said she wanted to inform the Commission of the need for more affordable housing and the existing housing programs so they can use this information to inform others and consider it during the UDO rewrite process.

Commissioner Nelson said that N&BS can help the Commission by making sure they provide comments on rezoning petitions and mandatory referrals. It would be extremely helpful if the comments could indicate whether or not N&BS has any concerns with proposals and if their concerns were addressed. Ms. Wideman replied that is a point well taken and reiterated the opportunities where the Commission can help (rezonings, proposals for publicly owned land, and the UDO rewrite).

Ms. Wideman indicated that she would be happy to come back in the future to keep the Commission informed and asked if there were any additional questions.

Commissioner Eschert asked if the voluntary density bonus program is offered to developers during the rezoning process. Ms. Keplinger explained that since September, staff has included information in the petitioner's packet and emailed petitioners who have residential components to make them aware of the City's programs. Commissioner Eschert said he appreciates the efforts taken by staff.

Commissioner McMillian asked if this information is part of the staff analysis. Ms. Keplinger replied no.

Chairperson Lathrop thanked Ms. Wideman for her presentation.

Livable City Policy Statement Amendment

The Chairperson said the Commission previously discussed tweaking the language in the Livable City Policy Statement to address community safety. He stated that Commissioner Ryan had drafted a proposal for this change.

Commissioner Ryan reminded the Commission that last month she emailed them references about how people are beginning to think about public health and safety. She said she had since added a proposed statement to the Livable City Policy which addresses public safety and sent it to them for review.

Chairperson Lathrop said he likes the clarity and succinctness of the proposed statement and would not recommend any changes.

Commissioner Wiggins made a motion to approve the addition of the proposed statement, seconded by Commissioner Spencer. The Commission voted unanimously to incorporate the statement into the Livable City Policy.

Planning Director's Report

Mr. Kinney said staff is preparing for the Place Types and UDO public outreach workshops. These workshops are strategically located throughout the community. This is the first step to build awareness and educate the public. Staff is doing an email/social media blast to inform the community of these events.

The agenda for these workshops include high level information to bring the public up to speed on Place Types and the UDO. There will be information stations to provide citizens with one on one conversations to help staff gauge what the public is not hearing and to identifying some of the gaps staff may have missed in terms of communications. CDOT will also be at the workshops to share information about their initiatives.

Committee Reports

Zoning Committee

Ms. Keplinger reported that the River District rezoning was postponed from the October Council meeting to a special meeting on November 7, 2016 (today). City Council will hold public hearings on 5 rezoning cases starting at 4:00 pm. The Zoning Committee will meet at 5:30 pm to make recommendations on these cases and the River District petition. These cases are scheduled for Council decision on November 21, 2016.

There are 12 rezoning cases going to public hearing, 3 text amendments, and 10 decisions in November.

Planning Committee

Vice-Chairperson Sullivan stated that the Planning Committee had a discussion about the mandatory referral process at their October meeting. Since then, some members of the Executive Committee drafted potential changes to formalize the process based on the discussion and concerns of Planning Committee members. The Planning Committee will review this and continue to discuss it at their next meeting.

Historic District Commission

Commissioner Ryan reported that the HDC meetings continue to be rather lengthy. She expressed concern about large mature trees being cut down and replaced with much smaller (3 inch caliper) trees.

Commissioner Ryan is also concerned that the HDC is prescribing far too much detail (historic imitation) and that is why the meetings are so long. For instance, the HDC controls the direction of the floorboards on a front porch and will not approve a project if the flooring is not laid in the right direction.

Commissioner Ryan said she will continue to raise these type issues because she thinks the HDC may have lost track of what they are trying to do.

Charlotte Regional Transportation Planning Organization (CRTPO)

Commissioner McMillian stated that she attended her first CRTPO meeting. She said the meeting was very informative. Staff provided her with a glossary of acronyms to help familiarize her with the terminology. She asked Commissioners to be patient with her as she continues to become familiar with the information.

Transportation & Planning Committee (TAP)

Commissioner Fryday informed the Commission that he included a report from the TAP meeting in the agenda packet (Attachment 8). Each month he will provide staff with a report to include in the agenda packet.

Communication from Chairperson

Chairperson Lathrop directed the Commission to the FY17 Action Plan (Attachment 9). He said since they had just approved the change to the Livable City Policy Statement, item 4 can be marked as complete.

The Chairperson asked about the City Council Communication agenda item. Ms. Neely explained that this is a standing agenda item. However, since Commissioner Fryday will chair the Communications Committee and attends the TAP meetings this is now part of that Committee's report. Chairperson Lathrop said he is excited that the Communications Committee has been reestablished.

