

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

Planning Commission

June 5, 2017
work session

Charlotte-Mecklenburg
Government Center
Room 267
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

June 5, 2017 – Noon

CMGC – Room 267

Call to Order & Introductions

Tony Lathrop

Administration

Approval of Planning Commission Minutes

Approve the May 1, 2017 work session minutes.

Tony Lathrop

Attachment 1

Nominating Committee/Election of Officers

Karen Labovitz & Nasif Majeed

The Commission will elect the Chairperson and Vice-Chairperson for Fiscal Year 2018.

Policy

Annual Report

The Commission will review and approve the Fiscal Year 2017 Annual Report.

Information

Planning Director's Report

Ed McKinney

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

Attachment 2

June & July 2017 Meeting Schedules

Attachment 3

Committee Reports

- **Executive Committee**
 - April 17, 2017 Approved Minutes

Tony Lathrop

Attachment 4

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

- **Zoning Committee**
 - Upcoming Rezoning Petitions
 - May 2, 2017 Agenda Results

Tony Lathrop
Tammie Keplinger

Attachment 5

- **Planning Committee**
 - April 18, 2017 Approved Minutes

Mike Sullivan

Attachment 6

- **Communications Committee**

John Fryday

- **Historic District Commission (HDC)**
 - May 10, 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

Tony Lathrop

- Eastland Redevelopment

Charlotte-Mecklenburg Planning Commission

Attachment 1

Work Session Summary Minutes

May 1, 2017 – Noon

CMGC – Room 267

Attendance

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

Commissioners Absent: Ray Eschert, John Ham, and Bolyn McClung

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

Welcome & Introductions

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

Approval of Minutes

Commissioner Spencer made a motion to approve the April 3, 2017 minutes, seconded by Commissioner Watkins. The minutes were approved unanimously.

TOD, Livable City and TAP Committee Follow-up

Chairperson Lathrop said that the Transportation and Planning Committee (TAP) met on April 10, 2017. He had planned to attend the meeting but was delayed in traffic coming from Atlanta and missed the meeting. However, Commissioners Watkins and Wiggins attended the meeting. The Chairperson said that Mr. McKinney gave the presentation in his absence. Mr. McKinney informed the TAP Committee that the Planning Commission would like for Council to take up the Livable City Policy and the Transit Oriented Development (TOD) Priorities sooner rather than later. He added that the Commission felt strongly about that.

Mr. McKinney said the TAP Committee received a high level presentation on the Livable City Policy and TOD Priorities. The Committee also received copies of the related documents as well as a detailed update on the Unified Development Ordinance (UDO).

Commissioner Wiggins said that Mayor Pro Tem Lyles had a conflict and left the room and Council member Kinsey chaired the meeting during the Planning Commission presentation. She said the presentation was accepted by the Committee as information. However, the University area representative said he did not understand why the Planning Commission was discussing affordable housing. Commissioner Wiggins said she thinks it is appropriate for the Commission to discuss affordable housing.

The Chairperson asked if Mr. McKinney had any information about the next steps. Mr. McKinney said he thinks it is important to put the Livable City Policy and TOD Priorities in context with Place Types and the UDO. He said that Mayor Pro Tem Lyles wants to make sure the full Council is

updated later this year in order to understand how the Livable City Policy and TOD Priorities relate to Place Types and the UDO.

Commissioner Nelson said that although the information was shared, it does not seem like the TAP Committee members were asked to consider taking action on the Livable City Policy and TOD Priorities. She said when communicating with Council, the Commission has to shift from sharing information to clearly articulating what we are asking. This will help ensure that we are on the same page and are doing valuable work.

Commissioner Spencer asked if this will move forward before the Commission's membership changes in June.

Commissioner Watkins said there were only four Council members at the TAP Committee meeting. She said there was not any feedback from Council and she thinks there needs to be more dialogue with them.

Commissioner Wiggins thinks that Council will delay action on the Livable City Policy and TOD Priorities information. She sent the Commission a summary of the TAP presentation and an outline of what should be included in the annual report. She said the Commission previously worked as an inter-agency Commission and thinks the Commission needs to restructure to more accurately reflect their new format.

Vice-Chairperson Sullivan said that the TAP meeting presentations are generally for information only. He thinks there is a need to show how the Commission's work relates to Council's priorities.

Commissioner Wiggins explained the reason why she suggested that the Commission restructure and form a Committee as part of the UDO process. She thinks it will help Council focus on what they want the Commission to do and will help clarify the Commission's role.

Commissioner Ryan said that she does not disagree with what has been said. She thinks communication is an issue and the burden is more on the Commission instead of Council. She does not think the Commission has communicated well with Council and thinks it is unfortunate that "the ask" was not made of Council. She thinks that the Commission needs to bring items to a vote and ask Council to take action.

Chairperson Lathrop said he was accountable for not being at the meeting. He asked if the Commission would like to go back to the TAP Committee and request action.

Commissioner Fryday said TAP is the conduit to Council. He said that they may not have understood how the Commission feels about the Livable City Policy and TOD Priorities. He thinks the Commission should explain the importance of the documents and ask the TAP Committee to forward them to the full Council for adoption.

The Chairperson asked if he should make this request at the next TAP Committee meeting.

Commissioner Spencer said he thinks Chairperson Lathrop should ask the TAP Committee to adopt the Livable City Policy and to examine the TOD Priorities. Chairperson Lathrop clarified that Commissioner Spencer is making a motion that the Commission ask Council to adopt the Livable City Policy and to examine the ideas and suggestions about the TOD Ordinance. Commissioner Spencer said that the request should be made by the Chairperson at the TAP Committee meeting and via email to the full Council. The City Manager should be copied. Commissioner Fryday seconded the motion.

The Chairperson asked if there was any discussion.

Commissioner Watkins cautioned the Commission about sending an email to full Council, especially since TAP is the conduit for Council. She thinks TAP should forward it to the full Council.

Commissioner Nelson said that there is not anything official that says the TAP Committee is the Commission's conduit to Council. However, if the Commission wants to take the more politically sensitive approach, maybe the way to do it is to meet with Mayor Pro Tem Lyles and then go to the full Council or proceed as recommended by the Mayor Pro Tem. She said that the Commission has not discussed with TAP what they want to happen and the best way to move this forward. She wants to do whatever is most effective.

