

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

# Planning Commission

October 2, 2017  
work session

Charlotte-Mecklenburg  
Government Center  
Conference Room 267  
Noon



# Charlotte-Mecklenburg Planning Commission

## Work Session Agenda

October 2, 2017 – Noon-2:00pm

CMGC – Room 267



Queens Road West, Charlotte

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*Noon - 12:15pm*

### **Call to Order & Introductions**

**Deb Ryan**

Welcome to New Members Philip Gussman & Keba Samuel

*12:15 - 12:30*

### **Minutes and Reports**

**Deb Ryan + All**

- Approve July 10 & September 14, 2017 Work Session Minutes  
*Attachment 1*

### **Questions/Comments Concerning Information in Review Packet**

- Planning Department's Public Outreach Presentations  
*Attachment 2*
- Zoning Committee Agenda Results  
*Attachment 3*
- Planning Committee July 18, 2017 Approved Minutes  
*Attachment 4*
- Historic District Commission September 13, 2017 Meeting Results  
*Attachment 5*
- Executive Committee June 19 & August 31, 2017 Approved Minutes  
*Attachment 6*
- City Council's Transportation & Planning Committee (TAP) Report  
*Attachment 7*
- Charlotte Regional Transportation Planning Organization (CRTPO)  
*Attachment 8*
- Upcoming Meeting Dates  
*Attachment 9*

*12:30 - 12:40*

### **Old Business/TODO Tasks Follow-up**

**John Fryday + All**

- UDO Report to City Council (end of summer)
- Planning Director Search

*12:40 - 12:50*

### **On-Going Business**

- UDO / Place Types Update
- TODO Tasks

**Ed McKinney + All  
John Fryday**

*12:50 - 1:50*

### **New Business**

- Retreat Follow-up (60 minutes)
- TODO Tasks

**Deb Ryan + All  
John Fryday**

*1:50 – 2:00*

### **Ten-minute Topic**

**TBD**



# Charlotte-Mecklenburg Planning Commission

Attachment 1

## Work Session Summary Minutes

July 10, 2017 – Noon

CMGC – Innovation Station, 8<sup>th</sup> Floor

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### Attendance

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

Commissioner Spencer arrived at 12:24 pm, Commissioner Nelson arrived at 12:25 pm, and Commissioner Watkins arrived at 12:50 pm

**Commissioners Absent:** None

**Planning Staff Present:** Ed McKinney (*Interim Planning Director*), Scott Adams, Kathy Cornett, Laura Harmon, Catherine Mahoney, Kent Main, Melony McCullough, Samantha Melvin (*MYEP Intern*), Sandra Montgomery, Cheryl Neely, Mandy Rosen, Fadeelah Faruq-Donaldson (*Temporary Employee*), and Stanley Watkins (*Consultant - City Strata Consulting*)

**Others Present:** Pat Mumford (*Economic Development Department*) and David Walters (*UNC Charlotte*)

### Welcome & Introductions

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

Chairperson Ryan introduced new Commissioner Victoria Nwasike and welcomed her to the Commission. Commissioner Nwasike thanked Chairperson Ryan and shared her professional background information.

Commissioner Majeed asked if Commissioner Nwasike is a City or County appointed Commissioner. Commissioner Nwasike replied that she was appointed by the County.

### Overview of the Year to Come

The Chairperson shared her vision for the year, including some changes to the Planning Commission agenda. She reminded the Commission that they are an advisory body to City Council and their real power is in the influence that they try to have with Council. In this advisory role, she said it seems reasonable for the Commission to take on planning issues that they would like to have discussed.

Chairperson Ryan explained that she and Vice Chairperson Fryday are a leadership team and will share responsibilities that were traditionally handled by the Chairperson. The Executive Committee is also the Commission's leadership team. The Zoning and Planning Committee Vice Chairpersons will be elected in July and become a part of the Executive Committee. She informed those who are interested in seeking these positions that the Executive Committee meetings will be changed to the third Tuesday at 4:00 pm, prior the Planning Committee meetings. She also informed the Commission that the July Executive Committee meeting was cancelled.

The Chairperson encouraged Commissioners to arrive on time or a little early to the work sessions so the meetings can begin promptly at Noon. She asked them to limit multi-tasking and phone calls during meetings so they can concentrate on the discussions. She would like to have conversational meetings with everyone participating. She mentioned that she will call Commissioners by their first names because she prefers that the meetings be casual. She also asked Commissioners to call her by her first name. Chairperson Ryan said she will acknowledge Commissioners when they want to speak by nodding to them. She will then call on them in the order they asked to speak.

Chairperson Ryan asked Cheryl Neely to sit beside her to help keep the Commission on track. The Chairperson also informed the Commission that she asked Commissioner Spencer to serve as parliamentarian. He will have the last word when there are procedural questions about voting, etc.

The Chairperson reiterated that she wants the meetings to be about conversation rather than focusing on meeting reports. The agenda will include lots of attachments. Since the agenda is sent ahead of time, she suggested that Commissioners review the attachments prior to the meeting and bring questions, comments or concerns to the meeting. The Chairperson said this is the last printed agenda that will include attachments. However, attachments requiring action by the Commission will be included in the printed agendas.

The Chairperson discussed the new agenda format. She said the agenda has been organized into old business, ongoing business, and new business categories. She has asked Commissioner Fryday to keep track of the old business by having a list of to do tasks. She explained that he will keep a running list of to do tasks to make sure the Commission does not lose track of the things they are trying to accomplish. The new agenda format also includes times, not to limit the conversation, but to make sure there is enough time to discuss all the agenda items.

Chairperson Ryan expressed concern about the meals. She thinks the hot meals seem to slow down the start of the meetings. She asked Commissioners if they prefer hot meals or box lunches. Most Commissioners said they prefer hot meals. The Chairperson said they will continue with hot meals. She said the food is usually set-up ten minutes before the meeting time, so she asked Commissioners to arrive a little early so meetings can start on time. Commissioner Wiggins mentioned the box lunches tend to be too salty. She asked staff to ask the caterers to not use as much salt.

The Chairperson asked for a volunteer to be the new representative for the Charlotte Regional Transportation Planning Organization (CRTPO). She thanked Commissioner McMillan for serving the past year. Chairperson Ryan explained that since this is a yearly appointment, the Commission would like to give the opportunity to someone else. She asked interested Commissioners to contact her by email. Commissioner Sullivan asked about CRTPO's meeting schedule. The Chairperson replied that they meet on the third Wednesday from 6:00 to 8:00 pm. Commissioner Wiggins thanked Commissioner McMillan for providing comprehensive CRTPO reports in the work session agenda packets.