Adjournment

The meeting adjourned at 1:53pm.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

Date	Presentation	Staff
10/07/16	Charlotte Bus Tour - Community Building 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	Whitesell
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 Requirements - Register of Deeds Staff Retreat	Weaver/Prescott
11/14/16	Placemaking in your Neighborhood - Pinewood Elementary School	Holmes
11/15/16	Place Types & UDO - UNCC	Meacci
11/29/16	Place Types & UDO South Community Workshop - Queens University Sports Complex	Various Staff

Charlotte-Mecklenburg Planning Commission

Meeting Schedule - December 2016

Attachment 3

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 pm	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
12-20-16	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
12-19-16	5:00 pm	Dinner w/City Council	Conference Room CH-14 Basement – CMGC
12-19-16	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
01-04-17	4:30 pm	Work Session ¹	Conference Room 280 2 nd Floor - CMGC
Other Committee(s)			
12-12-16	2:00 pm	City Council Transportation & Planning Committee (TAP)	Conference Room 280 2 nd Floor - CMGC
12-14-16	12:00 pm	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
12-14-16	1:00 pm	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
12-21-16	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

Charlotte Place Types & Unified Development Ordinance

12-02-16	Noon – 1:00 pm	Central Community Workshop	Main Library 310 North Tryon Street
12-08-16	6:00 – 8:00 pm	East Community Workshop	Charlotte Museum of History 3500 Shamrock Drive
12-13-16	6:00 – 8:00 pm	West Community Workshop	Goodwill Opportunity Campus 5301 Wilkinson Boulevard
12-15-16	6:00 – 8:00 pm	North Community Workshop	Oasis Shrine Auditorium 604 Doug Mayes Place

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

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

January 2017

Date	Time	Purpose	Location
Full Planning Commission			
01-09-17	Noon	Work Session ¹	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
01-17-17	4:00 pm	Work Session ²	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
01-17-17	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
01-04-17	4:30 pm	Work Session ³	Conference Room 280 2 nd Floor – CMGC
01-17-17	5:00 pm	Dinner w/ City Council ²	Conference Room CH-14 Basement – CMGC
01-17-17	5:30 pm	City Rezoning ²	Meeting Chamber Lobby Level – CMGC
01-25-17	4:30 pm	Work Session	Meeting Chamber Lobby Level – CMGC
Other Committees			
01-09-17	2:00 pm	City Council Transportation & Planning Committee (TAP)	Conference Room 280 2 nd Floor - CMGC
01-11-17	12:00 pm	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
01-11-17	1:00 pm	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
01-18-17	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

¹Due to the New Year's Holiday, the regularly scheduled January 2 Planning Commission work session was rescheduled to January 9.

²Due to the MLK Holiday, the regularly scheduled January 16 Executive Committee, Council dinner, and City Rezoning meetings were rescheduled to January 17.

³Due to the Holidays, the December 2016 Zoning Committee work session was rescheduled to January 4.

Charlotte-Mecklenburg Planning Commission

Attachment 4

Executive Committee

Approved November 21, 2016

October 17, 2016 – 4:00 pm

CMGC- Room 266

Minutes

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Mike Sullivan (Vice-Chairperson), John Fryday and Cozzie Watkins.

Commissioner Watkins arrived at 4:27 pm.

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

Welcome & Introductions

The Chairperson called the meeting to order at 4:03 pm.

Approval of Minutes

Commissioner Fryday made a motion to approve the September 19, 2016 minutes, seconded by Vice-Chairperson Sullivan. The minutes were approved unanimously.

Annual Retreat - FY2017 Action Plan

Mr. McKinney said the attached Action Plan was revised to include the recommended changes from the last work session. Chairperson Lathrop asked about the bulleted items under Strategic Priorities 1. He expressed concern about these items being assigned to the Planning Committee since all of them will not be done by the Planning Committee. For example the UDO Advisory Committee will be established by staff, not the Planning Committee. Mr. McKinney suggested that the bulleted items be titled key topics and listed differently. Instead of “Establish Advisory Committee”, the key topic can be changed to “Advisory Committee”. The Chairperson agreed this will help clarify the assignments.

Vice-Chairperson Sullivan asked if all Commissioners are members of the Communications Committee. Commissioner Fryday explained that only the Commissioners who volunteered are on the Committee. The Chairperson further explained that whoever volunteers can be on this Committee.

November 7, 2016 Work Session Agenda Approval

The Executive Committee reviewed the November work session agenda. The Chairperson said he agreed that affordable housing and livable cities should be the major agenda items for discussion. Mr. McKinney said he will confirm the affordable housing presentation with Pam Wideman (Neighborhood and Business Services). Vice-Chairperson Sullivan stated that since Pam Wideman will provide an overview of the City’s affordable housing programs, the Commission will be able to direct affordable housing questions to her. Commissioner Fryday thinks this presentation will benefit the Commission.