Commissioner Wiggins said she was very pleased that the entire group was in agreement with doing an annual report. She thinks the Commission should go to TAP and let them know that the Communications Committee will do an annual report. This report will include information about the Livable City Policy. The Commission would like for the Committee to take action on this policy. She also suggested discussing how the Planning Commission can integrate with Council.

Commissioner Labovitz said that previously the Commission spent a year discussing a Planning 101 initiative and had a committee made a presentation to Council. Then it was never heard of again. Now the same thing is happening again. She thinks the Commission's role needs clarification. She suggested that a joint meeting with Council could be helpful. The Commission can at least talk to Mayor Pro Tem Lyles.

Commissioner Ryan said that the Planning 101 did not move forward because Council member David Howard (the Commission's champion for Planning 101) was not present when the Commission made their presentation. Commissioner Ryan said that in many cities, planning is in front of City Council and helps provide the vision. She agrees that much larger issues are imbedded in this but thinks the Commission needs to at least have the two documents heard by City Council.

Commissioner Spencer thinks it is important to contact everyone at once. He thinks Commissioners should express the importance of these priorities to Council members and the Mayor individually. This is important to the Commission because they want Charlotte to have a vision.

Commissioner Fryday said the Commission spends too much time talking about communication and not enough time planning the City. He thinks as a group, the Commission should figure out how to talk to every Council member and determine if the Commission is doing what Council thinks we

should do. The Commission needs to write down the process and follow it. Then the Commission should get back to planning the City and helping staff understand how we can help them. He said the Communications Committee can work on this.

Vice-Chairperson Sullivan asked if it would be prudent for staff to share the process on how recommendations are sent to Council. The Commission should discuss the process and propose changes.

The Chairperson was concerned about timing. He would like to move forward with Commissioner Spencer's motion on taking the Livable City Policy and TOD Priorities to Council this fiscal year, while he is still the Chairperson.

Commissioner Nelson thinks it is important to share the Commission's work plan with Council so that there is a mutual agreement on what the Commission will work on prior to investing time and energy into something that the Council may not care about.

Commissioner Majeed said that Council is busy and they are depending on the Commission. The key is communicating with Council. The Commission's priority should be getting the message to Council. He thinks they will value this.

Commissioner McMillan said she supports Commissioner Spencer's motion. She asked if she could receive a copy of the TOD Priorities since the work was done prior to her appointment to the Commission.

Commissioner Ryan called to question to end the discussion and vote on Commissioner Spencer's motion. Commissioner Spencer seconded the motion to call the question and end the discussion.

The Commission voted to call the question and end the discussion. The vote failed and the Commission continued with the discussion.

Commissioner Labovitz said she was fine with Commissioner Spencer's motion, but thinks it is important to talk face to face with Council members. She thinks there should be a follow-up meeting with Council.

Commissioner Wiggins asked to add a friendly amendment to the motion to integrate the purpose of the report. The Chairperson said the report is not complete.

The Chairperson asked Commissioner Fryday for his thoughts. Commissioner Fryday said he thinks it will be helpful to meet with Council members but does not think a meeting can be scheduled within the next few weeks. He thinks they will need to proceed with the Livable City Policy and TOD Priorities, as previously discussed and work to schedule future meetings with Council.

Commissioner Watkins asked for clarity on the motion.

Commissioner Spencer restated the motion, with the amendment. He said the motion is for the Commission to email Council, the Mayor, the City Manager, and copy relevant staff and the Commission to ask them to take up on the City Council agenda the Livable City Policy and to examine our recommendations on TOD. Also, explicit in the email from the Chairperson is the recommendation that members of the Planning Commission talk to members of Council about the importance of passing the Livable City Policy and the importance of our comments on TOD.

The Chairperson said Mayor Pro Tem Lyles or the Council can then decide whether or not to put this on the TAP Committee agenda. Commissioner Spencer agreed. Commissioner Fryday seconded the motion.

Commissioner Labovitz said she thinks this is fine and thinks there should be a plan for regular communication with Council.

Vice-Chairperson Sullivan asked for clarification on the motion.

Commissioner Spencer said they are asking that Council adopt the Livable City Policy and examine the TOD Priorities. He explained that they have all agreed that the TOD is nebulous and cannot vote for it. Perhaps Council can examine and request text amendments or whatever remedy they think is appropriate.

The Chairperson asked if the Commission can put a finer point on the Livable City Policy and ask Council to adopt it as a development policy for the City of Charlotte. Commissioner Spencer asked if everyone was ok with this. The Commission agreed.

The Commission voted unanimously to approve the motion. The Chairperson thanked the Commission for the discussion.

Commissioner Watkins asked about the timeline for the email. The Chairperson said the email can be sent out before the next TAP meeting (May 8). Commissioner Wiggins asked if it could be on the May 15 Council Zoning dinner meeting agenda. The Chairperson agreed that he can mention this at the dinner meeting.

Planning Director's Report

Unified Development Ordinance Update

Mr. McKinney provided an update on Place Types and the Unified Development Ordinance. He said that in addition to the update at the April 10 TAP Committee meeting, there were conversations with the Planning Committee on April 18 and the Advisory Committee on April 27.

Mr. McKinney said that he wanted to clarify that the TAP Committee was supportive of the Livable City Policy and TOD Priorities work when it was presented at the April 10 TAP Committee meeting. However, Mr. McKinney thinks it is prudent to quickly put these two items into context for Council, specifically in relation to the Charlotte Place Types and UDO initiatives.

Mr. McKinney reminded the Commission that we have been working parallel on the Place Types Policy and the UDO. The work that the Commission is doing and the work that the Advisory Committee is doing will be put into context for Council. He explained that it is important to put this into context so that Council can understand it and provide guidance.

The intent is to update City Council because it is important for Council to see how the Livable City work relates to existing policies such as the *Centers, Corridor & Wedges*, the *General Development Policies* and Place Types. The other half is the UDO annotated outline. How does all of this fit together and relate to Place Types and the evaluation of our current districts. It also includes identifying issues and recommendations (such as the TOD and PED review by the Commission). This will go to Council for discussion in the fall. Council will be asked to provide clear direction about a path forward.