Chairperson Ryan explained that there will no longer be a Planning Commission representative on the Historic District Commission (HDC). Commissioner Sullivan asked if the Commission could continue to receive the HDC meeting results in the work session agenda packets because sometimes

HDC projects are an important element for rezonings. The Chairperson agreed that this is a good idea and asked Cheryl Neely to make sure the Commission continues to receive this information.

### **Approval of Minutes**

Commissioner Ham made a motion to approve the June 5, 2017 minutes, seconded by Commissioner Majeed. The minutes were unanimously approved.

### **Questions/Comments Concerning Information in Review Packet**

Vice Chairperson Fryday provided an update on the Zoning Committee meeting schedule. The City Council dinner meeting is July 17. Since there are eighteen items on the agenda and the Zoning Committee meeting is August 1, there may be a need to have a Council meeting on July 24 to continue the public hearings. He asked Zoning Committee members to place the tentative July 24 meeting on their calendars, just in case the meeting is needed.

Commissioner McClung asked if the work session agenda packet could include minutes from the Joint Use Task Force (JUTF) meetings. He explained that the JUTF is made up of staff and meets monthly to discuss mandatory referrals and other projects. Mr. McKinney explained that it is a staff coordinated meeting with representatives from the City, County and other agencies. He further explained that there has never been a Planning Commission representative assigned to this group. He agreed there are issues that come through which sometimes surface through the mandatory referral process. When this occurs, staff will make sure the information is provided in advance.

Chairperson Ryan asked if there are minutes from the JUTF meetings. Mr. McKinney said he is not sure. Commissioner Nelson reminded the Commission that when the JUTF has comments on mandatory referrals, their comments are included in the mandatory referral report. Chairperson Ryan suggested that she, Mr. McKinney, and Commissioner McClung get together offline and discuss how to handle this.

### **Old Business/ To Do Tasks Follow-up**

#### **Letter to City Council about Livability Principles/Transit Oriented Development (TOD)**

Vice Chairperson Fryday reminded the Commission that former Chairperson, Tony Lathrop, submitted a letter to City Council which included the Livable City Principles and TOD recommendations. He said he was not aware if there was a response from Council. The Vice Chairperson was unable to reach Tony Lathrop to find out if he received a response from Council.

#### **Unified Development Ordinance (UDO) Report to City Council**

The Vice Chairperson reported that the Communications Committee submitted a draft UDO Report to the Executive Committee and staff for review. The Committee was not aware of some information and it was not included in the report so the report was incomplete. The Committee will submit the report about the same time of the workshop with Council this fall.

### **Annual Report**

Vice Chairperson Fryday mentioned that the final version of the Annual Report is included in the agenda packet. The previous version included rezoning petition data for 11 months but since the fiscal year has ended, staff has provided the information for the entire year. He asked for a motion



to approve the Annual Report so it can be forwarded to Council. Commissioner Wiggins made a motion to approve, seconded by Commissioner Majeed. The Commission voted and the motion passed unanimously.

### **On-Going Business**

#### **Commission Vacancies**

Chairperson Ryan said there are still two vacancies on the Commission. She thinks both the City and County will appoint a new Commissioner by September.

#### **Planning Director Search**

The Chairperson gave an update on the Planning Director search. She stated that there have been four national searches for the Planning Director and none have ended with a new hire. The fourth search was just completed and they were close but it did not work out. A new search will begin at the end of the summer or early fall. Another search firm will be hired. This will not just be for the Planning Director but also for other key positions in the city that need to be filled.

#### **Unified Development Ordinance Advisory Committee & UDO/Place Types**

Chairperson Ryan stated that Mr. McKinney and Ms. Cornett will share information about the UDO. She noted that Ms. Cornett and Ms. Johnson presented this information at the June Planning Committee meeting and she thinks all of the Committee members were thoroughly impressed by the quality and clarity of the work. It also answered a lot of the questions that many Committee members had. Although half of the Commission has seen the presentation, they thought it was really important for Zoning Committee members to see it as well. Unfortunately, since so much is on the agenda, there will be a truncated version of the presentation but it is worth seeing some of the good work that has been going on in relation to the UDO.

Mr. McKinney explained that the Place Types and work related to the ordinance is not just for the Zoning Ordinance, it is for all of the development related ordinances. He shared that the UDO Advisory Committee has been meeting monthly. The group is identifying and beginning to prioritize the issues they see from the development perspective that need to be addressed as part of this effort. The work is ongoing and the intention is to potentially bring it to the Planning Committee and the Commission later this summer or early fall, leading to the Council workshop in late October. Mr. McKinney said the presentation has been shared with the Planning Committee and Advisory Committee. The Advisory Committee is being brought along at a similar pace as the Planning Committee and Planning Commission.

Mr. McKinney said the next Advisory Committee meeting is July 27. Vice Chairperson Fryday has been attending the meetings but Mr. McKinney thinks it would be good to have a formal attendee from the Commission attend these meetings. This attendee will not necessarily participate in the discussion because the Advisory Committee should have their own conversations but it is valuable for the Commission to be seen and be abreast of the details of the discussions.

Chairperson Ryan clarified that Vice Chairperson Fryday has been attending the UDO Advisory Committee meetings and the Council Transportation and Planning Committee meetings. However, she will start attending the TAP Committee meetings.



Kathy Cornett introduced Catherine Mahoney, who presented Place Types information. Ms. Mahoney explained that the Centers, Corridors, and Wedges Growth Framework, and the Livable City Principles are the vision and guiding principles used to develop the pallet of Place Types. There are 14 Place Types and they fall into 4 general categories: Open Space, Neighborhoods, Districts and Activity Centers.

Ms. Mahoney provided detailed information about each Place Type. Click [here](#) to view the entire presentation.

Commissioner Wiggins said the light industrial and heavy industrial square footages are very small compared to what we have in this community and what we need in this community. Some of these buildings are 1 million to 1.5 million square feet. She suggested that staff consider this.

Commissioner Wiggins also said that Charlotte has consistently been a major logistics hub with 20% of that income coming from wholesale and distribution type of businesses, which requires a big space. She thinks light industrial needs to be more reflective of this.

Commissioner Majeed asked if it would be possible for those who are interested to tour the Intermodal facility. This is a major part of the economic aspects in this community and it would be good to give the Commission insight on its impact on our community and how they are proceeding with this facility.

Chairperson Ryan acknowledged that several Commissioners agreed with Commissioner Majeed and seemed interested in a tour. She said that she and Vice Chairperson Fryday will coordinate with staff to see if they can set up a field trip.

Commissioner Wiggins agreed and asked if the interstate can be widened at the Intermodal facility because traffic will bottleneck. She explained that originally, the Intermodal facility was supposed to help offset the dependence on property tax as a revenue source so she is glad Commissioner Majeed mentioned this.