Future Work Session Agenda Items

Commissioner Fryday asked if the *North Tryon Vision Plan* will be on the full Commission’s agenda for review and adoption or if the Planning Committee will vote to adopt the plan. Chairperson Lathrop explained that the plan will be adopted by the Planning Committee and then sent to Council for adoption, similar to other land use and area plans.

Commissioner Fryday said he would like to send a report from the Transportation and Planning (TAP) Committee meetings prior to the work sessions. He asked to receive a copy of the TAP agenda so he can modify the agenda with his notes/results from the meeting to create this report. The Chairperson agreed with Commissioner Fryday's proposal.

Commissioner Fryday asked Tamisha Benn to send him a copy of the TAP Committee's September agenda. Ms. Benn replied that she will provide the requested information.

November and December 2016 Meeting Schedules

Chairperson Lathrop stated there are not any proposed changes to the November 2016 calendar. He pointed out that the November 21 City Council and Executive Committee meetings are during the week of Thanksgiving.

The Chairperson informed the Committee that the December 28 Zoning Committee work session may be rescheduled to January 2017. Commissioner Watkins asked who would discuss this change with the Zoning Committee. Mr. McKinney replied that he will bring this to Tammie Kiplinger's attention.

Adjournment

The meeting adjourned at 4:32 pm.

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

Called to order: 4:38pm

Adjourned: 5:41pm

Commissioners:

Tony Lathrop ✓	Cozzie Watkins ✓	Raymond Eschert *	Karen Labovitz ✓
Nasif Majeed ✓	Sam Spencer ✓	Nancy Wiggins ✓	

Deferrals:

Item # 4	Petition No. 2016-117	For ATAPCO UEP Inc.
Item #9	Petition No. 2016-097	For Simonini Saratoga, LLC
Item #10	Petition No. 2016-115	For Crescent Communities

<p>Recommended for Approval</p> <p>Staff does not recommend approval and outstanding issues remain.</p>	<p>1. <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> <p>Consistency: Maker: Wiggins 2nd: Labovitz Vote: 6-0</p> <p>Recommendation: Maker: Majeed 2nd: Wiggins Vote: 6-0</p>
<p>Recommended for Approval</p> <p>Staff does not recommend approval and outstanding issues remain.</p>	<p>2. <u>Petition No. 2016-098</u> (Council District 3 – Mayfield) by WP Yancey, LLC for a change in zoning approximately 5.1 acres located on the west side of Old Pineville Road between Yancey Road and Southside Drive from I-2 (general industrial) to MUDD-O (mixed use development, optional).</p> <p>Consistency: Maker: Wiggins 2nd: Majeed Vote: 6-0</p> <p>Recommendation: Maker: Majeed 2nd: Watkins Vote: 6-0</p>
<p>Recommended for Approval</p>	<p>3. <u>Petition No. 2016-119</u> (Council District 3 – Mayfield) by C.O. Ackerman, Jr. for a change in zoning approximately 3.62 acres located on the east side of Shopton Road between Pleasant Way Lane and Lebanon Drive from O-1(CD) (office, conditional) to O-1(CD) SPA (office, conditional, site plan amendment).</p> <p>Consistency: Maker: Majeed 2nd: Watkins Vote: 6-0</p>

	<p>Recommendation: Maker: Wiggins 2nd: Majeed Vote: 6-0</p>
Deferred to (January 4, 2017)	<p>4. <u>Petition No. 2016-117</u> (Council District 4 – Phipps) by ATAPCO UEP Inc. for a change in zoning approximately 4.51 acres located on the west side of North Tryon Street between E. McCullough Drive and Ken Hoffman Drive from O-15 (CD) (office, conditional) to TOD-M (CD) (transit oriented development - mixed-use, conditional).</p> <p>Motion: Majeed 2nd: Labovitz Vote: 5-0</p>
Recommended for Approval	<p>5. <u>Petition No. 2016-130</u> (Council District 1 – Kinsey) by White Point Paces Properties for a change on zoning approximately 0.64 acres located on the south side of North Brevard Street between Belmont Avenue and Parkwood Avenue from R-8 (single family residential) to TOD-MO (transit oriented development – mixed-use, optional) with five year vested rights.</p> <p>Consistency: Maker: Labovitz 2nd: Watkins Vote: 6-0</p> <p>Recommendation: Maker: Labovitz 2nd: Watkins Vote: 6-0</p>
Recommended for Approval as modified	<p>6. <u>Petition No. 2016-136</u> (Council District 1- Kinsey) by Gateway Communities NC, LLC for a change in zoning approximately 0.68 acres located on the west side of North Brevard Street between Faison Avenue and East 33rd Street from I-2 (general industrial) to TOD-R-O (transit oriented development - residential, optional).</p> <p>Consistency: Maker: Spencer 2nd: Wiggins Vote: 6-0</p> <p>Recommendation: Maker: Spencer 2nd: Watkins Vote: 6-0</p>
Recommended for Approval	<p>7. <u>Petition No. 2016-137</u> (Council District 6 – Smith) by Kyle Short for a change in zoning approximately 1.57 acres located on the south side East Woodlawn Road between Old Woods Road and Fairbluff Place from UR-2(CD) (urban residential, conditional) to UR-2(CD) SPA (urban residential, conditional, site plan amendment).</p> <p>Consistency: Maker: Majeed 2nd: Labovitz Vote: 6-0</p> <p>Recommendation: Maker: Watkins 2nd: Majeed Vote: 6-0</p>