Mr. McKinney talked about the need for extensive public engagement and shared the next steps for the process. Click [here](#) to view the entire presentation.

Commissioner Fryday asked if the workshop has been held with the consultant. Mr. McKinney replied that the consultant was here and staff will continue to work with the consultant regularly.

Commissioner Wiggins said that the Commission was more involved in the discussions during the last ordinance update. However, she does not know what is going on with this update. She thinks the Commission should be more involved and engaged in the process. The Chairperson said that all Commissioners are invited to attend the UDO Advisory Committee meetings. Commissioner Wiggins said that the Commission has not been notified of the meetings. Mr. McKinney said that staff will add these meetings to the Planning Commission's monthly calendar.

Commissioner Nelson noted that the Planning Committee discussed the schedule extensively at their last meeting. She appreciates staff's attempt to align the Planning Commission's work with the UDO. She thinks the Livable City Policy and TOD work should move forward prior to the work on the UDO.

Commissioner Ryan said the UDO website defines the role of each body. She said the Planning Commission is supposed to provide quarterly reports to Council but they have not been doing so. She thinks the Commission should begin providing these reports to Council.

Committee Reports

Executive Committee

Due to time constraints, Chairperson Lathrop did not provide an Executive Committee report. He directed the Commission to the future agenda items list.

Vice-Chairperson Sullivan said that the Commission will receive an update on the Eastland Redevelopment at a future meeting. He said the consultant will be in town in May and there will be community engagement opportunities. He will forward the schedule to the Commission.

Zoning Committee

Ms. Tammie Keplinger reminded the Commission that the Zoning Committee meeting is tomorrow at 5:30 pm. There are 14 decisions and 5 of them are conventional. The next Council meeting is May 15 and there are 10 cases on the agenda. The next Zoning Committee meeting is May 30.

Commissioner Fryday asked if the Zoning Committee members can receive the agenda that they get at the hearing earlier. Ms. Keplinger said that staff is working to improve this. She said they receive two agendas. They get the “public” agenda early, but the agenda that is distributed at the hearing has the consistency statements and it takes staff longer to complete the agenda packets.

Commissioner Fryday said it is difficult to review the revised agendas during the meeting. Ms. Keplinger said the goal is to distribute the agenda on the Friday before the meeting.

Ms. Keplinger distributed the Zoning Committee agenda.

Meeting Schedules

Commissioner Ryan asked if the full Commission is going to meet on July 3 or July 10. She asked if the Executive Committee could discuss this and perhaps reschedule the meeting. The Chairperson asked Ms. Neely to add this to the Executive Committee agenda.

Ms. Keplinger stated that the Zoning Committee meeting was scheduled for July 4. This meeting has been rescheduled to Thursday, June 29.

Planning Committee

Vice-Chairperson Sullivan said that he was not able to attend the last Planning Committee meeting. Planning Committee Vice-Chairperson, Commissioner McMillan chaired the meeting in his absence and provided the Committee report. Commissioner McMillan said they talked about the UDO update and process. There were also two Mandatory Referrals that were approved without any discussion.

Communications Committee

Commissioner Fryday distributed outlines of the Annual Report and the UDO Report to Council. He asked the Commission to submit any comments to him. The Communications Committee will assemble all comments and get the reports back to the Commission before the next meeting. The intent is to get the reports finalized in the June meeting and distribute them in July.

Commissioner Wiggins said that the Zoning Committee makes recommendations on text amendments and asked that this be added to the Annual Report. She also asked if Commissioner Fryday was going to use any of the information that she sent him. Commissioner Fryday said that he reviewed the information and suggested that she send it to the full Commission for review to get everyone’s thoughts on having a more extensive report. He explained to the Commission that he did not think the Communications Committee had time to work on an extensive report. Therefore, he suggested that Commissioner Wiggins send her report to the full Commission for comments.

Vice-Chairperson Sullivan asked when the comments are needed. Commissioner Fryday replied within the next two weeks.

Commissioner Nelson said that the UDO report could be the beginning framework for how to share thoughts and recommendations on various topics. She thinks this report should be brief so that it can have more of an impact. Commissioner Watkins agreed.

The Chairperson asked Commissioner Fryday to add that the Planning Commission supports the Transportation Action Plan and Charlotte WALKS to the Annual Report outline.

Historic District Commission (HDC)

Commissioner Ryan reported that the new *Historic District Policy & Design Guidelines* have passed.

Charlotte Regional Transportation Planning Organization (CRTPO)

Commissioner McMillan reported that she missed the last meeting. Mr. Bob Cook provided her with information from the meeting. The NC Turnpike Authority presented the I-77 express lanes contract. The contract review will be completed this summer. The *2045 Metropolitan Transportation Plan* draft will be available in June. The Centralina Council of Governments is arranging a series of workshops to discuss autonomous vehicles this summer.

Nominating Committee

Commissioner Majeed reported that the Nominating Committee (Commissioners Labovitz, Majeed and Nelson) reviewed all letters of interest. They were all co-equals and did not have a chair. The Nominating Committee recommends Deb Ryan for Chairperson and John Fryday for Vice-Chairperson.

The Chairperson said that the Commission will vote at the June meeting. He said that nominations can be made from the floor today or at the June meeting.

Commissioner McMillan nominated Vice-Chairperson Mike Sullivan for Chairperson.

Commissioner Wiggins said that that she did not think nominations from the floor could be made until June. The Chairperson explained that nominations could be made today and/or in June.

The Chairperson thanked the Nominating Committee for their work.

Communication from Chairperson

The Chairperson referred the Commission to the Action Plan (Attachment 8). He said that the Commission discussed items 1 – 3 today and items 4 and 5 are complete.

Commissioner Nelson asked if retreat dates can be considered before August. Commissioner Fryday asked if the retreat can be held in August. Commissioner Spencer suggested that the retreat be held after September 12 (the primary election date).