The Chairperson said she will include this on the to do list and will follow up at the next meeting.

Commissioner McClung inquired about a Place Type for forests and large farms. There is an area in Mint Hill's northern area that is really large. He asked if there is a Place Type for how these undeveloped large properties will be categorized.

Kathy Cornett responded that there is the open space category. She explained that these Place Types are for the City of Charlotte. The CONNECT initiative had those type categories but some of them were eliminated when the Place Types were applied to the City of Charlotte. She further explained that Charlotte has some small working farms and staff is trying to figure out how to fit that use into Place Types. She said they will probably be in the open space category.

Commissioner McClung said there are only two types of Open Space, preserved and recreational. He asked if another category would be added to accommodate these types of uses.

Kathy Cornett replied it is preserved. She explained that the category is what they have in them. They have a multitude of things and it is probably just a description in the language that needs to show up.

Commissioner Nelson shared that she was not at the last Planning Committee meeting and this is the first time she has seen the presentation. She thanked staff for the information. She inquired about the average height used for buildings. She wanted to know if it is an average or maximum.

Kathy Cornett explained that it is a range and the specifics will come in the zoning districts that link to each of the Place Types.

Commissioner Nelson said there did not appear to be a residential Place Type that goes beyond four stories. She does not think this is realistic for Charlotte, based on the current types of multifamily developments. She thinks the residential is limiting because there may be places where this type of density is appropriate.

Commissioner Nelson also expressed concern about the term multifamily. She thinks clarity is needed in relation to the use of the term and the message to the community. There can be very small scale, 2-story multifamily buildings which may appear to be single family houses. She thinks the descriptors may not be totally inclusive of the breadth and creativity that we want to encourage when we talk about design and building types. She agrees with the intent of the different neighborhood Place Types but as a developer, her interpretation of multifamily is more literal. She encouraged staff to give this more thought.

Commissioner Nelson asked if there is an opportunity in UDO and Place Types for mixed income housing districts. Specifically, she asked if there is an opportunity to be more explicit in the code to have a Place Type which encourages mixed income houses. She is not sure how this can be done legally but feels strongly that we need to push the envelope while the code is being written as opposed to waiting until the code is established, when it will be more difficult.

Lastly, Commissioner Nelson said it appears that the only Place Types which allow building heights above 15 stories is in the Center City. She said places such as Midtown/Metropolitan, South Park and Ballantyne are examples of areas outside of Center City where building heights are more than 15 stories and future developers could request these heights as well, even in some of the employment and commercial districts. She thinks this should also be taken into consideration.

Commissioner Spencer said he was encouraged by the aspirations of Place Types. However, he expressed concerns with Commissioner McClung's point regarding farms not being represented in Place Types. He shared there are about 237 farms or farming activity businesses in Mecklenburg County and that urban farming is a priority for some people so he thinks it is important.

Commissioner Spencer also mentioned that Charlotte has not done nearly as much as we can to preserve our history. Maybe there should be a Place Type that references some of the places that we want to preserve. He also said he wanted to amplify Commissioner Nelson's point about pushing the envelope, while avoiding the words inclusionary zoning.

Commissioner Watkins asked Commissioner Nelson to clarify her point on affordable housing in relation to the rewriting of the UDO. Commissioner Nelson said it could be reasonable in certain circumstances for the character of some places to be mixed income with housing that supports people of all income levels. Although it is not a zoning classification or a land use, she thinks we should work with the consultants to aggressively figure out our true limits.

Commissioner Watkins agreed with Commissioner Nelson. She added that she thinks that we need to find a way to integrate this concept in this process because not much has been done to address it. She shared that we need to be more intentional about it.

Commissioner Majeed said gentrification is another component and challenge with affordable housing. He thinks this should be addressed because he has heard a lot of complaints about it. He suggested that perhaps this can be addressed as part of the UDO update.

Commissioner Sullivan stated that zoning seems to have more to do with what cannot be done instead of what can be done. He suggested that we look at this in more of a visionary way of something that we want to have, not that we are limited by these restraints. He shared that he has been working with some people in Raleigh on neighborhood conservation districts. They are not used in Charlotte. Traditionally, they have been used for historical preservation neighborhoods. He thinks they could perhaps be a tool for us to keep some of the elements that we are speaking of and make it a major component of the UDO as we move forward.

Commissioner Wiggins suggested, in regards to the Place Types, that consideration be given to vertical single family homes. She thinks this will come up with the different ethnic groups. She also thinks it is important to provide affordable housing in close proximity to employment areas.

Chairperson Ryan thanked Kathy Cornett and Catherine Mahoney for the presentation and discussion. She reminded Commissioners that this is an ongoing discussion and suggested that the Commission could continue these types of discussions at future work sessions.

## **New Business**

### **Eastland Redevelopment Discussion**

Chairperson Ryan introduced Pat Mumford and explained that he will share information on the Eastland Mall redevelopment project. She said that Commissioners Watkins and Sullivan have been very involved in this initiative and this is of interest to a lot of Commissioners.

Mr. Mumford thanked Chairperson Ryan for inviting him to present today. He explained that the City has been engaged with the community for quite some time to try and figure out what to do with the former Eastland Mall site.

Mr. Mumford gave a presentation on the Redevelopment of the Eastland Mall area, including details about the history of the site, the purpose, and objectives of the redevelopment. He explained that the mall began to decline causing it to eventually close. The City purchased the 1.2 million space/80 acre site in 2012 and demolished the structure in 2013. Council has worked with his department since that time to redevelop the site. He said there have been challenges with finding the right use for the site that will benefit the community. To help move the project along, they proposed to

Council that the City solicit support services from design and development professionals. Council agreed and Phase One included hiring an engineering firm to look at the dynamics of why developers are not coming to Eastland.

Mr. Mumford informed the Commission that the City did not purchase the property just to sell it and make a profit. The redevelopment of this property is a major opportunity to have a positive impact on the Central Avenue and Albemarle Road corridors. The redevelopment objectives focus on infrastructure, people, and the community. Mr. Mumford said there is a direct correlation with the Commissioner's Livable City Policy Principles and the Community Redevelopment Principles that were created by the Charlotte EAST group.

Mr. Mumford shared that the City sold 11 of the 80 acres to the Charlotte Mecklenburg School System and a school is under construction with access off Wilora Lake Road.

