

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

Planning Commission

May 1, 2017
work session

Charlotte-Mecklenburg
Government Center
Room 267
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

May 1, 2017 – Noon

CMGC – Room 267

Call to Order & Introductions

Tony Lathrop

Administration

Approval of Planning Commission Minutes

Approve the April 3, 2017 work session minutes.

Tony Lathrop
Attachment 1

Policy

TOD, Livable City, and TAP Committee Follow-up

Tony Lathrop

Background: The Committee will receive a follow-up report from the April 10, 2017 Transportation and Planning Committee meeting.

Action: For Commission discussion.

Information

Planning Director's Report

Ed McKinney

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

Attachment 2

May & June 2017 Meeting Schedules

Attachment 3

Committee Reports

- **Executive Committee**
 - March 16 , 2017 Approved Minutes

Tony Lathrop
Attachment 4

Future Work Session Agenda Items	Work Session
1. Development Ordinance Update	Ongoing
2. Eastland Redevelopment	June
3. Pedestrian Overlay District (PED)	TBD
4. Charlotte Regional Transportation Planning Organization	TBD
5. City Manager Introduction	TBD

- **Zoning Committee**
 - Upcoming Rezoning Petitions
 - April 4, 2017 Agenda

Tony Lathrop
Tammie Keplinger
Attachment 5

- **Planning Committee**
 - March 21, 2017 Approved Minutes

Mike Sullivan
Attachment 6

- **Communication Committee**

John Fryday

- **Historic District Commission (HDC)**
 - April 12, 2017 Meeting Update

Deb Ryan
Attachment 7

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

Elizabeth McMillan

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

John Fryday

Communication from Chairperson

- Nominating Committee
 - Slate of Officers
- FY17 Action Plan

Tony Lathrop
Karen Labovitz

Attachment 8

Charlotte-Mecklenburg Planning Commission

Attachment 1

Work Session Summary Minutes

April 3, 2017 – Noon

CMGC – Room 267

Attendance

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

Commissioner McMillan arrived at 12:22 pm. Commissioner Nelson arrived at 12:23 pm.

Planning Staff Present: Ed McKinney (Interim Planning Director), Kathy Cornett, Garet Johnson, Tammie Keplinger, Melony McCullough, and Cheryl Neely

Guest: Mr. John Lewis, CEO of Charlotte Area Transit System

Welcome & Introductions

The Chairperson called the meeting to order at 12:10 pm, welcomed those present, and asked everyone to introduce themselves.

Approval of Minutes

Commissioner Ryan made a motion to approve the March 6, 2017 minutes, seconded by Commissioner Wiggins. The minutes were approved unanimously.

The Chairperson said that Mr. John Lewis, CEO of the Charlotte Area Transit System will join the meeting later. He suggested that they rearrange the agenda to start with the Planning Director's Report.

Planning Director's Report

Mr. McKinney gave a quick update on the Unified Development Ordinance (UDO). He mentioned that the Advisory Committee has been meeting since December and the minutes from their meetings are included in the Commission's March work session agenda packet. The Committee did not meet in March. Their next meeting is April 27. This meeting will continue to focus on Place Types and begin to identify key topics and issues.

Concurrently, the UDO Consultant has been coordinating with Parker Poe Attorneys and Counselors at Law on land use legislative and legal issues related to zoning in North Carolina. They are also combining all of the ordinances that will be part of the UDO and comparing definitions and terminology.

A workshop is scheduled for late April with the consultant to continue discussions on place types so that they can begin to define the structure and to define the working outline of the zoning district structure.

A Transportation and Planning Committee (TAP) update is scheduled for April 10. Council Committee will receive an UDO update, including an update on Place Types, work with the

Consultant, and the project schedule. The Planning Committee will receive this update at their April 18 meeting and the Advisory Committee will be updated at their April meeting.

The Chairperson asked if there were any questions.

Commissioner Ryan asked about the overall schedule and the civic engagement plans. Mr. McKinney said it is a work in progress and will be included in the information presented to the TAP Committee and Planning Committee in April. Mr. McKinney said they are on schedule.

Commissioner Ryan is concerned that there is not enough urgency around civic engagement. She said that she receives a lot of questions from the community. She thinks Commission members need to know what the plan is moving forward in order to answer questions.

Commissioner McClung asked if any new members have been added to the Advisory Committee since the last list they received. Mr. McKinney said he thinks the last list they received is the most current. However, the list will continue to evolve.

Commissioner Nelson asked what will be presented at the April 10 TAP Committee meeting. Mr. McKinney said it has been several months since the UDO was in front of the TAP Committee and this will be an update of what has taken place since December. The primary focus will be the work plan schedule and the civic engagement process.

Commissioner Nelson asked when the Commission's work on Transit Oriented Development (TOD) will be presented to the TAP Committee. She is concerned that it will be rolled into the UDO and may not receive much attention. She thinks it may need to be considered separately from the UDO since the Commission did it as a separate scope of work. Mr. McKinney explained that it will be presented in context of the UDO at the April 10, 2017 TAP Committee meeting. Commissioner Nelson said she wants clarification on how we are closing the loop on the Commissioners work on TOD.

Commissioner Nelson asked if the consultant can provide an example of place types for the May Planning Committee meeting. Mr. McKinney said he would like to discuss this with the consultant and determine the best way to move forward.

Commissioner Nelson said the Commission is struggling because they do not feel like they are adding value to the process. She said they need help with connecting the dots on the project and envisioning the end result. Mr. McKinney said he understands but would like to make sure the question is answered in the right way. Commissioner Nelson said she respects that but time is passing and they are becoming frustrated. Mr. McKinney said he understands.

Commissioner Spencer emphasized Commissioners Ryan and Nelson's concerns. He said the Livable City Policy Statement and TOD Priorities are important. When he has conversations with Council it seems like this is an archaic bureaucratic thing. The vision is not just fixing technical aspects of the code. It also includes things like making the city more livable. In regards to engagement, the public may try to derail the process at the end if they are not engaged. This happened in Raleigh and he is

concerned that it can happen here. No matter how much public input you have, there are people who participate in the end and try to kill it. If Council does not understand how important this is to our vision as a city, it is easier to sway their opinion.

Commissioner Watkins said that some examples of how development could look under the new UDO would be helpful. She is concerned that the stakeholders may not comprehend definitions. Mr. McKinney said some of the topics take time to work through with the consultants to make sure it is explained the right way and they are working to get the language right.

Commissioner Wiggins said since we do not have the protest petitions anymore, she thinks we need to look at how to protect property owners and their rights as we go through the process.

Commissioner Wiggins asked if her nominee for the Advisory Committee accepted the invitation to be on the Advisory Committee. Mr. McKinney said he would check and follow-up with her.