Adjournment

The meeting adjourned at 1:48 pm.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

Date	Presentation	Staff
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
05/07/17	Historic North Charlotte Residents - HDC Program Overview	Howard
05/25/17	Lincoln Heights Neighborhood Association - HDC Program Overview	Howard

Charlotte-Mecklenburg Planning Commission

Attachment 3

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 ¹	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
06-22-17	5:00 pm	UDO Advisory Committee	Innovation Station 8 th Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

¹ Due to the July 4th Holiday, the July Zoning Committee work session was rescheduled to June 29th. The Zoning Committee will not have a work session in July.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

July 2017

Date	Time	Purpose	Location
Full Planning Commission			
07-10-17	12:00 pm	Work Session ¹	Innovation Station 8 th Floor – CMGC
Executive Committee			
07-17-17	4:00 pm	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
07-18-17	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee²			
07-17-17	5:00 pm	City Council Dinner Meeting	Conference Room CH-14 Basement – CMGC
07-17-17	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
Other Committee(s)			
07-10-17	2:00 pm	City Council Transportation & Planning Committee (TAP)	Conference Room 280 2 nd Floor - CMGC
07-12-17	12:00 pm	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
07-12-17	1:00 pm	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
07-19-17	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC
07-27-17	5:00 pm	UDO Advisory Committee	Innovation Station 8 th Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

¹ Due to the July 4th Holiday, the regularly scheduled Planning Commission work session was rescheduled to July 10th.

² Due to the July 4th Holiday, the July Zoning Committee work session was rescheduled to June 29th. The Zoning Committee will not have a work session in July.

Charlotte-Mecklenburg Planning Commission

Executive Committee Minutes

April 17, 2017 – 4:00 pm

CMGC - Room 266

Attachment 4

Approved May 15, 2017

Attendance

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

Absent: Elizabeth McMillan

Other Commissioners Present: John Fryday and Nancy Wiggins. Commissioner Wiggins arrived at 4:22 pm.

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

Welcome & Introductions

The Chairperson called the meeting to order at 4:00 pm.

Approval of Minutes

A motion was made by Commissioner Watkins and seconded by Vice-Chairperson Sullivan to approve the March 16, 2017 minutes. The vote was unanimous to approve the minutes.

Follow-up Agenda Items

Transit Oriented Development (TOD)

Chairperson Lathrop reported that he was unable to attend the April 10th Transportation and Planning Committee (TAP) meeting. Mr. McKinney presented the TOD Priorities and Livable City Principles to the TAP Committee in his absence.

The Chairperson said that he will remind Mayor Pro Tem Lyles and Council member Kinsey that the Planning Commission wants its TOD work to be used in the Council's work in connection with the UDO. He will also ask the Mayor Pro Tem to recognize the Commission and staff for their work. Chairperson Lathrop said he had talked to Mayor Pro Tem Lyles prior to the TAP Committee meeting and thinks it is appropriate to follow-up with her since he missed the meeting.

Vice-Chairperson Sullivan asked if the TAP Committee provided any feedback. Mr. McKinney said it was positive and it is important to make sure we align all of the work with the overall ordinance.

Commissioner Fryday asked if there was a handout from the meeting. Mr. McKinney said he would send the PowerPoint and the package of material that was sent out after the meeting to Commissioner Fryday and Chairperson Lathrop.

Unified Development Ordinance (UDO)

The Chairperson said that Commissioner Fryday will draft the Commission's UDO Report for Council. Commissioner Watkins asked if the report will be shared with the full Commission. The Chairperson replied yes.

Chairperson Lathrop asked Commissioner Fryday to provide a progress report at the May work session. Commissioner Fryday agreed. The Chairperson said the UDO Report and the Annual Report will be approved at the June meeting. Mr. McKinney asked if these reports are two separate documents. The Chairperson replied yes.

Mr. McKinney asked for clarity on these reports. Commissioner Fryday explained that the Annual Report will focus on the work of the Commission throughout the year. He further explained that Commissioner Wiggins made a motion for the Commission to develop an UDO Report which will be shared with Council. The UDO Report could reference how important the Commission thinks community engagement is as part of the UDO process as well as include the Commission's view of Place Types in relation to the UDO. The Chairperson said the report will also include what the Commission wants to see in terms of the process for the UDO.

Commissioner Watkins said the report could provide an example of how the UDO can improve current development issues. Commissioner Fryday explained that it is not the Commission's role to provide an example of the outcome. He thinks this is staff and the consultant's role. Vice-Chairperson Sullivan said the report should address how this all fits together and takes us forward.

Mr. McKinney cautioned that the Commission has to be careful not to confuse Council. Based on recent conversations with the Commission, he said that staff needs to do a better job of being clear about the process and what input is needed from the Commission. He said this is his top priority. He is concerned about embarking on this type of conversation with the full Commission.

Chairperson Lathrop said based on his participation with the Advisory Committee and Planning Commission discussions, there are concerns about the process. The Commission has adopted Livable City Principles, identified TOD Priorities and now wants to see the UDO process move along. He thinks the Commission's comments are on the process, not the substance of the UDO. He also said that he thinks the Council is so busy that they are not focusing on the UDO.

Commissioner Fryday said he does not think it is the Commission's role to educate Council about the substance of the UDO. The report will focus on the process. He reemphasized that the report could address the importance of community engagement. Commissioner Watkins said the UDO report should also include information about the Commission's discussions.

Vice-Chairperson Sullivan is concerned about the UDO schedule. Mr. McKinney said that the UDO is on schedule. He acknowledged that he has not done a good job of communicating where we are in the process. He said he updated the TAP Committee and plans to update the Planning Commission. The update will clarify where we are in the process and the Commission's role. The update will also identify milestones and the steps that we have completed as well as the next steps. Vice-Chairperson Sullivan said it is important to include this information in the UDO Report. Commissioner Watkins agreed and thinks it is important to remind Council that the Commission is a resource.

Commissioner Fryday said he will schedule a Communications Committee meeting to discuss the UDO Report and Annual Report.

Future Work Session Agenda Items

The Committee reviewed the future work session agenda items list. Chairperson Lathrop said there will be an UDO update at the May work session. He asked staff to add an update from the April 10th TAP Committee meeting. He will give a report from this meeting and his follow-up discussion with Mayor Pro Tem Lyles.