<p>Recommended for Approval</p>	<p>8. <u>Petition No. 2016-142</u> (Council District 3 – Mayfield) by Patrick J. Staub & Beatriz C. Staub for a change in zoning approximately 0.33 acres located on the east side of South Tryon Street between West Summit Avenue and West Bland Street from NS (neighborhood services) to TOD-M (transit oriented development - mixed-use).</p> <p>Consistency: Maker: Labovitz 2nd: Watkins Vote: 6-0</p> <p>Recommendation: Maker: Labovitz 2nd: Wiggins Vote: 6-0</p>
<p>Deferred to (January 4, 2017)</p>	<p>9. <u>Petition No. 2016 – 097</u> (Council District 6 – Smith) by Simonini Saratoga, LLC for a change in zoning approximately 4 6.32 acres located on the east side of Sharon Lane between Providence Road and Heathmoor Lane from R-3 (single family residential) to UR-2(CD) (urban residential, conditional).</p> <p>Motion: Majeed 2nd: Labovitz Vote: 5-0</p>
<p>Deferred to (January 4, 2017)</p>	<p>10. <u>Petition No. 2016-115</u> (Council District 4 – Phipps) by Crescent Communities for a change in zoning approximately 37.54 acres located on the south side of West Mallard Creek Church Road between Senator Royall Drive and Claude Freeman Drive from RE-3(O) (research, optional) to RE-3(O) SPA (research, optional, site plan amendment).</p> <p>Motion: Majeed 2nd: Labovitz Vote: 5-0</p>
<p>Recommended for Approval</p>	<p>11. <u>Petition No. 2016-133</u> (Council District 3 – Mayfield) by K & H Development, Inc. for a change in zoning approximately 3.58 acres located on the east side of South Tryon Street across from Wright's Ferry Road from O-1 (CD) (office, conditional) to BD (CD) (distributive business, conditional).</p> <p>Consistency: Maker: Spencer 2nd: Majeed Vote: 4-1 Recused: Lathrop Dissenting: Wiggins</p> <p>Recommendation: Maker: Spencer 2nd: Majeed Vote: 4-1 Recused: Lathrop Dissenting: Wiggins</p>

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes**

**October 18, 2016 – 5:00 p.m.
CMGC – 2nd Floor, Room 280**

Attachment 6

APPROVED

November 15, 2016

Attendance

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

Elected Officials Present: Patsy Kinsey, Charlotte City Council Member and Mary McCray, Charlotte-Mecklenburg Schools Board of Education Chairperson

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, Bryman Suttle, Amanda Vari and Jonathan Wells

Other Staff Present: Peggy Hey, Charlotte-Mecklenburg Schools

Call to Order and Introductions

Planning Committee Chairperson Sullivan called the meeting to order at 5:10 pm, welcomed those present and asked everyone to introduce themselves.

Approve September 20, 2016 Minutes

A motion was made by Commissioner Ryan and seconded by Commissioner McClung to approve the September 20, 2016 minutes. The vote was unanimous to approve the September 20, 2016 minutes.

Public Comment on the draft *North Tryon Vision Plan*

Background: As a part of the official plan adoption process, the Planning Committee will receive public comment on the draft *North Tryon Vision Plan*. The plan is available digitally at www.northtryon.org.

Grant Meacci gave an overview of the plan adoption process. He reminded the Committee that they received an overview of the plan last month. He stated that the Board of County Commissioners has adopted the plan and that information was presented earlier this month to the Transportation and Planning Committee (TAP). At this meeting, the Planning Committee Meeting is asked to receive public comment and to consider making a recommendation to City Council for adoption of the plan. The next steps in the process include City Council receiving public comments on the draft plan in November, TAP Committee making a recommendation and final action by Council in January.

Planning Committee Chairperson Michael Sullivan stated that last month the Committee received an excellent presentation from Mr. Meacci and Center City Partners that included a lot of information. He asked the Committee if they have any questions for staff.

Vice-Chairperson Fryday asked Mr. Meacci who is primary and who is secondary on the implementation chart. Mr. Meacci explained that there is not much public property in the area and that the private sector is responsible for implementing standards. However, the standards were developed by Planning.