Vice-Chairperson Sullivan is concerned with continuity. Each month they are seeing different parts at the monthly Planning Committee meetings but are not seeing how they fit together. He said it also seems like the project is taking an extremely long time.

Commissioner Labovitz said all the Commissioners are saying the same thing. They need an overview of what we have now, the goal, and a broad picture of what is going to look like. She thinks they are in the weeds. She thinks there will be a huge outcry from the community which can be prevented if a broad picture can be shared.

Commissioner Ryan said more details are needed. She is concerned that they are not creating aspirational place types. She does not recall seeing anything about what we want it to be rather than what we have.

Commissioner Fryday suggested that there be a place types' test case to show what a final product could look like.

Commissioner Spencer said last week the Charlotte-Mecklenburg Opportunity Task Force presented their report. He asked if the UDO process touches on the outcomes of the report. Mr. McKinney replied that everything that we do with the UDO will be looked at through the lens of the report and the commitment that Council made to the community last fall.

Commissioner Watkins asked what tests have been done to evaluate the work that has been done on the UDO. Mr. McKinney replied that the original Zoning Ordinance assessment was done. He explained that the role of the Advisory Committee is to test where we think there are disconnects in the ordinance.

Commissioner Nelson suggested that the Executive Committee consider adding a future work session agenda item for the Commission to document what the Commission is saying about the UDO to share with Council. Maybe the feedback to Council about the UDO can be through a letter or by the Communications Committee. She thinks it is more productive to document their comments

and share them with Council rather than continuing to have circular conversations. She suggested that this be a specific work session activity within the next month or two.

Commissioner McClung asked if the plan is to roll out the UDO at one time or over a period of time. Mr. McKinney replied that the plan is to ultimately have a complete draft. Part of the engagement process with the Commission and others to make sure it is done in a way that is successful. He acknowledged that the Commission thinks that being successful requires providing place type examples for testing.

Meeting Schedules

Chairperson Lathrop referred the Commission to the April and May 2017 meeting schedules.

Committee Reports

Executive Committee

Chairperson Lathrop directed the Commission to Attachment 4, the Executive Committee minutes and the future agenda items list. He asked Commissioners to let him know if they have other future agenda items. The UDO update is an ongoing monthly agenda item.

Commissioner Ryan said the Commission previously mentioned their frustration with having presentations about items that did not necessarily relate to the Commission and where no action is needed. She said that she hopes they do not go back to that model. Commissioner Ryan expressed concern about the Commission receiving presentations that are for information only. The Chairperson agreed. He said he welcomed ideas about future agenda items.

Commissioner Nelson said they had some universal buy-in about doing something with the Pedestrian Overlay District (PED) but nothing has happened with TOD yet. She is not excited about investing the time and energy in reviewing and discussing PED until they have a process to ensure that their work is communicated to the right people. She suggested that they have an agreement on what should happen before moving on to PED. She is not certain that the TAP Committee is the right approach either since their agendas are so full. They need to be clear about what they are going to do with the work product before moving forward.

The Chairperson said there is a range of ways to communicate with City Council, such as contacting Council members individually, writing letters, sending them minutes, resolutions, going to TAP and speaking at full Council meetings. He said the Commission should decide how they want to get their information to Council.

Commissioner Nelson asked if the Commission could discuss the effectiveness of the approach for the April 10th TAP presentation. She thinks the UDO update may not have much time on the agenda and the TOD presentation may not receive adequate attention.

Commissioner Wiggins said that given the level of expertise and the amount of time the Planning Committee, Zoning Committee, and Ad Hoc UDO Committee has spent on the UDO, she thinks it is appropriate for the Planning Commission to create their own UDO report and present it to Council at the end of the fiscal year.

Commissioner Ryan said the Communications Committee has been working on a strategy for communication. She does not think it is appropriate to speak individually to the Council as a member of the Planning Commission. She wants to speak with a unified voice and that is what they have not figured out. She thinks it should be a future agenda item.

Commissioner Watkins asked about the feedback from Council once something is presented. She said she likes Commissioner Wiggins' idea of a report but questioned whether the Council will read it. She asked what will happen after the Chairperson presents information to Council. She questioned if Council will take action on the Commission's work. The Chairperson said the Commission cannot demand anything from Council.

Commissioner Majeed said Council has a lot on their plates. He thinks Commissioner Wiggins' suggestion of periodic reports to Council will be helpful.

The Chairperson suggested that the Communication Committee pull together a summary statement to circulate to the Commission about how they feel about the UDO at this point.

Commissioner Watkins suggested that it include areas that need to be improved and include things that the Commission does not have answers to yet.

Commissioner Wiggins made a motion, seconded by Commissioner Ryan to have the Communication Committee prepare a summary of how the Commission is currently thinking about the UDO process. The Commission voted unanimously to approve the motion.

Mr. Lewis joined the meeting. The Chairperson welcomed Mr. Lewis to the meeting and directed the discussion to the Charlotte Area Transit System (CATS) update. Mr. Lewis apologized for arriving late.

Mr. Lewis gave an update on CATS, including information on the *2030 Transit Corridor System Plan* and *Envision My Ride* initiative.

He said that while there is great success with the Blue Line, Gold Line and they expect success with the Blue Line Extension, approximately 80% of passengers rely on buses. The Envision My Ride effort is an ongoing process to better meet the needs of customers.

He shared the following transit goals:

- The Blue Line Extension will open by March 2018.
- The Gold Line Phase 2 will open in late 2019 or early 2020.
- The Gateway Station will bring Amtrak service from North Tryon to Uptown. Construction will begin later this year.

Click [here](#) to view the presentation.

Commissioner Labovitz asked if CATS provides free transportation for low income people. Mr. Lewis replied that they offer 50% discount for seniors, those who are disabled, and children. He explained that CATS is not equipped to determine who is considered low income. However, they can consider partnering with an agency that has a low income clientele and perhaps offer free fares to them.

Commissioner Ryan referenced a slide that Mr. Lewis showed of the Gateway Station. She asked about the pedestrian bridge at the Gateway Station. She expressed concern about having a pedestrian bridge which removes pedestrians from the street level activity. Mr. Lewis said that the illustration is conceptual. It illustrates an extension of the platform to demonstrate how riders could potentially access the Gold Line from the Gateway Station.

Commissioner Ryan asked if autonomous vehicles are taken into consideration with transit planning. Mr. Lewis said that he does not think these vehicles will replace transit because transit moves large numbers of people along corridors. However, CATS is not efficient with providing service in neighborhoods. CATS is developing a pilot along the Blue Line Extension (BLE) with a company such as Uber or a taxi cab company to provide the first and last mile connections. This could provide service within 2 miles of the transit station into neighborhoods rather than sending buses into these neighborhoods.