Commissioner Wiggins suggested the Chairperson Lathrop follow-up with Council member Kinsey because Mayor Pro Tem Lyles left the TAP Committee meeting before the TOD and Livable City discussion. Mr. McKinney said Mayor Pro Tem Lyles was there during a portion of the discussion. Commissioner Watkins suggested that the Chairperson follow-up with the Mayor Pro Tem since she is the TAP Committee Chairperson. The Committee agreed.

Commissioner Watkins asked about Council member Kinsey's comments (at the April 10th TAP Committee meeting) on the Pedestrian Overlay District (PED). Mr. McKinney said that Council member Kinsey has never trusted PED as an overlay zoning district. He reminded the Committee that Ms. Kinsey had previously said that in addition to TOD, PED is something that she thinks the Planning Commission should review. The Chairperson said the Planning Committee can review PED.

The Chairperson directed the Committee to the remaining future work session agenda items. The Committee agreed to have an update from the TAP Committee meeting and UDO update at the May work session. The TAP Committee update will be the major policy agenda item.

Commissioner Wiggins said they may want to discuss the Commission's UDO Report at the May work session. Commissioner Watkins explained that the Committee had discussed this prior to Commissioner Wiggins' arrival. The Chairperson said that it will be part of the Communications Committee report. Commissioner Wiggins asked if she should coordinate with the Communications Committee. The Chairperson replied yes.

The Committee agreed that the Eastland Redevelopment update should be on the June work session agenda.

Approval of the May and June 2017 Meeting Schedules

The Committee reviewed the May and June calendars. Ms. Neely reminded the Committee that due to the Zoning Committee's new meeting schedule, the Committee will meet twice in May.

Commissioner Wiggins said that the July Zoning Committee meeting will be held on June 29th, due to the July 4th holiday. The vote was unanimous to approve the calendars.

Adjournment

The meeting adjourned at 4:39 pm.

City of Charlotte

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



Zoning Agenda - RESULTS

Tuesday, May 2, 2017

CMGC Room 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: 5:36` pm

Adjourned: 7:26pm

**Tony Lathrop✓
Belyn McClung✓**

**Cozzie Watkins✓
Sam Spencer✓**

**John Fryday✓
Nancy Wiggins✗**

Nasif Majeed✓

Deferrals

1. Rezoning Petition: 2017-037 by Pulte Home Company, LLC *Deferred (to June 29, 2017)*

Agent: John Carmichael - Robinson Bradshaw

Staff Resource: John Kinley

Location: Approximately 9.14 acres located on the east end of Starmount Cove Lane between Thorncliff Drive and South Boulevard. (Council District 6 - Smith)

Current Zoning: R-8(CD) (single family residential, conditional)

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

Public Hearing Held: April 17, 2017 Item #26

Motion: Watkins **2nd:** Majeed **Vote:** 6-0

2. Rezoning Petition: 2017-038 by Childress Klein Properties, Inc. *Deferred (to June 29, 2017)*

Agents: Collin Brown & Bailey Patrick, Jr.

Staff Resource: Solomon Fortune

Location: Approximately 2.12 acres located on the east side of West Tyvola Road between Billy Graham Parkway and Cascade Pointe Boulevard. (Council District 3 - Mayfield)

Current Zoning: I-1(CD) (light industrial, conditional)

Proposed Zoning: I-1(CD) SPA (light industrial, conditional, site plan amendment)

Public Hearing Held: April 17, 2017 Item #27

Motion: Watkins **2nd:** Majeed **Vote:** 6-0

Zoning Items

3. Rezoning Petition: 2016-077 by Innkeeper Motor Lodge, Inc. *Recommended for Approval*

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)

Public Hearing Held: March 20, 2017 Item #17

Consistency to Approve:

Maker: Fryday

2nd: Majeed

Vote: 6-0

Recommendation to Approve:

Maker: Spencer

2nd: Majeed

Vote: 6-0

4. Rezoning Petition: 2016-095 by Fairview Plaza Buildings, LLC
Recommended for Approval

Agent: John Carmichael - Robinson Bradshaw

Staff Resource: John Kinley

Location: Approximately 1.621 acres located on the east side of Park South Drive between Fairview Road and Pine Valley Road. (Council District 6 - Smith)

Current Zoning: O-3(CD) (office)

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

Public Hearing Held: April 17, 2017

Consistency to Approve:

Maker: Majeed

2nd: Spencer

Vote: 6-0

Recommendation to Approve:

Maker: Watkins

2nd: Majeed

Vote: 6-0

5. Rezoning Petition: 2017-041 by Charlotte Tryon Hills Partners, LLC
Recommend for Approval

Agents: Keith MacVean & Jeff Brown - Moore & Van Allen, PLLC

Staff Resource: Sonja Sanders

Location: Approximately 12.67 acres located on the northeast corner at the intersection of Catalina Avenue and West 24th Street, south of West 26th Street and west of North Poplar Street. (Council District 1 - Kinsey)

Current Zoning: R-5 (single family residential), R-22MF (multi-family residential), and I-1 (light industrial)

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

Public Hearing Held: April 17, 2017 Item #21

Consistency to Approve:

Maker: Spencer

2nd: Fryday

Vote: 5-0

Recused: Lathrop

Recommendation to Approve:

Maker: Spencer

2nd: Majeed

Vote: 5-0

Recused: Lathrop

6. Rezoning Petition: 2017-004 by Trinity Episcopal School
Recommended for Approval

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

Staff Resource: Solomon Fortune

Location: Approximately 6.16 acres generally surrounded by East 9th Street, North Myers Street, East 8th Street, M Street, and Brookshire Boulevard. (Council District 1 - Kinsey)

Current Zoning: UR-1 & UR-2(CD) (urban residential) and (urban residential, conditional)

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

Public Hearing Held: April 17, 2017 Item #22

Consistency to Approve:

Maker: Fryday

2nd: Majeed

Vote: 5-0

Recused: Lathrop

Recommendation to Approve:

Maker: Majeed

2nd: Fryday

Vote: 5-0

Recused: Lathrop

7. Rezoning Petition: 2017-012 by The Drakeford Company
Recommended for Approval

Agent: Anthony Fox & Mac McCarley - Parker, Poe, Adams, & Bernstein
Staff Resource: Sonja Sanders

Location: Approximately 0.683 acres located on the north side of McClintock Road between Nandina Street and St. Julien Street. (Council District 1 - Kinsey)

Current Zoning: R-5 (single family residential)

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

Public Hearing Held: April 17, 2017 Item #23

Consistency to Approve:

Maker: Lathrop

2nd: Watkins

Vote: 6-0

Recommendation to Approve:

Maker: Watkins

2nd: McClung

Vote: 6-0

8. Rezoning Petition: 2017-013 by Tim Frye
Recommended for Approval

Agent: The Isaacs Group, P.C.
Staff Resource: Claire Lyte-Graham

Location: Approximately 38.16 acres located at the end of Melynda Road, north of Piedmont and Northern Railroad between Toddville Road and Windy Valley Drive. (Council District 2 - Austin)

Current Zoning: R-5 (single family residential), I-1 (light industrial) and I-2 (general industrial)

Proposed Zoning: I-2(CD) (general industrial, conditional) with five-year vested rights

Public Hearing Held: April 17, 2017 Item #24

Consistency to Approve:

Maker: McClung

2nd: Fryday

Vote: 6-0

Recommendation to Approve:

Maker: Watkins

2nd: Majeed

Vote: 6-0

9. Rezoning Petition: 2017-040 by White Point Partners, LLC
Recommended for Approval

Agents: Collin Brown & Bailey Patrick, Jr.
Staff Resource: Solomon Fortune

Location: Approximately 0.33 acres on the northwest corner at the intersection of West Catherine Street and South Tryon Street. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

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

Public Hearing Held: April 17, 2017 Item #28

Consistency to Approve:

Maker: Spencer

2nd: Fryday

Vote: 6-0

Recommendation to Approve:

Maker: Spencer

2nd: Majeed

Vote: 6-0

10. Rezoning Petition: 2017-045 by Judson Stringfellow

Recommended for Approval

Agent: Nonelisted

Staff Resource: Claire Lyte-Graham

Location: Approximately 2.968 acres located on the north side of Hewitt Drive east of Faircreek Court.
(Council District 4 - Phipps)

Current Zoning: R-15MF (CD) (multi-family residential, conditional)

Proposed Zoning: R-5 (single family residential)

Public Hearing Held: April 17, 2017 Item #29

Consistency to Approve:

Maker: Majeed

2nd: Watkins

Vote: 6-0

Recommendation to Approve:

Maker: Fryday

2nd: Watkins

Vote: 6-0

11. Rezoning Petition: 2017-046 by Mecklenburg County

Recommended for Approval

Agent: N/A

Staff Resource: Solomon Fortune

Location: Approximately 2.82 acres located on the south side of Baxter Street between South McDowell Street and Kenilworth Avenue. (Council District 1 - Kinsey)

Current Zoning: B-2 (PED) (general business, pedestrian overlay)

Proposed Zoning: MUDD (PED) (mixed use development, pedestrian overlay)

Public Hearing Held: April 17, 2017 Item #30

Consistency to Approve:

Maker: Spencer

2nd: Watkins

Vote: 6-0

Recommendation to Approve:

Maker: Watkins

2nd: Majeed

Vote: 6-0

12. Rezoning Petition: 2017-047 by Scott Land Investments, LLC

Recommended for Approval

Agents: Collin Brown & Bailey Patrick, K&L Gates LLP

Staff Resource: John Kinley

Location: Approximately 6.63 acres located at the southwest intersection of Tyvola Road and Westpark Drive and east of Interstate 77. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

Proposed Zoning: B-2 (general business)

Public Hearing Held: April 17, 2017

Consistency to Approve:

Maker: Lathrop

2nd: Fryday

Vote: 6-0

Recommendation to Approve:

Maker: Spencer

2nd: Majeed

Vote: 6-0

13. Rezoning Petition: 2017-056 by Glen Nocik

Recommended for Approval

Agent: Brian Dey

Staff Resource: Solomon Fortune

Location: Approximately 1.33 acres located on the east side of Distribution Street between Remount Road and Dunavant Street. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

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

Public Hearing Held: April 17, 2017 #32

Consistency to Approve:

Maker: Fryday

2nd: Watkins

Vote: 6-0

Recommendation to Approve:

Maker: Watkins

2nd: Majeed

Vote: 6-0

14. Rezoning Petition: 2017-021 by RED Partners

Recommended for Approval upon the resolution of the remaining outstanding issues.

Agent: WalterFields

Staff Resource: John Kinley

Location: Approximately 7.0 acres north of Little Avenue on the west side of Carmel Road. (Council District 6 - Smith)

Current Zoning: O-1 (office)

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

Public Hearing Held: April 17, 2017 Item #33

Consistency to Approve:

Maker: Fryday

2nd: Spencer

Vote: 6-0

Recommendation to Approve:

Maker:

2nd:

Vote: 6-0

Attendance

Commissioners Present: Vice-Chairperson Elizabeth McMillan, and Commissioners, Ray Eschert, John Ham, Karen Labovitz, Dionne Nelson, Deborah Ryan and Cozzie Watkins (Commissioner Watkins is a member of the Zoning Committee; however, she attended the meeting to ensure there was a quorum)

Commissioners Absent: Chairperson Mike Sullivan

Planning Staff Present: Garet Johnson, Linda Keich, Catherine Mahoney, Kent Main, Melony McCullough, Ed McKinney, Amanda Vari, Jonathan Wells and Julia Zweifel

Other Staff Present: Peggy Hey (Charlotte-Mecklenburg Schools)

Call to Order and Introductions

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

Approve March 21, 2017 Minutes

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

Mandatory Referrals

M.R. #17-11: Proposal by the Mecklenburg County ABC Board to acquire land located in the Waverly Development for an ABC Store

Mecklenburg County ABC Board proposes to purchase approximately 1.3 acres of vacant land located in the Waverly Development in South Charlotte to operate an ABC Store on the site.