Commissioner McClung said that at last month's meeting, it was stated that First Ward Elementary School was not included in this plan because participants made a financial commitment. He said that Charlotte-Mecklenburg Schools (CMS) has been a strong part of the Uptown's growth and he would like for CMS to be included as a non-contributing financial partner.

Commissioner Ryan said the plan uses every good design principle and asked how this aligns with City Council's priorities and what is most important. Vice-chairperson Fryday asked Commissioner Ryan if she would like a motion to move this forward with a requirement that goals are prioritized. Mr. Meacci said that during the process a steering committee was organized to implement the plan and set priorities.

Planning Committee Chairperson Sullivan acknowledged those present who are interested in this plan and opened the floor for public comment. There were not any speakers.

Commissioner Ryan asked about moving forward prior to following up on public comments. Mr. Meacci stated that there was extensive public outreach during the planning process and several opportunities for public comment.

Planning Committee Chairperson Sullivan stated that the Committee could wait a month to allow time to receive additional information before making a recommendation. Commissioner Nelson said if the response includes guidance on when and how priorities will be set; it would help the Committee become more comfortable with the recommendations. Planning Committee Chairperson Sullivan stated that the Committee will make a recommendation on this plan next month.

Mandatory Referrals

Planning Committee Chairperson Sullivan stated that staff will give an overview of the mandatory referral process. He noted that previously the Committee had questions about the mandatory referral process and what happens after the Committee makes a recommendation on a mandatory referral.

Garet Johnson (Planning) explained the purpose of the mandatory referrals, the process and what happens after the Planning Committee makes a recommendation. The process has been around since 1973. Ms. Johnson emphasized that the intent was to raise the awareness of policy plans as capital planning takes place, promote consistency with policy plans as well as facilitate conversations between the different agencies and departments to ensure coordination and joint use of investments. The Joint Use Task Force (JUTF) is comprised of a staff group that is charged with facilitating that inter-departmental and inter-agency collaborative planning.

Commissioner Nelson asked how the JUTF decides on proposals. Ms. Johnson answered that the JUTF is not tasked with making a recommendation but raising awareness and facilitating discussions about projects through a collaborative process.

Commissioners Nelson and Ryan asked if the Planning Committee's recommendation on mandatory referrals goes to City Council. Ms. Johnson answered no. Commissioner Nelson clarified that the Planning Committee's recommendation on mandatory referrals goes back to the submitting agency and not every recommendation goes to City Council. Commissioner Ryan further clarified that the Committee's recommendation does not have much impact on the deciding factor of the agency because they can do what they choose. She further questioned why the Committee spends so much time on mandatory referrals when it feels like a waste of time. Ms. Johnson explained that the intent of the legislation was to facilitate collaboration and the Planning Committee's conversation heightens that collaboration.

Commissioner Ham asked how long the mandatory referral process takes. Ms. Johnson explained that the process takes 30 days from the date that the application is submitted. However, the submitting agency could allow more time for review.

Commissioner McClung asked what type of transactions go through the mandatory referral process and if any transactions are exempt. Ms. Johnson answered landfills, rights-of-way, easements and infrastructure associated with land development are not subject to the mandatory referral process. Mr. Wells added that if activities occur between one of the towns and the City or County, the process would apply. However, it would not be applicable if one of the towns proposes to buy land from a private individual.

Commissioner Nelson asked what are the Committee's options. Ms. Johnson answered that the Committee can approve staff's recommendation or not approve staff's recommendation. The Committee can approve staff's recommendation and add or delete language.

Commissioner Nelson clarified that if the Committee does not make a decision in a certain amount of time the submitter can do what they want. She asked what is the timeframe for a response. Ms. Johnson replied that the Committee could ask the submitter for more time but the timeframe for a response is within 30 days of submittal.

Commissioner Fryday said that he thought others were looking at these requests for affordable housing, parks and a range of things that we think are important in building a city. Ms. Johnson said the JUTF is that group.

Commissioner Ryan shared her concern that the Committee's recommendation does not have any impact on the submittal's final decision or what they do. She asked if staff is aware of any decisions on mandatory referrals that were changed after the Planning Committee's recommendation. Staff could not recall an example.

Commissioner McClung asked if there has ever been a large group of people at a Planning Committee meeting to ask the Committee not to recommend a mandatory referral. Mr. Wells said he could not recall an instance where this happened. He suggested that the Committee keep in mind that the mandatory referral process is not a public process in the same sense as the rezoning process.

Commissioner Nelson asked what it would take to change the statute that requires mandatory referrals. She questioned why the Committee is doing this and if it is meaningful. Mr. Wells said it is a state law that is specific to the City of Charlotte and Mecklenburg County. Ms. Johnson reiterated that the process has raised the level of discussion, collaboration and importance of projects from staff's prospective. She suggested that the Committee discuss if the process can be amended to be more effective and what that would mean.