Commissioner Ryan expressed concern about the appearance of the bus stops. She asked if the bus stops can be covered. Mr. Lewis replied that there are challenges with providing shelters. New shelters are required to meet ADA requirements. Sidewalks are needed for access and there are many stops that are along corridors without sidewalks. CATS have identified areas where they can build amenities but there are no sidewalks. Also, each town has different standards for shelters. CATS has a standard shelter that costs approximately \$15,000, while some of the town's shelters are \$50,000.

Commissioner McMillian asked about the schedule for the request for proposals for the Gateway station. Mr. Lewis said it would be sometime this fall.

Commissioner McMillian asked about the pedestrian bridge over I-277 into Uptown, extending the rail trail. Mr. Lewis replied that is a Charlotte Department of Transportation project and he does not have the information.

Commissioner Wiggins asked if there is a way to capture the revenue from those who ride the train without paying. Mr. Lewis said there is some level of fare evasion. Mecklenburg County Sheriff Deputies ride the trains and estimate that fare evasion is about 7%. The perception is that people are not paying when in fact several people have weekly or monthly passes and do not have to purchase tickets. However, he did acknowledge that the ticket vending machines are outdated, not easy to use, and are very slow. CATS is in the process of replacing these machines. CATS is also considering mobile payment for transit fares.

Commissioner Wiggins asked if there could be paid parking at the park and ride lots as a means to generate revenue. Mr. Lewis said that seven of the fourteen Blue Line stations have parking lots.

There are 3 parking garages along the BLE and there will be fees for parking. Eventually, fees may be charged for parking at the current Blue Line stations.

Commissioner Majeed expressed concern about charging fees for parking. He asked if stations along the existing portion of the transit line have been adapted to accommodate 3 cars. Mr. Lewis said that four of the most heavily used stations have been adapted to accommodate 3 cars for special events such as Panthers game days. The BLE stations were built to accommodate 3 cars.

Commissioner Spencer asked if CATS will use smart phone technology for things like adaptive routes. Mr. Lewis said technology can be helpful and envisions this is an option.

Commissioner Spencer said that approximately 95% of the rezoning comments from CATS are “no issues”. He asked how CATS can be more involved with the planning/zoning process. Mr. Lewis said that CATS staff is involved very early in the rezoning process and the negotiation process with developers.

Commissioner McClung asked if growth puts a lot of financial pressure on providing service for high density areas. Mr. Lewis said the 2030 plan is for Mecklenburg County (other than the Red Line). CATS is working with the COG to reengage the region to support their regional transportation study, including transit.

Vice-Chairperson Sullivan commented on the appearance of the bus stops. He said there was a project a few years back that gave identity to the bus stops to reflect neighborhoods. He suggested that this be considered in the future. This will help with vandalism. Mr. Lewis agreed. He said that the artwork on the Gold Line has added value to the shelters and it is viewed as an asset.

Commissioner Nelson asked if CATS considers affordable housing for residual land. Mr. Lewis said that CATS does not own a lot of land. He explained that since they are federally funded, they are not interested in real estate. They are starting to have conversations about whether it is a legitimate role or mission for CATS utilizing local resources. He noted that transit dependent customers are living further from the Center City and that transit systems nationwide are struggling with providing service for those who do not live in the urban core. Commissioner Nelson said that affordable housing developers would like to engage in the conversations.

The Chairperson thanked Mr. Lewis for presenting.

Committee Reports Continued

Zoning Committee

Ms. Tammie Keplinger reminded the Commission of the new Zoning Committee meeting schedule. The Zoning Committee meeting is tomorrow at 5:30 pm. The agenda for this meeting will be sent out today. The City Council meeting is April 17 at 5:00 pm. There are 15 public hearings on the agenda. The Zoning Committee meeting is May 2.

Due to time constraints there were not any other committee reports.

Communication from Chairperson

Nominating Committee

The Chairperson reported that the Nominating Committee members are Karen Labovitz, Dionne Nelson, and Nasif Majeed. He asked Commissioners to contact the Nominating Committee if they are interested in an office for FY18. The Nominating Committee will present a slate of officers at the May meeting and other nominations can be made from the floor. The election of officers will occur at the June meeting.

Adjournment

The meeting adjourned at 2:12 pm.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

Date	Presentation	Staff
03/02/17	Montford Park Workshop - Montford Parking & Circulation Study	Main
03/04/17	Park Ridge HOA - Charlotte Planning & the Future	Main
03/16/17	Civic Leadership Academy - Government 101	McCullough
03/20/17	Transportation Planning in the Charlotte Region - UNCC Transportation Planning Class	Cook
03/21/17	NoDa Community Association Land Use Committee - Place Types/UDO	Adams/Meacci
03/23/17	Hucks Road Area Public Meeting - Planned Transportation Infrastructure	Main
03/28/17	Prosperity Village Area Association - CNIP & Land Use	Main
03/28/17	Elizabeth Community Association - Place Types/UDO & Planned Crosswalks	Cornett/Goodwin
03/30/17	SouthPark - Place Types/UDO	Cornett/Main
03/30/17	Bellmeade Green HOA - HOA - Development & Growth Trends	Gonzalez
04/06/17	DeArmon Road Complete Street CNIP	Main
04/04/17	SouthPark Area Neighborhoods CNIP Interviews	Main
04/05/17	CCOG Conference - Joint Use Task Force	Wells/Suttle
04/19/17	David Cox Road Elementary Career Day - Planning Careers	McCullough/Neely
04/20/17	Charlotte Career Discovery Day - Planning Careers	Various Staff
04/20/17	Arrowood Business Association - Whitehall/Ayrsley CNIP & Steele Creek Development Study	Gonzalez

Charlotte-Mecklenburg Planning Commission

Attachment 3

Meeting Schedule

May 2017

Date	Time	Purpose	Location
Full Planning Commission			
05-01-17	12:00 pm	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
05-15-17	4:00 pm	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
05-16-17	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
05-02-17	5:30 pm	Work Session ¹	Conference Room 280 2 nd Floor – CMGC
05-15-17	5:00 pm	City Council Dinner Meeting	Conference Room CH-14 Basement – CMGC
05-15-17	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
05-30-17	5:30 pm	Work Session ¹	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
05-08-17	2:00 pm	City Council Transportation & Planning Committee (TAP)	Conference Room 280 2 nd Floor - CMGC
05-10-17	12:00 pm	Historic District Commission Workshop	Conference Room 280 2 nd Floor – CMGC
05-10-17	1:00 pm	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
05-17-17	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
05-19-17	12:00 pm	Planning Coordinating Committee Spring Joint Luncheon	Mahlon Adams Pavilion 2435 Cumberland Avenue (Freedom Park)

¹ Due to the new Zoning Committee meeting schedule, the Zoning Committee will meet twice in May.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

June 2017

Date	Time	Purpose	Location
Full Planning Commission			
06-05-17	12:00 pm	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
06-19-17	4:00 pm	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
06-20-17	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
06-19-17	5:00 pm	City Council Dinner Meeting	Conference Room CH-14 Basement – CMGC
06-19-17	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
06-29-17	5:30 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
06-12-17	2:00 pm	City Council Transportation & Planning Committee (TAP)	Conference Room 280 2 nd Floor - CMGC
06-14-17	12:00 pm	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
06-14-17	1:00 pm	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
06-21-17	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.