Phase One with the consultant included a week of meetings with the community, including small businesses and developers. There was a tactical urbanism workshop with the community to test uses for the site and gain excitement. Mr. Mumford shared what was learned from this process (barriers and assets) which yielded the following recommendations for redevelopment:

1. Create a financially viable implementation plan to ignite interest and remove uncertainty without constraining creativity or opportunism.
2. Strengthen the implementation plan by defining additional appropriate public investment in infrastructure, open space, or related civic amenities.
3. Issue clear and predictable RFP(s) with provisions and a structure to entice diverse teams or a variety of individual respondents focused on discrete development pods which aggregate to 69 acres.

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

Chairperson Ryan explained that she asked Mr. Mumford to present information about this project because some may not be familiar with this and because there has been some discussions about how this site could potentially be used as a testing ground for Place Types. She suggested that Commissioners consider the information from the Place Types presentation and develop ideas about activity centers and residential zones as this project moves forward.

Commissioner Wiggins asked if this site is a "Plan B" for the for the soccer stadium. Mr. Mumford responded that is a great example of ideas that have come forth. He said they would have to unpack those ideas to understand the dynamics of the site and the benefits to the areas for that type of single use. As of now, it is not on the radar screen for the soccer stadium to locate at this site.

Commissioner Ham asked what the community wants to see in this space. Mr. Mumford said community engagement is a major component of the next phase. However, he explained that if a developer comes forward it would be challenging to accommodate the entire community but they will continue to use the principles that the community developed to guide the redevelopment efforts.

Commissioner Majeed asked what has contributed to Charlotte being the fourth fastest growing economy in the country. Patrick Mumford replied it is several things such as a trained workforce, infrastructure, good weather, geographic location, safety, and the low cost to do business here. All of these things together create a very attractive climate for doing business in Charlotte.

Commissioner Majeed asked why some of the corporations that are locating in Charlotte are not interested in locating on the Eastland site and creating a campus type environment. He thinks it would have been ideal for the Veterans Administration (VA) to locate there. It was a missed opportunity to generate jobs and support the surrounding businesses. Mr. Mumford said they have talked to corporations about the site but they cannot force them to locate there. The VA chose another location because of access.

Commissioner Majeed added that he has heard that generally schools do not want to have access to communities because of security issues. Mr. Mumford replied that actually they are talking to the school about access and connectivity so that it is a part of the community.

Commissioner McClung inquired about the current and future transportation plans for the Eastland area. Mr. Mumford responded that there is currently a transit station at the Eastland site. The Central Avenue bus line has the highest ridership in the city. The transit station is the terminus for the final phase of the street car going east (not funded).

The Chairperson thanked Pat Mumford for sharing and invited him to return in the future when there is further development.

Chairperson Ryan opened the floor to a brainstorming session for retreat topics. She said there are 10 meetings before the end of the fiscal year and she would like to identify topics for the retreat that the Commission can focus on in the next year. They can begin to talk about the ideas at the retreat and help develop the work plan for the year. She asked the Commissioners to give ideas so that she can record them. Afterwards, she and Vice Chairperson Fryday will look at how they might relate to the 10 Winning Cities guidelines so that the Commission can be consistent with City Council's priorities. Below are the responses from Commissioners:

- Commissioner Wiggins - A presentation with City and County Managers talking about how they would like for us to approach Planning in the coming year, given the taxes and planning
- Commissioner Majeed - Gentrification & Affordable Housing
- Commissioner Watkins - Infrastructure Barriers (streets)
- Commissioner Spencer - Carbon Impacts of Development & Invite Members of the General Assembly from the Mecklenburg Delegation to a work session
- Commissioner McClung - Better use the Zoning Committee to reduce the amount of work load going to the City Council, so the petitions are clean and neat when they go to Council
- Commissioner Nwasike: Intersection of Planning & Transportation

The Chairperson thanked Commissioners for their suggestions and asked them to forward any additional topics to her. She and Vice Chairperson Fryday will compile a list.

### **Ten-minute Topic**

Chairperson Ryan gave a brief explanation on the purpose of the last agenda item and shared that the 10 minute talk will be a presentation on walkability by David Walters. Mr. Walters thanked the Commissioners for the work that they do for the city.

Mr. Walters explained that walkability has two components, the journey and the destination. He elaborated on the two components and he also explained the importance of connectivity and feeling connected to the environment where you are walking. Mr. Walters shared some of the attributes of walkability and some of the key requirements that are essential to walkability. Four of the key requirements of walkability are safety, pleasant surroundings, convenience, and sense of purpose.

Mr. Walters talked about a list of things he can do within a 15 minute walk from his home but noted that in many areas of Charlotte residents do not have many choices of places they can walk to from their homes. He also explained the design for walkability, including how both the horizontal plane of the walking surface and vertical planes of the buildings and landscape play a role in walkability by defining the space (the “Golden Triangle” of urbanism) and the importance it has on walkability. Click [here](#) to view the entire presentation.

The Chairperson thanked Mr. Walters for the presentation.

### **TO DO Tasks**

The Chairperson asked Vice Chairperson Fryday to review the to do list. The Vice Chairperson reported the following to do items:

1. Chairperson Ryan will talk with Mr. McKinney and Commissioner McClung about how to get the JUTF Force meeting notes to the Commission in some way that is useful.
2. Vice Chairperson Fryday will submit the Annual Report to Council with a letter from the Chairperson.
3. The Communications Committee will continue to work with staff on the UDO Report.
4. Chairperson Ryan will coordinate with staff to set up a field trip to the Intermodal Facility.

Commissioner Majeed said he spearheaded the new 40 million dollar Regional Recreation Center in East Charlotte. He asked if it would be a conflict of interest if he voted when it comes to the Zoning Committee. Chairperson Ryan said they can discuss this off-line.

### **Adjournment**

The meeting adjourned at 2:00 pm.

# Charlotte-Mecklenburg Planning Commission

## Planning Commission Retreat Summary

September 14, 2017 – 8:30 am

Google Fiber Building

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### Attendance

**Commissioners Present:** Deb Ryan (Chairperson), John Fryday (Vice-Chairperson), Phillip Gussman, John Ham, Nasif Majeed, Bolyn McClung, Elizabeth McMillan, Dionne Nelson, Victoria Nwasike, Keba Samuel, Sam Spencer, Michael Sullivan, Cozzie Watkins and Nancy Wiggins

Commissioner Wiggins arrived at 9:00 am. Commissioner Wiggins left at 11:42 am and returned at 11:52 am.

Commissioner Watkins left at 11:39 am and returned at 12:00 pm. Commissioner Watkins left at 3:05 pm and did not return.

Commissioner McMillan left at 10:55 am and returned at 11:32 am. Commissioner McMillan left at 1:59 pm and returned at 2:53 pm.

Commissioner Sullivan left at 1:50 pm and returned at 2:10 pm.