Commissioner Nelson suggested that the Executive Committee review this process to determine what can be done. The Executive Committee should develop a recommendation to bring back to this body and ultimately to City Council and the Board of County Commissioners. She suggested that the Committee not discuss mandatory referrals until the process is clarified. Commissioner McClung said that he could see keeping this process. Commissioner clarified that she is not recommending eliminating it.

Planning Committee Chairperson Sullivan stated that this was a great conversation. He noted that when he first came to the Planning Committee mandatory referrals were primarily the only thing the Committee worked on. He said this was a great presentation and thinks it helps the Committee to better understand the process. He stated that maybe the Committee should have input on mandatory referrals earlier in the process. He added that this is an item to discuss at the Executive Board meeting.

Planning Committee Chairperson Sullivan asked if anyone would like to pull any of the mandatory referrals for additional discussion. Commissioners Nelson and McClung stated that they would like to discuss both of them.

M.R. #16-28: Proposal by Charlotte-Mecklenburg Board of Education (CMS) to sell Surplus Property Located on Prince Hall Avenue (Double Oaks Pre-K School Building) in the Double Oaks. CMS proposes to sell 11 acres of land located at 1326 Prince Hall Avenue (Tax Parcel 075-105-29). The current tenant is Zechariah Alexander SR Lodge #833 P.H.A.

Mr. Wells gave an overview of the proposal and explained that the property was used from 1950 to 2011 as a school facility. However, recently the Board of Education deemed it to be surplus property.

Ms. Johnson explained that the *Central District Plan* recommends institutional land uses for the property. The property is zoned R-22MF which allows residential and institutional land uses.

While reviewing this mandatory referral, staff also considered Council's policy on affordable housing, particularly work force housing. The City's commitment to housing in this area was noted, particularly the Bright Walk community. The City has invested over \$25,000,000 in numerous efforts to support the revitalization of the Statesville Avenue corridor. Staff supports the sale of this property for appropriate reuse and development that is consistent with Council adopted goals and policies for this property and area.

Commissioner Nelson asked if the process allows CMS to release the property for sale to the public to make an offer and if someone could make an offer without going through this process. She also asked if receiving an offer would trigger an upset bid process. Ed McKinney (Planning) replied that it is different for every agency and asked Peggy Hey (CMS) to explain their process.

Ms. Hey said that the property was identified as surplus by the Board of Education in May. The JUTF reviewed this information at their July meeting and CMS agreed to a deferral to give City staff additional time to consider this proposal. She said that people can give letters of intent on property whether it is surplus or not. Commissioner Nelson asked how the process differs when you have an unsolicited offer versus when property is declared as surplus and approved to sell.

Ms. Hey answered that once property has been declared surplus, it is open for a period of time depending on how many offers are received. Staff reviews the offers and makes a recommendation to the superintendent. The superintendent places the item on the agenda for the Board of Education to consider the offer.

Ms. Nelson asked Ms. Hey if it is her understanding that the City has an interest in the property. Ms. Hey answered that the City is interested in the property and there have been discussions. Ms. Nelson asked why move forward on this proposal instead of waiting on the City. Ms. Hey replied that she would have lost marketing time if the City does not want the property.

Vice-Chairperson Fryday asked for clarification on staff's recommendation. He also asked if the property can be developed with uses that are allowed in the R-22MF zoning category. Ms. Johnson explained staff's recommendation that the reuse and development be consistent with Council adopted goals and policies for this area. However, she said the property can be developed with uses that are permitted in R-22MF.

Commissioner Nelson asked what happens if the Planning Committee does not recommend the sale. Ms. Hey will continue discussions with the City and pursue third parties if the City is not interested. Commissioner Nelson asked if the proposal goes to the Board of Education to decide if the property should be sold. Ms. Hey answered no because it has been declared surplus property. Commissioner Nelson thinks this should be deferred until the City decides if they are interested in the property. Commissioner McClung said he was at the JUTF meeting and the City had been given the opportunity to decide. Planning Committee Chairperson Sullivan asked Ms. Hey if the proposal goes to the Board of Education. Ms. Hey answered no. She will continue to receive offers and then she will ask for permission to proceed with offers. This is followed by the upset bid process. Commissioner Ryan asked if Planning staff is a part of the JUTF and if they discussed the sale. Ms. Johnson replied yes.

Commissioner Nelson said she will move that CMS not sell the Double Oaks School property since the mandatory referral cannot be delayed. She does not think the intergovernmental discussion has been exhausted and that this issue needs to be fully vetted. Vice-chairperson Fryday asked if a vote slows the process at all. Ms. Hey answered no. She said a vote would document the Planning Committee's action.