Charlotte-Mecklenburg Planning Commission

Executive Committee Minutes

March 16, 2017 – 4:30 pm

CMGC - Room 266

Attachment 4

Approved April 17, 2017

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Mike Sullivan (Vice-Chairperson), Elizabeth McMillan, and Cozzie Watkins

Other Commissioners Present: John Fryday and Nancy Wiggins

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

Welcome & Introductions

The Chairperson called the meeting to order at 4:49 pm.

Approval of Minutes

A motion was made by Commissioner Watkins and seconded by Vice-Chairperson Sullivan to approve the February 20, 2017 minutes. The vote was unanimous to approve the minutes.

Executive Committee Follow-up Agenda Items

Uptown Connects Study Endorsement

Chairperson Lathrop said the Commission has endorsed the Uptown Connects Study. The next step is to inform the Transportation and Planning (TAP) Committee of this endorsement. The Chairperson will attend the March 27, 2017 TAP Committee meeting.

Charlotte Bikes Plan Endorsement

The Chairperson said the Commission has also endorsed the Charlotte Bikes Plan. The Plan is on the March 27, 2017 TAP Committee agenda. Chairperson Lathrop will inform the TAP Committee of this endorsement. Likewise, he will attend the City Council public hearing to inform the full Council of the endorsement. Ms. Neely will send him the public hearing date.

Livable City Policy Statement & Transit Oriented Development Priorities

Chairperson Lathrop said that Mayor Pro Tem Lyles invited the Commission to present the Livable City Policy Statement and the Transit Oriented Development (TOD) Priorities at the April 10, 2017 TAP Committee meeting. Mr. McKinney said he will coordinate with the Chairperson to prepare for the presentation.

Future Work Session Agenda Items

The Committee reviewed the future work session agenda items list. Chairperson Lathrop said there will be an Unified Development Ordinance (UDO) update at the April work session. Other possible agenda items include the Pedestrian Overlay District (PED), Charlotte Area Transit System (CATS) update, and a follow-up discussion from the March work session TAP Committee discussion with Mayor Pro Tem Vi Lyles.

Commissioner McMillan asked if the TAP Committee follow-up discussion will include a review of the TOD Priorities and Livable City Policy Statement. Chairperson Lathrop said both documents will be presented to the TAP Committee on April 10, 2017. The work session follow-up discussion will focus on the process and how the information will be presented to the TAP Committee.

The Chairperson asked if the CATS update will be on the April work session agenda. Ms. Neely explained that Mr. John Lewis is available to attend, but he will arrive late. The Committee agreed that the CATS update will be the major policy agenda item.

Vice-Chairperson Sullivan asked if the City Manager could attend a future work session for an introduction to the Commission. Commissioner McMillan said that Mr. Bob Cook has asked to provide a Charlotte Regional Transportation Planning Organization (CRTPO) update at a future work session. Mr. McKinney asked Ms. Neely to add both of these items to the future agenda items list. He said staff will coordinate to schedule these agenda items.

The Vice-Chairperson asked if the Eastside Coalition could provide an update on the plans for the former Eastland Mall site. Mr. McKinney suggested that City staff provide an update on the process that is underway for this site. Vice-Chairperson Sullivan agreed. Chairperson Lathrop said this update can be on the May or June work session agenda.

Approval of the April 3, 2017 Work Session Agenda

The Committee reviewed the draft April 3, 2017 work session agenda. Chairperson Lathrop confirmed that the CATS update and TAP Committee follow-up discussion will be on the agenda. He said the TAP follow-up discussion will focus on the Livable Cities and TOD presentation to the TAP Committee. He asked Ms. Neely to add both of these items to the policy portion of the agenda. A motion was made by the Chairperson and seconded by Vice-Chairperson Sullivan to approve the April agenda, as modified. The Committee voted unanimously to approve the agenda.

Ms. Neely reminded Chairperson Lathrop that the Nominating Committee needs to be established before the April work session. The Committee members will be announced in April. The Nominating Committee will present the slate of officers in May. The election of officers will take place in June.

Approval of the April and May 2017 Meeting Schedules

The Committee reviewed the April and May calendars. The Chairperson asked if there were any changes to the April calendar, due to the Easter holiday. Staff replied that the City holiday is Friday, April 14.

Ms. Neely reminded the Committee that due to the Zoning Committee's new meeting schedule, the Committee will meet twice in May. Commissioner Watkins asked staff to remind the Committee members of this change. Ms. Neely said she would ask Ms. Keplinger to send a reminder.

A motion was made by Commissioner Watkins and seconded by Vice-Chairperson Sullivan to approve the April and May calendars. The vote was unanimous to approve the calendars.

The Chairperson said he will not attend the March 20, 2017 Council public hearing.

Adjournment

The meeting adjourned at 5:10 pm.

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Zoning Agenda **RESULTS**

Tuesday, April 4, 2017

Charlotte-Mecklenburg Government Center, RM 280

Zoning Committee Work Session

*Tony Lathrop, Chairperson
Cozzie Watkins, Vice-Chairperson
John Fryday
Nasif Majeed
Bolyn McClung
Sam Spencer
Nancy Wiggins*

Call to Order: 5:35pm

Adjourned: 7:56pm

~~Tony Lathrop~~
Bolyn McClung✓

Cozzie Watkins✓
Sam Spencer✓

John Fryday✓
Nancy Wiggins✓

Nasif Majeed✓

Deferrals

1. Rezoning Petition: 2016-077 by Innkeeper Motor Lodge, Inc.
Deferred to May 2, 2017

Agent: Jeff McCluskey - Mc2 Engineering, Inc.
Staff Resource: Solomon Fortune

Location: Approximately 5.52 acres located south of Interstate 485, near the intersection of WT Harris Boulevard, Treyburn Drive and Interstate 485. (Council District 2 - Austin)

Current Zoning: B-1(CD) (neighborhood business, conditional)
Proposed Zoning: B-2(CD) (general business, conditional)