**Planning Staff Present:** Ed McKinney (*Interim Planning Director*), Pontip Aphayarath, Laura Harmon, Garet Johnson, Cheryl Neely, Fadeelah Faruq-Donaldson (*Temporary Employee*), and Stanley Watkins (*Consultant – City Strata Consulting*)

**Others Present:** Denis Hayes (*Facilitator – The Hayes Consulting Group*), Marcus Jones (*Charlotte City Manager*), John Martin (*Presenter – SIR Institute for Tomorrow*), and David Walters (*Presenter – UNC Charlotte*)

### Welcome & Preview of the Day

Chairperson Ryan welcomed everyone to the Planning Commission's Annual Retreat at 8:33 am. She explained that she wanted this year's retreat to be less traditional. She wanted the Commission to have a more casual conversation about what they would like for the city to be and their role in making that happen. She said that the Executive Committee will use the information from the retreat to develop the work plan.

The Chairperson introduced Mr. Denis Hayes, the retreat facilitator. Mr. Hayes briefly shared information about his background and experience. He explained that the retreat would build synergy with work of the Planning Department. Mr. Hayes also said the Commission will identify focus areas and priorities for their work plan. He reiterated Chairperson Ryan's goal of providing input and guidance for the Executive Committee to develop the annual work plan. Specifically, he presented the following goals and outcome for the day:



## Goals

- Think strategically vs. tactically about Charlotte and its future development
- Build towards a consensus of Charlotte's future
- Identify areas of conflict and common ground
- Understand compelling City characteristics and planning principles
- Build synergy with work of Planning Department
- Identify proposed focus areas and priorities for our work plan

## Outcome

The Executive Committee will review, shape, and focus work from the retreat into the work plan. The Commission will discuss this at their October work session.

## Today's Rules of the Road

Mr. Hayes also presented ground rules for the retreat:

- Play full out; move around
- Respect and understand various points of view
- Put away cell phones, distractions
- Parking lot for off agenda items
- Limit sidebars; share your thinking
- Let us know something is not working

## Getting Started: What makes Charlotte Unique

Commissioners were provided a homework assignment in advance, which included being prepared to respond to the following question: Relative to our built environment, what makes Charlotte unique? Mr. Hayes asked each Commissioner to respond to this question. Below are their responses:

Wiggins: Not sentimental about buildings  
McClung: Manipulated airport to contribute to Charlotte and growth  
Nelson: Physical assets are accessible - easy to get to and appealing  
Ham: Charlotte is a city but also a country  
Nwasike: North/South corridors helps accessibility (need more East/West corridors)  
Majeed: City of immigrants - input = leadership; central east coast location  
Sullivan: Reinventing, always new both culturally and physically; don't know who we are  
McMillan: Proximity of neighborhoods to urban core and trees  
Gussman: Diversity of communities - different place types everywhere  
Fryday: Central Business District  
Watkins: Inviting technology; from farming (picking strawberries) to high tech transplant surgeries; capacity and fluidity

Samuel: balance art and business - strategic landscaping and brick & mortar  
Spencer: Not unique; still aspiring to uniqueness  
Ryan: Banking city – bank lobbies

Following the responses, Mr. Hayes asked Commissioners for feedback on each other's perspective about what makes Charlotte unique. Below are their responses:

Watkins: Seems that everyone has a different opinion, depending on where you stand.  
Questioned if Charlotte has the capacity to meet the needs of everyone.  
Nwasike: Each Commissioner's opinion speaks to their personal perspective.  
Gussman: Commissioner's opinions intersected with each other's opinions  
Nelson: Everything that was said is true. Charlotte thinks about big investments; however they are not making them in every part of our city. Assets may be accessible but they are not perceived as being accessible to everyone.  
Sullivan: Appreciates that Charlotte has a lot to give to different people in different ways. We are developing a city that is not affordable and it is not welcoming to low income population.  
McClung: Charlotte is built for the people and when something is being developed (a building) the vision includes accessibility.  
Wiggins: Growth went to the south because the land did not perk in the other areas.

### **Our Future Charlotte**

Mr. John Martin gave a presentation on the 10 Traits of a Winning City. The presentation focused on becoming a futurist, winning cities of tomorrow, and today's imperatives. Mr. Martin gave a brief description of each generation and its age range. He shared information about different generations and how each generation views things differently or through a "generational lens". He then proceeded to explain the outlook, work ethic, view of money, view of leadership, work/life balance, medium, and orientation for each generation and compared how they differ.

The presentation focused on the millennial generation, explaining how they will shape our culture and society. The Millennials population will increase significantly by 2025. This increase will be reflected in the work place. Currently, millennials make up approximately 1/3 of the workforce, but by 2025 they will make up almost 1/2 of the workforce.

Mr. Martin further explained some of the characteristics of millennials, including what influences them, their values, and how they are wired. He said that the millennial generation is wired very differently than previous generations. Mr. Martin explained that the mentality of the millennials will shape the communities of the future.

Mr. Martin continued the presentation by defining the 10 traits of Winning Cities of Tomorrow.

1. Shared Story – Arriving at a Relevant and Unique Narrative
2. Positive Buzz – Inspiring and Scaling Positive Word of Mouth
3. Livable Places – Developing a Portfolio of Safe 15-Minute Livable Neighborhoods
4. Affordable Spaces – Meeting the Rising Demand for Affordable Housing
5. Workforce Flexibility – Advancing Large-Scale Training and Re-Skilling
6. Millennial Magnet – Becoming a Hot Spot for Young Professionals
7. Beyond Borders – Advancing Collaboration Across and Outside the Region
8. Open Mind – Being Innovative, Creative, and Accepting of New Ideas
9. Open Book – Building Trust Through Hyper-transparency and Great Communications
10. Big Tent – Being a Welcoming and Inclusive Community

Mr. Martin (SIR Institute for Tomorrow) concluded the presentation by sharing today's imperatives. Since change is inevitable, he encouraged us to Stimulate (energy and vibe), Facilitate (radical collaboration), and Celebrate (all accomplishments). Click [here](#) to view the entire presentation.

Mr. Martin asked the Commissioners if they had any questions or comments.

Wiggins: Light rail is one of the biggest things that helped Charlotte grow; We are the only city with light rail between Atlanta and Washington DC.

Sullivan: Inquired about the school system's role with development of communities.  
Mr. Martin answered that public education needs to be reinvented to educate children to be more successful in life.

Majeed: Inquired about super hyper nodes in cities.

Nelson: Inquired about the importance of the location of 15 minute neighborhoods throughout the city.

Nwasike: The 15 minute communities need to be more walkable.