A motion was made by Commissioner Nelson and seconded by Commissioner Ryan that CMS not sell the Double Oaks School property. The motion failed by a vote of 3 to 4.

Yeas: Ham, Nelson and Ryan

Nays: Sullivan, Fryday, McClung and McMillan

A motion was made by Vice-chairperson Fryday and seconded by Commissioner McClung to support the sale of this property for appropriate reuse and development that is consistent with Council adopted goals and policies for this property and area as recommended by Planning staff. The motion was approved by a vote of 5 to 2.

Yeas: Sullivan, Fryday, McClung, McMillan

Nays: Ham and Nelson

Abstained: Ryan

Commissioner Ryan said she abstained because the Committee's action does not make a difference.

M.R. #16-30: Proposal by Charlotte-Mecklenburg Board of Education (CMS) to Sell Surplus Property Located on S. Torrence Street (Morgan School) in the Cherry Neighborhood. *CMS proposes to sell one acre of land located at 510 S. Torrence Street (Tax Parcel 125-225-02). The property is presently used for a school. The current tenant is the Community Charter School.*

Planning Committee Chairperson Sullivan said that Dan Morrill from the Historic Landmarks Commission is present and would like to share information about the site.

Commissioner Ryan said it is unfortunate that CMS has placed this property on the market. She moved to waive the presentation and Commissioner Fryday seconded her motion.

Commissioner Ryan said that the Committee has adequate information and moved that the Committee not receive a presentation. Commissioner Nelson seconded the motion.

Yeas: Fryday, Nelson and Ryan

Nays: Ham, McClung, McMillan and Sullivan,

A motion was made by Commissioner Nelson to not recommend the property for sale. The motion was seconded by Vice-chairperson Fryday. The motion was approved by a vote of 4 to 3.

Yeas: Fryday, Ham, Nelson and Ryan

Nays: McMillan, McClung, and Sullivan

Commissioner Ryan said that consideration should be given to factors other than potential tax revenue. She is unhappy that staff recommends this because there are not many historic properties. Commissioner McClung said he would like to hear from Dan Morrill. Planning Committee Chairperson Sullivan agreed. Mr. Morrill said he has been discussing this property with Ms. Hey. Mr. Morrill would like for the property to be covered by deed restrictions that would protect it into perpetuity. He asked for the County to have first right of refusal. The Historic District Commission would handle selling property and would make sure that the building is not destroyed. The neighborhood is going through a transition and lacks affordable housing. He noted that there is an economical and racial divide in the community.

Commissioner Nelson reiterated her frustration with the process. Commissioner Ryan said that nothing is more important than place types and the ordinance update. The time spent on other issues is problematic and she suggested that the Committee spend time where it will make the most difference. Planning Committee Chairperson Sullivan agreed with Commissioner Ryan.

Commissioner McClung said he attended the JUTF meeting and has an understanding of what is coming and he thinks there needs to be more fact finding. He suggested that the Executive Board consider appointing a Planning Committee member and a Zoning Committee member to attend the JUTF meetings.

Planning Committee Chairperson Sullivan said he will take the mandatory referral issue to the Executive Committee meeting for further discussion. Planning Commission Chairperson Lathrop thanked everyone for their passionate discussion about the mandatory referral process.

Adjourned: 7:10 pm

CHARLOTTE HISTORIC DISTRICT COMMISSION
MEETING AGENDA – NOVEMBER 9, 2016, ROOM 280 ON THE 2ND FLOOR.
HDC WORKSHOP – 12:00 PM THE PUBLIC IS WELCOME TO ATTEND

HDC WORKSHOP – 12:00 PM

1. Meeting procedures
2. Design guidelines update

HDC MEETING: 1:00 – 7:00

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

CONTINUED

1. 201 W. PARK AVENUE APPROVED
CASE No. HDC [2016-257](#)
WILMORE
ED BOWERS, APPLICANT
2. 1608 MERRIMAN AVENUE CONTINUED
CASE No. HDC [2016-179](#)
NEW CONSTRUCTION, WILMORE
MICHAEL FEEHLEY, APPLICANT

NEW CONSTRUCTION

3. 433 WEST BOULEVARD APPROVED
CASE No. HDC [2016-247](#)
WILMORE
JUSTIN NIFONG, APPLICANT
4. 800 WOODRUFF PLACE DENIED
CASE No. HDC [2016-275](#)
WESLEY HEIGHTS
ANGIE LAUER/ALLEN BROOKS, APPLICANT

ACCESORY STRUCTURE /TREE REMOVAL

5. 317 S. SUMMIT AVENUE APPROVED
CASE No. HDC [2016-261](#)
WESLEY HEIGHTS
RACHEL TAYLOR, APPLICANT
6. 300 W. PARK AVENUE CONTINUED
CASE No. HDC [2016-278](#)
WILMORE
JUSTIN NIFONG, APPLICANT