Motion: Spencer 2nd: Wiggins **Vote:** 6-0

2. Rezoning Petition: 2017-019 by Steele-Trojan Properties, LLC
Recommended for Approval as amended

Agents: Keith MacVean & Jeff Brown - Moore & Van Allen PLLC
Staff Resource: Claire Lyte-Graham

Location: Approximately 15.481 acres northwest of Steele Creek Road and east of Outlets Boulevard along Trojan Drive. (Outside City Limit and Council District 3 - Mayfield)

Current Zoning: R-3(LLWPA) (single family residential, Lower Lake Wylie Protected Area) and CC (commercial center, Lower Lake Wylie protected area)
Proposed Zoning: O-2(CD) LLWPA (office, conditional, Lower Lake Wylie Protected Area) and NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

Consistency to Approve:

Maker: Wiggins
2nd: Majeed
Vote: 6-0

Recommendation to Approve:

Maker: Spencer
2nd: Majeed
Vote: 6-0

Zoning Items

3. Rezoning Petition: 2016-134 by CapRock, LLC **Recommended for Approval as amended**

Agent: Brian Smith

Staff Resource: Claire Lyte-Graham

Location: Approximately 5.81 acres located on the north side of Joy Street between Ashley Road and Wilson Avenue. (Council District 3 - Mayfield)

Current Zoning: B-1 (neighborhood business) and R-12MF (multi-family, residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional), five-year vested rights

Consistency to Approve:

Maker: Spencer

2nd: Wiggins

Vote: 6-0

Recommendation to Approve:

Maker: Majeed

2nd: Spencer

Vote: 6-0

4. Rezoning Petition: 2017-017 by NODA Terrace, LLC **Recommended for Approval as amended**

Agent: Stanley Hines

Staff Resource: Sonja Sanders

Location: Approximately 0.23 acres located on the southeast corner of the intersection of North Davidson Street and East 37th Street. (Council District 1 - Kinsey)

Current Zoning: UR-3(CD) (urban residential, conditional)

Proposed Zoning: UR-3(CD) SPA (urban residential, conditional, site plan amendment)

Consistency to Approve:

Maker: Fryday

2nd: McClung

Vote: 6-0

Recommendation to Approve:

Maker: Majeed

2nd: Wiggins

Vote: 6-0

5. Rezoning Petition: 2017-002 by James Miller and Trang T. Miller **Recommended for Approval**

Agent: Atul Pathak

Staff Resource: Sonja Sanders

Location: Approximately 0.39 acres located on the southwest corner at the intersection of Monroe Road and Ross Moore Avenue. (Council District 5 - Ajmera)

Current Zoning: O-2 (office)

Proposed Zoning: B-1(CD) (neighborhood business, conditional), five-year vested rights

Consistency to Approve:

Maker: Majeed

2nd: Fryday

Vote: 6-0

Recommendation to Approve:

Maker: Majeed

2nd: Fryday

Vote: 6-0

6. Rezoning Petition: 2016-076 by The Drakeford Company Recommended for Approval

Agents: Anthony Fox & Mac McCarley - Parker, Poe, Adams & Bernstein

Staff Resource: Sonja Sanders

Location: Approximately 1.35 acres located on the southwest corner of the intersection of Holt Street and East 36th Street. (Council District 1 - Kinsey)

Current Zoning: UR-2(CD) (urban residential, conditional)

Proposed Zoning: UR-2(CD) TS (urban residential, conditional, transit supportive overlay)

Consistency to Approve:

Maker: Fryday

2nd: Wiggins

Vote: 6-0

Recommendation to Approve:

Maker: Majeed

2nd: Wiggins

Vote: 6-0

7. Rezoning Petition: 2017-031 by Lat Purser & Associates Recommended for Approval

Agent: Mark Miller

Staff Resource: Sonja Sanders

Location: Approximately 1.146 acres located on the southeast corner at the intersection of North Davidson Street and East 24th Street. (Council District 1 - Kinsey)

Current Zoning: I-1 (light industrial)

Proposed Zoning: TOD-M (O) (transit oriented development - mixed use, optional)

Consistency to Approve:

Maker: Fryday

2nd: Wiggins

Vote: 6-0

Recommendation to Approve:

Maker: Spencer

2nd: McClung

Vote: 6-0

8. Rezoning Petition: 2017-029 by DC Property, LLC Recommended for Approval as amended

Agent: John Carmichael - Robinson Bradshaw

Staff Resource: Claire Lyte-Graham

Location: Approximately 7.713 acres located east of Toddville Road between Brooktree Drive and CSX Way. (Council District 3 - Mayfield)

Current Zoning: I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

Proposed Zoning: I-2(CD) SPA LLWPA (general industrial, conditional, site plan amendment, Lower Lake Wylie Protected Area)

Consistency to Approve:

Maker: Wiggins

2nd: McClung

Vote: 6-0

Recommendation to Approve:

Maker: Wiggins

2nd: McClung

Vote: 6-0

9. Rezoning Petition: 2017-030 by DC Property, LLC
Recommended for Approval

Agent: John Carmichael - Robinson Bradshaw

Staff Resource: Claire Lyte-Graham

Location: Approximately 7.972 acres at the end of Tar Heel Road between Brooktree Drive and Bond Street and east of Toddville Road. (Council District 3 - Mayfield)

Current Zoning: I-2(CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

Proposed Zoning: I-2(CD) SPA LLWPA (general industrial, conditional, site plan amendment, Lower Lake Wylie Protected Area)

Consistency to Approve:

Maker: Wiggins

2nd: Fryday

Vote: 6-0

Recommendation to Approve:

Maker: Majeed

2nd: Wiggins

Vote: 6-0

10. Rezoning Petition: 2017-032 by Alliance Residential Company
Recommended for Approval

Agents: Collin Brown & Bailey Patrick, Jr.

Staff Resource: Claire Lyte-Graham

Location: Approximately 10.04 acres at the northwest corner at the intersection of Wilkinson Boulevard and Suttle Avenue. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD-O (mixed use development, optional), five year vested rights

Consistency to Approve:

Maker: Majeed

2nd: McClung

Vote: 5-1

Dissenting: Wiggins

Recommendation to Approve:

Maker: Spencer

2nd: Majeed

Vote: 5-1

Dissenting: Wiggins

11. Rezoning Petition: 2017-034 by Saussy Burbank, LLC
Recommended for Approval as amended

Agents: Collin Brown & Bailey Patrick, Jr.