As a follow-up discussion to the presentation, Denis Hayes asked each Commissioner to share their favorite city (other than Charlotte) and give two characteristics that make it their favorite. Below are their responses:

Ryan: Copenhagen (can ride bikes everywhere and outdoor cafés)

Majeed: Toronto (multiethnic communities and transportation options)

Wiggins: Barcelona (creativity and vibrancy)

McClung: Denver (16<sup>th</sup> Street and greenway)

Nwasike: Singapore (well planned and 4 distinct neighborhoods based on culture)

McMillan: Washington, DC (garden and pedestrian scale art)

Gussman: New Orleans (preservation, distinct, and walkable neighborhoods)  
Nelson: Ashville (diversity and quaint places to connect with people)  
Fryday: Vienna (small historic neighborhoods, entirely pedestrian, and scale of buildings)  
Watkins: Kingston (simplicity of people and what the city has to offer)  
Ham: New York (transit system, diversity, and walkability)  
Sullivan: Madison (water, state government, and university buildings)  
Spencer: Honolulu (pedestrian friendly/discourages auto ownership and most culturally diverse city in America)  
Key West: (sense of collective individuality and walkability (do not know what to expect; different experience with every walk)

### **Mind Map for Charlotte 2022:**

As a continuation of the discussion, the Commission created a Mind Map for Charlotte 2022. Denis Hayes led the discussion by asking Commissioners what a better Charlotte would look, sound, and feel like in the next five years (2022). The guidelines for the Mind Map are:

- All ideas are valid
- Person who names it says where it goes
- Conflicting Ideas are ok
- Give concrete examples

### **Charlotte 2022 Look Like, Sound Like, Feel Like:**

A Mind Map was created with the following information. The Commissioners shared their ideas of what a better Charlotte would be like. Each bullet represents a description from Commissioners or a branch from the Mind Map and the sub-bullets are “twigs” from the branches.

- More charter schools, fewer public schools
- People are more important than cars
  - More motorcycle friendly
  - Prepare for carless future
- Physical assets, destinations in every area
- Airport Connectivity
  - Integrated transportation hub
- More Uptown retail to support Uptown residents
- Diversity of industry
  - Jobs for all
  - Expanded CPCC
    - Train for attracted industry
- Rail going East / West

- Streets for everybody
  - Safe
  - Connected
- Upscale dining and night life
- UDO adopted, implemented
- Environmentally aware construction planning process
- Accessible for all - beyond ADA compliant
- Developed entrepreneurial districts
  - Themed districts-gold district
  - Economic diversity spread through neighborhoods
    - Catalyst projects spread
      - Eastland soccer stadium
- Edgier City
  - Architecturally design diverse
  - Art
  - Music
  - Culturally diverse
    - included
  - Murals
- Business integration into school system
  - One school building for all grades - 1 stop shop
- More shared experiences
  - Distributed venues
- More socioeconomic diverse neighborhoods
  - Mix of people in all places
- More 15 min communities i.e. river district
  - Transit connections
  - Walkable
  - Fewer food places (deserts)
- Bicycles move from hazard to benefit
- Sounds quieter - more like people than machines
- Universal Wi-Fi
  - Street level tech support
    - Charging stations
  - About place making
  - Density
  - Make it easier to live together
- Smoother, flowing roads - make it easier to travel

- Series of “uber” unique neighborhoods
  - Vertical place
    - Affordable
  - Asymmetrically diverse, Appealing
  - City of trees, become city of Apartments
- Increased political clout at state level - No barriers
- City, County consolidation
  - Region

### **Shaping Our Public Realm:**

David Walters presented information about making places for people. He shared information about the Golden Triangle of urbanism. He explained that it is the triangle formed by the vertical walls of the buildings and the horizontal surfaces of the public street. He said it is a way to think about the comfort, safety, and attractiveness of public space from the pedestrian’s point of view. He shared photos which illustrated that the principles of the golden triangle apply in commercial, mixed use, and residential areas.

Mr. Walters said there are at least six strategies that are essential for successful urban design. He presented the following:

1. Block size and block structure must be scaled to facilitate pedestrian uses
2. Streets must connect for efficient travel choices (small block size)
3. Fronts must be distinct from backs (fronts face fronts and backs face backs)
4. The relationship between public realms and private realms should be carefully designed
5. Density is essential in key locations: You cannot have active public spaces without density
6. Mixing uses in walkable proximity promotes economic and physical sustainability

Mr. Walters continued by sharing information about building design, location, and orientation. Click [here](#) to view the entire presentation.

Following the presentation from David Walters, the Commission had lunch with guest speaker Mr. Marcus Jones, City Manager. The retreat reconvened after lunch.

### **Moving to Action:**

Ed McKinney gave a presentation on the Planning Department’s priorities for the year, which has primarily been the Place Types and UDO initiative. He mentioned that some of the big accomplishments related to this initiative in 2017 include engaging the community, drafting of the Place Type Palette, drafting of the Zoning District Matrix, developing the UDO Technical Outline, and developing the Ordinance Issue Matrix. These accomplishments set the foundation for the next year. In 2018, the expectations are to draft the Policy Document for Charlotte Place Types, which

will be the new framework for growth and development. The intent is to initiate the Council public adoption process for this document and the first public draft of the UDO by the end of 2018. There will also be advance work on priority components such as the Transit Oriented Development (TOD) and Neighborhood Conservation districts.

Mr. McKinney presented the following next steps for this fall:

- Finalizing Coordinated Project Schedule (Place Types/Unified Development Ordinance)
- Developing a Public Engagement Process
- Updating City Council (October 23, 2017 - Dinner Briefing)

Mr. McKinney concluded the presentation with “buckets” to think about. Click [here](#) to view the entire presentation.

### **Committee Breakouts: Planning & Zoning**

The Commissioners participated in breakout discussions for the Zoning and Planning committees. Following are the notes from these sessions:

#### **Zoning Committee Breakout Discussion**

Mr. Stanley Watkins facilitated the discussion with the Zoning Committee members. The group was asked to respond to a series of questions.

#### **Aspiration**

How could the zoning recommendations we make impact the future Charlotte we discussed this morning?

*The Zoning Committee feels every rezoning recommendation impacts the future Charlotte. The Zoning Committee’s role is to help implement adopted land use policy.*

#### **Identification**

What are the reoccurring zoning/development issues Charlotte faces?

The Zoning Committee identified the following issue areas:

- The number of zoning cases leaves insufficient time to read and understand each case.
- The antiquated zoning ordinance requires more negotiations for each case.
- Unresolved issues in zoning cases sometimes lead to both positive and negative (decision) outcomes.
- Rezoning process may take 4 – 6 months, which requires more time for issue resolution.
- Unresolved cases cause both time and money.
- The balance between addressing neighborhood desires and community growth challenges.