FRONT ADDITION

7. 312 WEST TRADE STREET APPROVED
CASE No. HDC [2016-270](#)
FOURTH WARD
BETH MATTHEWS, APPLICANT

Transportation & Planning Committee Report to Planning Commission
TAP Meeting--Monday, November 14, 2016 2:00 – 3:30 p.m.
Charlotte-Mecklenburg Government Center

Committee Members- Vi Lyles, Chair
 John Autry
 Patsy Kinsey (Absent)
 Greg Phipps
 Kenny Smith

Focus Area Plan- 10 minutes

Resource: Debra Campbell, City Manager's Office

Staff will provide a brief overview of the draft FY18 and FY19 Transportation and Planning Focus Area Plan. The Committee will be asked to review, discuss and take action on the plan.

Action: Approval of the draft Transportation and Planning FY18 and FY19 Focus Area Plan.

Attachment: 1.Draft FY18 and FY19 Transportation and Planning Focus Area Plan and FY16 Transportation and Planning Focus Area Plan

JBFB Report- Only minor changes since October presentation.

Mr. Smith discussed the age of the Centers, Corridors & Wedges plan and asked if the new Planning Director will be able to come in with new ideas and be able to implement them? Ms. Campbell said the plan is very broad, unlike area plans, and is unlikely to need great modification. Mr. Smith stated they want all the tools in place Charlotte needs, as our growth is different than 1990's.

There was discussion around the metrics of measurement of 'success' and were target items appearing in several 'brackets' intentional- and they were. (Several Committees have same objectives) Mr. Phipps stated he would like crossover items noted so they know the duplicate being overseen.

Chair asked that they develop a list of the TOP objectives, and rank them. (Is having streetlights on 95% of the time really the No. 1 objective?)

II. Transportation Action Plan- 20 minutes

Resource: Norm Steinman, Transportation

Staff will describe the key content included in the 2016 update of the Transportation Action Plan (TAP}. The TAP was first adopted in 2006 and was updated in 2011. Staff will present the draft plan and discuss next steps.

Action: For information only

JBFB Report- The Plan was done 100% in house- no consultants.

Mr. Autry asked if 250 miles of new bike paths included the CharlotteXtrail? It does not. Draft now going out for citizen engagement, January public hearing then adoption.

III. Charlotte WALKS- 20 minutes

Resource: Scott Curry, Transportation

Over the last 18 months, CDOT staff have worked with the Committee and collected public input to prepare Charlotte's first Pedestrian Plan, known as "Charlotte WALKS." COOT prepared a draft of the Charlotte WALKS plan in collaboration with CATS, E&PM, and the Planning Department. Staff will present the draft plan and discuss next steps.

Action: For information only

JBFB Report- Scott Curry explained internal process and the DSTAC Committee they use for internal review. Mr. Smith asked how to determine where mid-block crosswalks needed? Scott Curry explained an internal CDOT committee looks at those, and there are few standards to determine where those should be. Policy updates needed by Council forthcoming.

IV. Uptown Connects- 10 minutes

Resource: Vivian Coleman, Transportation

Staff will provide a brief report on the Uptown Connects Study. COOT is assessing opportunities for improving bicycling conditions through Uptown and potential routes for linking the Cross Charlotte Trail and Little Sugar Creek Greenway to the Irwin Creek Greenway. Staff will explain the work to date on this study and discuss next steps.

Action: For information only

JBFB Report- Pilot project location still TBD- probably in Spring/ Summer 2017. Most Preferred routes were the 5th/ 6th street corridor for East/ West, and Tryon St. for N/S.

V. Charlotte Place Types and Unified Development Ordinance Update- 5 minutes

Resource: Ed McKinney, Planning

Staff will provide an update on upcoming community engagement to kick off the Charlotte Place Types and Unified Development Ordinance effort.

Action: For information only

JBFB Report- Ed gave essentially the same report the Planning Commission has seen, and shared the publicity campaign cards and timeline.

The entire agenda can be viewed at:

<http://charlottenc.gov/CityCouncil/focus-areas/TransportationFocusArea/November%2014,%202016%20TAP%20Committee%20Agenda%20Package.pdf>

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
Status: Ongoing	
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
Status: Review to be conducted with Planning Committee in early 2017.	
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
Status: In process. Communications Committee formed with Commissioners Fryday (Chair), Ryan, and Spencer.	
4. Update & Revise Livable City Policy Statement	
<ul style="list-style-type: none">• Address community safety	Full Planning Commission
Status: Complete. Commissioner Ryan drafted a statement to address community safety. The Commission reviewed the statement and agreed to revise the Livable City Policy to reflect this change on November 7, 2016.	
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
Status: Complete. Pamela Wideman (N&BS) led a discussion on affordable housing programs at the November 7, 2016 work session.	