Staff Resource: Claire Lyte-Graham

Location: Approximately 1.6 acres located on the west side of Suttle Avenue between Wilkinson Boulevard and Isom Street. (Council District 3 - Mayfield)

Current Zoning: O-1 (office)

Proposed Zoning: MUDD (CD) (mixed use development, conditional), five-year vested rights

Consistency to Approve:

Maker: Spencer

2nd: McClung

Vote: 6-0

Recommendation to Approve:

Maker: Spencer

2nd: McClung

Vote: 6-0

12. Rezoning Petition: 2016-150 by CW Development

Recommended for Approval as amended

Agents: Keith MacVean & Bridget Grant - Moore & Van Allen PLLC

Staff Resource: John Kinley

Location: Approximately 4.13 acres located on the west side of Old Providence Road near the intersection of Old Providence Road and Old Providence Lane.
(Council District 6 - Smith)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Consistency to Approve:

Maker: Wiggins

2nd: Majeed

Vote: 6-0

Recommendation to Approve:

Maker: Majeed

2nd: McClung

Vote: 6-0

13. Rezoning Petition: 2017-016 by Selwyn Property Group

Recommended for Approval as amended

Agents: Bridget Grant & Jeff Brown - Moore & Van Allen PLLC

Staff Resource: Sonja Sanders

Location: Approximately 13.18 acres located on the west side of East Independence Boulevard generally surrounded by Monroe Road, Idlewild Road, Independence Boulevard and Long Avenue. (Council District 5 - Ajmera)

Current Zoning: R-4 (single family residential), O-1 and O-2 (office), B-1 (CD) (neighborhood business, conditional) and B-2 (general business)

Proposed Zoning: MUDD-O (mixed use development, optional) and NS (neighborhood services)

Consistency to Approve:

Maker: Spencer

2nd: Fryday

Vote: 6-0

Recommendation to Approve:

Maker: Fryday

2nd: Majeed

Vote: 6-0

14. Rezoning Petition: 2017-026 by Belk Gambrell Enterprises, LLC

Recommended for Approval as amended

Agents: Jeff Brown & Bridget Grant - Moore & Van Allen PLLC

Staff Resource: John Kinley

Location: Approximately 1.19 acres located on the north side of Fairview Road between Park Road and Wintercrest Lane. (Council District 6 - Smith)

Current Zoning: UR-C (CD) (urban residential - commercial, conditional)

Proposed Zoning: UR-C (CD) SPA (urban residential - commercial, conditional, site plan amendment)

Consistency to Approve:

Maker: Wiggins

2nd: Fryday

Vote: 6-0

Recommendation to Approve:

Maker: Wiggins

2nd: Spencer

Vote: 6-0

15. Rezoning Petition: 2017-015 by Manna Capital, LLC
Recommended for Approval

Agent: Ronald S. Melamed - Moore & Van Allen PLLC

Staff Resource: John Kinley

Location: Approximately 1.07 acres located on the north side of Rexford Road near the intersection of Roxborough Road and Rexford Road. (Council District 6 - Smith)

Current Zoning: O-15(CD) (office, conditional)

Proposed Zoning: MUDD (CD) (mixed use development, conditional)

Consistency to Approve:

Maker: Fryday

2nd: Wiggins

Vote: 6-0

Recommendation to Approve:

Maker: Spencer

2nd: Fryday

Vote: 6-0

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
March 21, 2017 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

APPROVED
April 18, 2017

Attendance

Commissioners Present: Planning Committee Chairperson Mike Sullivan, Planning Committee Vice-Chairperson Elizabeth McMillan and Commissioners, John Ham, Karen Labovitz, Dionne Nelson and Deborah Ryan

Commissioner John Fryday, Zoning Committee member, was in the audience.

Commissioners Absent: Commissioner Ray Eschert

Planning Staff Present: Scott Adams, Kathy Cornett, Gareth Johnson, Linda Keich, Catherine Mahoney, Melony McCullough, Ed McKinney, Cheryl Neely, Amanda Vari, Jonathan Wells and Julia Zweifel

Other Staff Present: Amanda Byrum and Tim Porter, City Real Estate

Call to Order and Introductions

Planning Committee Chairperson Sullivan called the meeting to order at 5:08 p.m., welcomed those present and asked everyone to introduce themselves.

Approve February 21, 2017 Minutes

A motion was made by Commissioner Ryan and seconded by Commissioner Ham to approve the February 21, 2017 minutes. The vote was unanimous to approve the minutes.

Mandatory Referrals

M.R. #17-06: Proposal by Charlotte-Mecklenburg Schools (CMS) to Lease Property Located at Hawthorne Academy of Health Sciences for a Cell Tower

CMS proposes to lease a portion of a school site, Hawthorne Academy of Health Sciences, located at 1414 Pegram Street (Tax Parcel 081-163-35) for cell tower construction, operation and maintenance.

M.R. #17-07: Proposal by the City of Charlotte to Acquire Property Located in University Research Park for Tree Canopy Preservation

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire approximately 27 acres of vacant land located near Research Drive and David Taylor Drive, adjacent to Mallard Creek Greenway in the University area (Tax Parcel 047-351-02) for tree canopy preservation.

M.R. #17-08: Proposal by the City of Charlotte to Sell City-Owned Property Located on Piaffe Avenue in Mint Hill

Charlotte Water Department proposes to sell or dispose of two City-owned parcels totaling approximately 3.3 acres located at 4125 Piaffe Avenue and 11915 Shady Oak Court in the Cheval subdivision off Lawyers Road (Tax Parcels 195-056-48 & 195-181-99).

M.R. #17-09: Proposal by the City of Charlotte to Sell Five City-Owned Properties located in Various Areas of the City

Charlotte Water Department proposes to sell or dispose of three former wastewater treatment plant sites - 2.5 acres located at 17806 Bondhaven Drive (Tax Parcel 111-308-30), 2.4 acres located at 399 McCarron Way (Tax Parcels 111-361-99 & 111-021-17) and 0.60 acres located on Starwood Avenue (Tax Parcels 105-271-74 & 75).

M.R. #17-10: Proposal by the City of Charlotte to Sell Property Located on Kale Wood Drive in Matthews

Charlotte Water Department proposes to sell or dispose of a former private wastewater treatment facility on a 1.0 acre parcel located at 1076 Kale Wood Drive in the Town of Matthews (Tax Parcel 193-338-09).

Chairperson Sullivan asked if the Committee would like to discuss any of the mandatory referrals. None of the mandatory referrals were pulled for discussion.

A motion was made by Commissioner Nelson and seconded by Commissioner Ryan to state that the Planning Committee has reviewed M.R. # 17-06, M.R. # 17-07, M.R. # 17-08, M.R. # 17-09 and M.R. #17-10 and has no additional comments for the submitting agencies. The vote was unanimous to state that the Planning Committee has reviewed the mandatory referrals and has no additional comments for the submitting agencies.