- Better educated Zoning Committee and Community about growth issues, policies, and processes impacting rezoning decisions.
- How do we better address transitions (use, design, etc.) between adjoining properties?
- There is no mechanism (in the zoning ordinance) to address the growing inequality in the community.

How does the Zoning Committee address projects that do not address the Planning Commission's "Livability" Policy. *(A number of comments were made about the status of the Livability Policy with City Council and what is required to incorporate them into the zoning ordinance.)*

### **Prioritization**

What seems to have the most promise for moving toward the future Charlotte? (What should we focus on?)

*Each Zoning Committee member was given three votes (Dots) and all issue areas receiving at least one vote are recorded.*

The prioritization is listed below:

1. Better educated Zoning Committee and Community about growth issues, policies, and processes impacting rezoning decisions. (5 votes)
2. The number of zoning cases leaves insufficient time to read and understand each case. (3 votes)

#### Discussion Points

- *Potential Solution:* Explore opportunities for Zoning Committee to give earlier feedback to staff.
  - *Potential Solution:* Increase the Zoning Committee meeting by one hour to devote more time to the policy impact of recommendations.
  - *Potential Solution:* Explore the "trigger" required for rezoning to reduce the number of cases coming forward.
3. There is no mechanism (in the zoning ordinance) to address the growing inequality in the community. (3 votes)
  4. Unresolved issues in rezoning cases sometimes lead to both positive and negative (decision) outcomes. (2 votes)
  5. Antiquated zoning ordinance requires more negotiations on each case. (2 votes)
  6. Unresolved cases cause both time and money. (1 vote)
  7. How do we better address transitions (use, design, etc.) between adjoining properties? (1 vote)

### **Planning Committee Breakout Discussion**

Mr. Denis Hayes facilitated the Planning Committee Breakout discussion which focused on the following:

- Policy Recommendation
  - Recurring Policy / Planning Issues
  - What Actions, Projects, Approaches Hold the Most Promise?
1. Opportunity to work with new Council (advise, educate, shape Council)
  2. Focus on what we want.
  3. Need consistent way to communicate with Council.
  4. How do we leverage the Manager's Office?
  5. How do we develop tools that will permit staff and Commission to say no?
  6. How can we foster development on East/West side? – Utilize Place Types for this.
  7. Place types are too generic – need to create specific place types for certain neighborhoods. Let the neighborhoods see it at the “raw” stage.
  8. Tailor Place types for Charlotte unique neighborhoods – Push so we went too far. Create opportunity in place types to have different types of structures within them.
  9. Includes vertical economic structure
  10. How effective are we (timely, proactive, long-range)?
  11. How do we hold something back so we can negotiate?
  12. Localization Policy
  13. Policy Recommendation – What are streets for? What do we control? What don't we control? Arterial – City Street (cars vs people)
  14. Economic Commercial Impact
  15. What are the other game changes out there – How do we get in front?
  16. Have a blue print and adjust
  17. What is our Planning Commission vision for the City?
  18. Use current tools to shape the future charlotte

### ***Prioritization***

Which seem to hold the most promise in moving toward that future Charlotte? (What should we focus on?)

1. Place Types
  - Modify – tailor, elastic
  - Inclusive
  - Engagement
2. Streets – What do streets mean for everyone (cars – vs- people)
3. Identify Game Changers and how to get out in front.

**Parking Lot Items:**

Commissioners raised several items during the retreat that the facilitator moved to the parking lot for future discussion.

- Need Intentional Processes
- Projects –frameworks
- Economic support (people money, computers, time)
- Architectural competition
- Neighborhood conservation districts
- Turn the design of a district over to a Millennial project team
- Balancing quality and affordability and relationship with public realm

**Gaps:**

- Don't invest in all areas of city at same rate or amount
- Cheaper to lay pipe south
- Affordability



# Charlotte-Mecklenburg Planning Department

## Community Outreach Presentations

Date	Presentation	Staff
07/07/17	Oaklawn Park Neighborhood Meeting - Local Historic Districts	Howard
07/13/17	Ballantyne Breakfast Club-Ballantyne Hotel - Place Types and UDO	McKinney/Adams
07/17/17	McCrorey YMCA Summer Camp - General Transportation Planning	Bridges
07/17/17	Huntersville Rotary Club - 2045 MTP and General Transportation Planning	Burke
07/19/17	Westside Community Land Trust - Place Types and UDO	McKinney/Adams
07/21/17	Pop-up: 7th Street Public Market - 2045 MTP & General Transportation Planning	Bridges/Burke
07/26/17	Pop-up: Greenville Memorial AME Zion Church - 2045 MTP & General Transportation Planning	Bridges
07/31/17	Pop-up: Cornelius Park & Ride - 2045 MTP & General Transportation Planning	Burke
08/01/17	Pop-up: Northeast 7th Day Adventist Church - 2045 MTP & General Transportation Planning	Rorie
08/02/17	Pop-up: Matthews Independence Pointe Pk & Ride - 2045 MTP & General Transportation Planning	Bridges/ Rorie
08/24/17	Sharon Presbyterian Church Stakeholders - South Park CNIP Project	Main
08/29/17	Crossway Community Church - Craven Thomas CNIP Project Charrette	Main
08/30/17	Steele Creek Residents Association - Steele Creek Development Response	Gonzalez/Holmes
09/13/17	Lake Norman Transportation Commission - CRTPO Update	Cook/ Rorie
09/14/17	South Park CNIP Kickoff Meeting - Planning and Zoning	Main
09/15/17	Regional Freight Summit - Discuss Implementation of Regional Freight Study	Cook/ Rorie
09/20/17	Autonomous & Connected Vehicle Workshop #2 - Planning for Change, A Local Perspective	Cook/ Rorie
09/20/17	2017 Rail-Volution National Conference - Charlotte Rail Trail	Goodwin
09/21/17	Steele Creek Residents Association - Steele Creek Development Response	Gonzalez/Holmes
09/21/17	Steele Creek Residents Association - Unified Development Ordinance	McKinney
09/27/17	Women in Transportation Symposium - North Tryon Vision Plan	Meacci
09/28/17	Preservation North Carolina Conference - Charlotte's Historic Neighborhoods	Howard
09/28/17	NC APA Annual Conference - TOD and Station Area Planning	Goodwin/Rosen
09/28/17	Prosperity Presbyterian Church - Ridge Road Extension CNIP Focus Group Meeting	Main



# City of Charlotte

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



## Zoning Agenda

### **RESULTS**

**Tuesday, August 1, 2017  
5:30 p.m.**

**Charlotte-Mecklenburg Government Center - Room 280**

### **Zoning Committee Work Session**

*John Fryday, Chairperson  
Nasif Majeed  
Belyn McClung  
Elizabeth McMillan  
Sam Spencer  
Michael Sullivan*