M.R. #17-12: Proposal by Charlotte-Mecklenburg Schools (CMS) to purchase land located on Sandy Porter Road

Charlotte-Mecklenburg Board of Education proposes to purchase approximately 19.75 acres of land located on the southwest side of Sandy Porter Road west of S. Tryon Street (Tax Parcels 201-123-03, 04, 05, 06 and 201-124-13) for the construction of an elementary school.

Vice-Chairperson McMillan 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. # 17-11 and M.R. # 17-12 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

Ed McKinney (Planning) began the discussion on the Unified Development Ordinance (UDO) and place types. He reviewed what staff has heard to date from the Planning Committee, City Council, the Ordinance Advisory Committee (OAC), consultants and the public.

Mr. McKinney said that staff gave an update to the Transportation and Planning (TAP) Committee last Monday. This included an update on where we are in the process and a description of where we are headed.

Staff is continuing to clarify how place type policy and framework verbiage relates to existing policies and regulations. Mr. McKinney said that the OAC stressed the significance of the unified part of the proposed ordinance. They view this as an opportunity to identify and clarify inconsistencies between all of our ordinances, not just the zoning ordinance.

Commissioner Labovitz asked how much of the current *Zoning Ordinance* will remain in place. Mr. McKinney said he cannot give a percentage but certain components of the ordinance will remain. Some components of the ordinances will be reorganized while the *Zoning Ordinance* will be dramatically revamped. Commissioner Labovitz said it would be helpful to have an explanation of what is not working and how it will be fixed.

Commissioner Nelson asked if the Committee will receive an update on the schedule. She also asked if the Committee will receive information on how one place type will translate to the ordinance. Mr. McKinney reviewed the schedule and highlighted that he would like to have a series of workshops with Council in September. This will include a working framework of the place types discussion. He added that the place types discussion is more than the palette; it is making sure we describe how place types works with all of our policies. This will be discussed with the Planning Committee and the OAC over the next couple of months.

A major step in the UDO process is to piece together an outline and draft the terminology that will address some of the Committee's questions. At that point, we will be clearer about what components of each of the ordinances will remain. This outline will help us identify key questions that we want to share with the Committee and City Council. Issues like the Transit-Oriented District (TOD) could be a part of that outline.

Mr. McKinney said this notion of a September milestone would probably allow us to separate the two processes more and allow them to go on their own schedule. They will run parallel and have a lot of iteration between them.

Commissioner Nelson asked if the timeframe for the place types draft document is 2018. Mr. McKinney answered yes the goal is to have a working draft by the end of 2018. It will still have to go through the public review process.

Commissioner Nelson asked if the UDO and place types documents are two different documents. Mr. McKinney answered that they are separate documents that relate to each other. Commissioner Nelson asked if the *Tree Ordinance* will be updated to reference how it works with place types. Mr. McKinney answered yes that is why it is important for us to unify the documents. Commissioner Eschert asked if there will still be flexibility to address requirements or will everything have to meet the same requirements. Mr. McKinney replied that is a critical question that will have to be discussed during this process.

Commissioner Watkins asked how the transition from the old ordinance to the new ordinance will occur. Mr. McKinney said that will be addressed later in the process. He added that there are numerous situations that may require phasing of their implementation or grandfathering of certain uses.

Mr. McKinney discussed an annotated outline that could identify key issues that need to be addressed in zoning districts like TOD or the Pedestrian-Overlay District (PED). The purpose of the outline is to focus on specific issues and make changes based on priorities. This could include identifying districts that are going to be removed, amended or created. Staff could come back to the Committee with a working palette and a working draft UDO outline. Staff could do the same with the OAC but focus on priorities that they have identified.

Commissioner Nelson asked where do we expect to be at the end of 2017. Mr. McKinney replied that staff will draft the policy document by the end of this year and work through review and adoption in 2018. Commissioner Nelson asked what is the difference between the framework and the document. Mr. McKinney answered that the framework identifies the palette and how we will incorporate it into the *Centers, Corridors and Wedges Growth Framework* (CCW) and the *General Development Policies*. It outlines how they relate to each other. Staff would like for Council and the Committee to sign off on the framework prior to the document being drafted.

Commissioner Nelson stated that the process seems long because it will be the end of 2018 before there is a draft document. Commissioner Eschert asked what was the original timeframe for the process. Mr. McKinney said it has been a moving target but was always a multi-year process. Commissioner Eschert asked if that is typical for other municipalities going through a comparable process. Mr. McKinney replied yes.

Commissioner Labovitz asked what the consultants are working on as opposed to staff. Mr. McKinney answered that one of their first deliverables is the UDO annotated outline.

Commissioner Ryan said that she feels like the Committee is beating their heads against the wall. They have asked for one example of a how the UDO will address a place type. She also shared concern about the lack of specificity or milestones in the schedule and not seeing any new place types in months. She said that it seems like we are only going to have the framework outline and not the place types in September. She asked what the holdup is and wondered if it is a City Council or City Manager's office issue. She suggested a tangible goal. For example, we will complete ten place types by the end of the summer or some other goal.

Mr. McKinney said there is nothing stopping the decision making. Staff has been trying to complete the palette and develop responses to a lot of the discussion with the Committee. He said staff's sense was you shared enough and wanted staff to come back with a complete palette. Staff has spent the last two months flushing out what they heard. Mr. McKinney said that he would like to complete what he is sharing this summer with the Committee and OAC's input. Next, he hopes to receive clear direction on how to move forward. He would like to have some consensus on the full palette and some consensus on the full outline of the ordinance.

Mr. McKinney said he understands the desire for clarity and decisions on the place types as quickly as possible. It is not that we are being held back in any way. There is a fair amount of internal effort taking place. This fall we will get into the details of the ordinance and flush out the draft policy.

Commissioner Ryan said that the Committee has expressed a lot of concern about the community engagement plan and still does not have it. She does not know what to do as a commission member because she is not helping.

Mr. McKinney said that staff wants to be clear about place types and CCW. Staff would like to receive input from the Committee and clarify any issues before engaging the community. If this work can be done internally and staff receives clarity by fall, it will give us a clear set of answers and topics as well as add more meaning to the policy framework.