Update on the Unified Development Ordinance and Place Types

Garet Johnson (Planning) reminded the Committee that at the last meeting staff reviewed the place types' palette for neighborhoods and shared some examples.

Ms. Johnson said the Committee confirmed that we are headed in the right direction but asked that consideration be given to the following:

1. What is the foundation for place types and how do place types link to the city's broader goals?
2. How does this link to zoning?
3. What is the community engagement strategy and schedule?

Commissioner Ryan stated that in order to be comfortable moving forward, it is important to see the accompanying zoning and to develop draft zoning districts in tandem with place types. She would like to see the form based code language. She also inquired about the community engagement strategy and schedule. Ms. Johnson said some of this information will be covered in the presentation. If not, it will be addressed at the next meeting. Staff will highlight how zoning aligns with place types here and in other cities.

Commissioner Labovitz said the Committee has discussed the city's goals at various meetings but she would like to see the goals bulleted. Ms. Johnson replied that staff has heard this and will address this information in the presentation. Click [here](#) to view presentation.

Ms. Johnson reviewed the *Centers, Corridors and Wedges Growth Framework (CCW)* vision and the Commissioner's *Livable City Policy Statement*. The CCW vision statement was developed over several years through visioning exercises. It was discussed by the community and it was vetted through City Council and the Planning Commission. The CCW vision was adopted as the city's vision for future growth and development. She noted that the vision statement is usually shared at the beginning of place type presentations.

Ms. Johnson compared some of the key words found in both CCW's vision and the vision developed by the Committee as part of the *Livable City Policy Statement*. She said these visions reinforce each other. They set the framework and speak to the key values for this community.

Next, Ms. Johnson reviewed the *Guiding Principles* for CCW and the *Livable City Policy Statement*. She said the principles build on the vision and speak to the key values. The first principle addresses neighborhoods and making sure we have a safe community and housing choices. The second principle speaks to design and livability (building walkable places and vibrant places). The third one refers to a vibrant economy and the revitalization of economically challenged areas. This is done by promoting land uses and making sure we have what is needed in different communities. The fourth principle discusses infrastructure and meeting the transportation needs of different users (pedestrians, cyclists, transit users, motorists). The final principle talks about the environment which includes the air we breathe and the tree canopy.

Ms. Johnson explained that referring to this information while moving through the process will help explain what we are trying to achieve and why we are proposing certain concepts. For example, ground floor retail promotes vibrant and activity-filled public streets, open spaces and walkable places. Another example is the *Unified Development Ordinance (UDO)* requiring sidewalks on both sides of the street to help create more walkable neighborhoods. Referring to the vision and guiding principles, gives us a reference point to ensure that the place type policies are consistent with them. It also helps communicate to the public why we are doing this and what we hope to achieve.

Commissioner Ham asked how HB2 relates to this. He said that you hear in the media about companies changing plans to locate here and asked if any thought has been given to that impacting growth. Ms. Johnson answered that one of City Council's focus areas is the economy and they are trying to move this conversation forward. Ed McKinney (Planning) said this language comes from our adopted growth framework and was designed for planning development policies.

Commissioner Nelson asked if Council has livable city recommendations and if there are goals that Council has adopted that the Committee should consider. Mr. McKinney answered that staff will provide an update on place types and the UDO at the April 10 Transportation and Planning Committee (TAP) meeting. This presentation will include the *Livable City Policy Statement*.

Commissioner Nelson asked if there are other principles or goals that Council has adopted that may not be land use goals but the Committee needs to think about in the context of our guiding principles. Ms. Johnson said that City Council's goals from the retreat and *Letter to the Community* focuses on the economy, jobs, affordable housing and community safety. She thinks we are embracing those and need to be flexible. Vice-Chairperson McMillan said the *Livable City Policy Statement* needs to live on and represent full Council.

Commissioner Nelson asked how the *Livable City* principles line up with the *10 Traits of Winning Cities*. She suggested layering all Council's policies with the *Livable City Policy* to make sure they align. Ms. Johnson said Council embraced them and she thinks their existing policy framework is in line with them. Commissioner Nelson asked is that in relation to CCW. Ms. Johnson answered CCW, Council focus area plans and adopted policies such as the *Transportation Action Plan*.

Mr. McKinney said if the Committee likes, staff can paint a better picture of the *10 Traits of Winning Cities* and show how it aligns with the work we are doing at the next meeting. Chairperson Sullivan said it will be good to see how the *10 Traits of Winning Cities* align with the CCW and the *Livable City Policy Statement*.

The second part of the presentation, Place Types and the Unified Development Ordinance was given by Mr. McKinney: He used New Orleans as an example of a city that currently has place types and an *UDO*. He referenced an example from the palette of neighborhood place types that was shared at last month's meeting and discussed how to integrate it into the ordinance.

Commissioner Labovitz asked for a definition of place types in relation to what we are doing. Mr. McKinney explained that we are defining the character of places that we would like to see here.

Commissioner Nelson said there is a rising demand for affordable housing and asked how the city becomes more attractive to a variety of people. Commissioner Ryan said that she thinks designing a city that attracts millennials is important. It would be more walkable. She thinks that CCW is the closest we have to a vision statement in Charlotte and thinks there are opportunities to build on it.

Mr. McKinney reviewed in detail how place types and the zoning ordinance works in New Orleans. He explained how place types and zoning are related and how you ultimately get to development. It still has to be determined how much definition goes in the place type versus how much goes into the regulations. Some of that clarity will come later in the process. We are trying to make sure place types are about broader aspirational elements like character, scale and mix of use; allowing the zoning ordinance to function as the tool used for more specificity such as building height or placement. We have been sharing information on place types and testing it with our consultant. When we have a working palette, we will test what the ordinance language will look like with them.

Mr. McKinney referred to an example from New Orleans that walks you through the definition of the place type and how the ordinance addresses it. Staff chose one that is somewhat similar to one discussed at last month's meeting. A neighborhood node at Selwyn and Colony with a place type called neighborhood commercial, small scale neighborhood serving uses with a strong relationship to the surrounding neighborhood. Mr. McKinney shared some images from New Orleans to give a sense of the architectural character and scale for this place type. New Orleans went through a process similar to what we are currently going through to map and test their place types.

After defining place types and developing a sense of where they fit in the community, New Orleans designed a set of ordinance tools for implementation. Mr. McKinney shared other examples. He noted that they have actual photographs included in the ordinance. The planning director has the ability to change the images. The images are important because they visually describe the character of the place. Diagrams include information about height, setback, building placement and gives visual clarity. Mr. McKinney said that he hopes this information gives the Committee a sense of the basic communication tools that will be a part of the ordinance.