Vice-chairperson McMillan asked if it is possible to do the PED review in two months. Commissioner Nelson said the TOD review was done in three months. She said the Committee began the conversation with staff giving an assessment of what does and does not work. The Committee then added their observations. Mr. McKinney said that PED is very similar to TOD.

Vice-chairperson McMillan asked when the OAC meets and if the Planning Committee can receive an update after their meetings. Mr. McKinney said the OAC meets on the fourth Thursday of each month. He said that staff can update the Committee on the April meeting in May.

Commissioner Ryan said the Committee spent a lot of time on the TOD review and it has not changed anything. She thinks that it was all for nothing. Council took no action. She does not want the Committee to do that for PED if it is just busy work. Vice-chairperson McMillan asked if it will help determine what will or will not be included in the ordinance.

Mr. McKinney said that he understands the Committee's frustration and he is trying to articulate this milestone in the outline to show where that level of detail and that level of direction lives. In the discussion with Council this fall, staff will share the issues you have raised as a Commission. This will set the stage for what the priorities are for the Commission and what the priorities are for Council.

Commissioner Nelson said the struggle is getting Council to buy into the Commission's work plan. She does not think it has been clarified with Council. She thinks the Committee needs to ask what is our work plan from now until the end of the fiscal year and find a way to communicate it to Council.

Commissioner Watkins said that she does not know if Council thinks the UDO is a priority. They are not thinking of the policy links (CCW, place types) and the technical language of the zoning ordinance. It becomes the Commission's job to make it a priority to them.

Mr. McKinney said that he wants to make sure we are not fixing something that was not going to be a part of the longer term structure (ordinance). He understands that for the Committee it is taking a long time. From staff's perspective, this is the most effective way to have that conversation with Council. We need to shape the overall structure in the long term and then have the discussion about what the focus and priorities are in the short term.

Commissioner Nelson asked what it means when you say short term focus and priorities. Mr. McKinney said that we could say we need a quick fix on TOD. We give Council political priority to consider that when discussing the ordinance and moving it to a faster timeframe. That will be the discussion in September.

Commissioner Nelson said that she does not suggest just doing the analysis. Staff will use that analysis how they see fit. She suggested committing to do the analysis and coming up with a clear recommendation based on the analysis that is communicated to Council. The Committee needs to be more formal and clear about what needs to happen. Commissioner Nelson said the Committee may have a different opinion on the path forward. Staff may have an opinion on context. The Committee needs to have an independent voice about what they recommend.

Commissioner Ryan said the route should be through the TAP Committee. Commissioner Labovitz said it would be helpful if the Committee could view the presentation before it goes to Council. Also, the chairperson should be present when staff presents to answer questions from the Planning Committee's perspective. Mr. McKinney said that he will use the discussion from this meeting to shape the presentation for the September TAP meeting.

A motion was made by Commissioner Nelson and seconded by Commissioner Ryan for the Planning Committee to move forward with the topics that Mr. McKinney proposed for the May, June and July Committee meetings as the Committee's agenda items. The Committee will specifically agree on a recommendation on those topics prior to the September meeting. This will not be a list of issues but it will be recommendations around those issues. (Commissioner Ryan made a friendly amendment to include that the Committee will look at this in relation to the Livable City Policy Statement and TOD in order to have action items associated with it.) Commissioner Ryan seconded the motion. The vote was approved by a vote of 5 to 0 (Commissioners Eschert and Labovitz were not in the room for the vote).

Meeting adjourned at 6:40 p.m.

CHARLOTTE HISTORIC DISTRICT COMMISSION
MEETING AGENDA – MAY 10, 2017 ROOM 280 ON THE 2ND FLOOR.
HDC WORKSHOP – 12:00 PM THE PUBLIC IS WELCOME TO ATTEND

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 **CONTINUED**
CASE No. HDC [2016-324](#)
NEW CONSTRUCTION
WILMORE
CRAIG CALCASOLA, APPLICANT
2. 617 W. PARK AVENUE **APPROVED**
CASE No. HDC [2017-090](#)
NEW CONSTRUCTION
WILMORE
JUAN HERRERA, APPLICANT
3. 1824 S. MINT STREET **APPROVED**
CASE No. HDC [2017-114](#)
NEW CONSTRUCTION
WILMORE
LILIANA JIMENEZ, APPLICANT
4. 1700 HEATHCLIFF STREET **APPROVED**
CASE No. HDC [2017-167](#)
NEW CONSTRUCTION
WESLEY HEIGHTS
DAIMEAN FLUDD, APPLICANT
5. 709 WOODRUFF PLACE **APPROVE**
CASE No. HDC [2017-162](#)
ADDITION
WESLEY HEIGHTS
DAN PODRASKY, APPLICANT

ADDITION

6. 1825 MERRIMAN AVENUE **APPROVE**
CASE No. HDC [2017-305](#)
WILMORE
MATTHEW GOGGIN, APPLICANT

FRONT PORCH REDESIGN

7. 520 E. KINGSTON AVENUE **APPROVE**
CASE No. HDC [2017-151](#)
DILWORTH
BJORN GREEN, APPLICANT

SUBSTITUTE MATERIAL

8. 1414 THE PLAZA **APPROVE**
CASE No. HDC [2017-272](#)
PLAZA MIDWOOD
MATTHEW HARRISON, APPLICANT
9. 243 W. PARK AVENUE **DENIED**
CASE No. HDC [2017-298](#)
WILMORE
LYNDA CIZEK, APPLICANT

ROOF REPLACEMENT

10. 121 HERMITAGE ROAD **APPROVED**
CASE No. HDC [2017-277](#)
HERMITAGE COURT
GERARD MACK, APPLICANT

WATER REPELLANT COATING

11. 229 N. CHURCH STREET **APPROVED**
CASE No. HDC [2017-184](#)
FOURTH WARD
JAMES ANZALONE, APPLICANT

DRIVEWAY

12. 1330 PECAN AVENUE **DENIED**
CASE No. HDC [2017-284](#)
PLAZA MIDWOOD
ROB KENDRICK, APPLICANT