Mr. McKinney said that he pulled specific language from the business district category because it ties directly to a lot of the discussion about the Transit Oriented Development (TOD) ordinance. It includes a very specific example on how to deal with street level activity. There are specifics about the height of the ground floor, relationship of entrances to the street, amount of activity that happens at the street and details on how you define transparency. He noted that the TOD language is not this precise. He said we have to raise the bar to ensure that we are meeting the goals that have been discussed. He also used the Pedestrian Overlay District (PED) as an example of an implementation tool for the neighborhood node.

Mr. McKinney said that an ordinance like PED can be tested to determine if it needs to be tweaked, discarded or rewritten. He emphasized that is why it is important to have time on the front end of this process to develop a good working structure to analyze some of our current ordinances. We may discover that it might tell us to fix PED, it is not needed or there is a need for a new district.

Mr. McKinney said the same analysis may apply to TOD. This type of analysis with place types may tell us whether we need to create different districts. He said there are some fundamental questions that he wants to have answered before fixing an existing component of the current ordinance.

Commissioner Labovitz asked if place types will eliminate CCW. Mr. McKinney said that is an open question. It could support it or CCW could be revised.

Commissioner Ryan said that the Committee did not want to see examples from another city. The Committee would like to see what one of these place types would look like in language and diagrams for our city. She wants to see a real example and was hoping to see a draft of what Residential 1 looks like. She expressed concern that the consultant is not operating in tandem with what staff is doing in terms of place types. She said the consultants are experts on writing form based code and she would like to see them charged with giving the Committee an example. She is concerned that we may get too far down the road before understanding how the last piece looks.

Vice-Chairperson McMillan asked for clarification on the elimination of some of the zoning categories. She would like to see which ones will go and which ones will stay. She asked are we moving them around or are we creating districts.

Mr. McKinney stated that staff is sharing place types information with the consultant to make them aware of the direction that we are headed. He said this is not being created without basic testing. However, he would like to have better structure around the vocabulary before engaging the consultant to work on this. He added that he understands the need to show how the place type language relates to the zoning ordinance. The next step is working with the consultant to determine how to do that.

Commissioner Ryan asked if the information is not available next month, when do you think you will have it. Mr. McKinney said he will work with the consultant team on the schedule. He said it is critical for others to understand what this looks and feels like. Staff could take a couple of place type examples and show what they might look like.

Commissioner Nelson agreed with Commissioner Ryan that a hypothetical example would help the Committee fully understand how place types and the ordinance are related. She noted that there is a lot of overlap and the districts are falling into 3 or 4 categories and asked if it will remain that way. She also asked if there will be districts that are mutually exclusive to a particular place type.

Commissioner Ryan said that she is only seeing descriptive place types but not any aspirational place types. Chairperson Sullivan said in real estate, you describe places as stable, rejuvenating, etc. and asked how will place types address change and stay relevant. Ms. Johnson answered that it is similar to what we are doing today. We will still have area plans along with new tools. We will have our place types but can still take a closer look at an area that is experiencing unanticipated change. We could update an area plan to provide more guidance.

Commissioner Nelson asked what is the timeline for developing the zoning districts. She said the timeline is important and it does not feel like we are on schedule. Chairperson Sullivan said we need to accept and allow for errors because they will occur. He suggested focusing on the mechanics. Mr. McKinney will take the comments and develop useful information for the next meeting.

Commissioner Ryan asked if we are on schedule. Mr. McKinney will provide an update on the schedule next month.

Meeting adjourned at 6:25 p.m.

CHARLOTTE HISTORIC DISTRICT COMMISSION
MEETING AGENDA – APRIL 12, 2017 ROOM 280 ON THE 2ND FLOOR.
HDC WORKSHOP – 12:00 PM THE PUBLIC IS WELCOME TO ATTEND

Attachment 7

HDC WORKSHOP – 12:00 PM

HDC MEETING: 1:00 – 7:00

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

CONTINUED

1. 1816 WICKFORD PLACE **APPROVED**
CASE No. HDC [2016-321](#)
NEW CONSTRUCTION
WILMORE
CRAIG CALCASOLA, APPLICANT
2. 1816 WICKFORD PLACE **APPROVED**
CASE No. HDC [2016-322](#)
NEW CONSTRUCTION
WILMORE
CRAIG CALCASOLA, APPLICANT
3. 1816 WICKFORD PLACE **APPROVED**
CASE No. HDC [2016-323](#)
NEW CONSTRUCTION
WILMORE
CRAIG CALCASOLA, APPLICANT
4. 1816 WICKFORD PLACE **NOT HEARD**
CASE No. HDC [2016-324](#)
NEW CONSTRUCTION
WILMORE
CRAIG CALCASOLA, APPLICANT
5. 247 W. KINGSTON AVENUE **APPROVED/ADDITION**
CASE No. HDC [2017-012](#)
ADDITION/RETAINING WALL **CONTINUED/RETAINING WALL**
WILMORE
BRADLEE JOHNSON, APPLICANT
6. 617 W. PARK AVENUE **CONTINUED**
CASE No. HDC [2017-090](#)
NEW CONSTRUCTION
WILMORE
JUAN HERRERA, APPLICANT

NEW CONSTRUCTION

7. 1824 S. MINT STREET **CONTINUED**
CASE No. HDC [2017-114](#)
WILMORE
LILIANA JIMENEZ, APPLICANT
8. 416 W. PARK AVENUE **APPROVED**
CASE No. HDC [2017-166](#)
WILMORE
MATTHEW JOHNSON, APPLICANT
9. 1700 HEATHCLIFF STREET **CONTINUED**
CASE No. HDC [2017-167](#)
WESLEY HEIGHTS
DAIMEAN FLUDD, APPLICANT

ADDITIONS

10. 709 WOODRUFF PLACE **CONTINUED**
CASE No. HDC [2017-162](#)
WESLEY HEIGHTS
DAN PODRASKY, APPLICANT

ACCESSORY STRUCTURE

11. 324 GRANDIN ROAD **DENIED**
CASE No. HDC [2017-172](#)
WESLEY HEIGHTS
JOE LASSITER, APPLICANT

DRIVEWAY/RETAINING WALL

12. 1824 THOMAS AVENUE **DENIED**
CASE No. HDC [2017-174](#)
PLAZA MIDWOOD
SAM HOWARD, APPLICANT

PAINTED BRICK

13. 1211 E. WORTHINGTON AVENUE **CONTINUED**
CASE No. HDC [2017-132](#)
DILWORTH
MARC HUBERMAN, APPLICANT

DEMOLITION

14. 719 ROMANY ROAD **APPROVED**
CASE No. HDC [2017-171](#)
DILWORTH
PHYLLIS FULTON, APPLICANT

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.	