1. **Election of Vice-Chairperson of the Zoning Committee**  
**Commissioner Sam Spencer was elected Vice-Chairperson**

Motion: Majeed

2<sup>nd</sup>: Sullivan

Vote: 6-0

***Deferrals***

2. **Rezoning Petition: 2017-074 by Fine Plaza, LLC**  
***Deferred to October 3, 2017***

**Agent:** Scott W. Stevens

**Staff Resource:** [Sonja Strayhorn Sanders](#)

**Location:** Approximately 1.36 acres located on the east side of Duncan Avenue between Drummond Avenue and The Plaza. (Council District 1 - Kinsey)

**Current Zoning:** B-1 (neighborhood business)

**Proposed Zoning:** MUDD-O (mixed use development, optional)

**Public Hearing Held:** July 17, 2017 - Item #29

Motion: Spencer

2<sup>nd</sup>: Majeed

Vote: 6-0

***Zoning Items***

3. **Rezoning Petition: 2017-054 by ATCO**  
***Recommended for Approval***

**Agents:** Bridget Grant, Keith MacVean and Jeff Brown

**Staff Resource:** [Laura Harmon](#)

**Location:** Approximately 72 acres located on the southeast intersection of Statesville Avenue and Woodward Avenue, west of North Graham Street (Council District 1 - Kinsey)

**Current Zoning:** I-2 (general industrial)

**Proposed Zoning:** UMUD-O (uptown mixed use, optional)

**Public Hearing Held:** July 17, 2017 - Item #24

**Staff Recommendation:**

Staff recommends approval upon resolution of the outstanding issues.

**Consistency to Approve:**

Maker: Majeed

2<sup>ND</sup>: Spencer

Vote: 6-0

**Recommendation to Approve:**

Maker: Spencer

2<sup>ND</sup>: Sullivan

Vote: 6-0

#### 4. Rezoning Petition: 2017-058 by The Keith Corporation

##### *Recommended for Approval*

**Agents:** Bridget Grant, Keith MacVean and Jeff Brown

**Staff Resource:** [Claire Lyte-Graham](#)

**Location:** Approximately 11.1 acres located on the north side of West W.T. Harris Boulevard between Mallard Creek Road and Medical Plaza Drive. (Council District 2 - Austin)

**Current Zoning:** RE-1 (research)

**Proposed Zoning:** RE-3(O) (research, optional)

**Public Hearing Held:** June 19, 2017 - Item #21

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of the outstanding issues.

**Consistency to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** Sullivan

**2<sup>ND</sup>:** McMillan

**Vote:** 6-0

#### 5. Rezoning Petition: 2017-062 by Doggett Concrete, Inc.

##### *Recommended for Approval*

**Agent:** WalterFields

**Staff Resource:** [John Kinley](#)

**Location:** Approximately 5.8 acres located at the northern end of Cressida Drive east of South Boulevard and west of Sharonbrook Drive. (Council District 6 - Smith)

**Current Zoning:** I-1 (light industrial)

**Proposed Zoning:** I-2(CD) (general industrial, conditional)

**Public Hearing Held:** July 17, 2017 - Item #25

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** Sullivan

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** Majeed

**2<sup>ND</sup>:** Sullivan

**Vote:** 6-0

**6. Rezoning Petition: 2017-067 by The Committee to Restore and Preserve Third Ward, Inc.**

***Recommended for Approval***

**Agent:** Chris Ogunrinde

**Staff Resource:** [Solomon Fortune](#)

**Location:** Approximately 0.17 acres located on the south side of Margaret Brown Street between South Sycamore Street and South Irvin Avenue. (Council District 2 - Austin)

**Current Zoning:** UR-1 (urban residential)

**Proposed Zoning:** MUDD-O (mixed use development, optional)

**Public Hearing Held:** June 19, 2017 - Item #24

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** Spencer

**2<sup>ND</sup>:** Fryday

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** Spencer

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

**7. Rezoning Petition: 2017-069 by Heydon Hall II, LLC**

***Recommended for Approval***

**Agents:** Collin Brown and Bailey Patrick Jr.

**Staff Resource:** [John Kinley](#)

**Location:** Approximately 7 acres located on the north side of Smithfield Church Road where it meets Heydon Park Way, west of Heydon Hall Circle. (Council District 6 - Smith)

**Current Zoning:** MX-1 (mixed use) and MX-1 SPA (mixed use, site plan amendment)

**Proposed Zoning:** MX-1 SPA (mixed use, site plan amendment)

**Public Hearing Held:** July 17, 2017 - Item #26

**Staff Recommendation:**

Staff recommends approval of this petition and proposed innovative development standards.

**Consistency to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** Majeed

**2<sup>ND</sup>:** McMillan

**Vote:** 6-0

**8. Rezoning Petition: 2017-072 by SMS Catering Service, Inc.**  
***Recommended for Approval***

**Agents:** Collin Brown, Bailey Patrick Jr. and Brittany Lins

**Staff Resource:** [Sonja Strayhorn Sanders](#)

**Location:** Approximately 4.68 acres located on the east side of Norland Avenue south of Central Avenue.  
(Council District 5 - Ajmera)

**Current Zoning:** R-4 (single family residential), B-2 (CD) (general business, conditional), and O-6 (CD)  
(office, conditional)

**Proposed Zoning:** NS (neighborhood services), with five-year vested rights

**Public Hearing Held:** July 17, 2017 - Item #28

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** Fryday

**2<sup>ND</sup>:** Spencer

**Vote:** 6:0

**Recommendation to Approve:**

**Maker:** Spencer

**2<sup>ND</sup>:** McClung

**Vote:** 6-0

**9. Rezoning Petition: 2017-077 by TTR Investments, LLC**  
***Recommended for Approval***

**Agent:** John Carmichael

**Staff Resource:** [Claire Lyte-Graham](#)

**Location:** Approximately 1.4 acres located at the northwest intersection of Millerton Avenue and West  
Morehead Street and west of Suttle Avenue. (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial)

**Proposed Zoning:** MUDD-O (mixed use development, optional)

**Public Hearing Held:** July 17, 2017 - Item #30

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** Spencer

**2<sup>ND</sup>:** McMillan

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** Spencer

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

**10. Rezoning Petition: 2017-080 by Griffith Equities, LLC / E.C. Griffith Company**

***Recommended for Approval***

**Agent:** John Carmichael

**Staff Resource:** [Claire Lyte-Graham](#)

**Location:** Approximately 17.69 acres located in between Freedom Drive and West Morehead Street and west of Walnut Avenue (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial)

**Proposed Zoning:** MUDD-O (mixed use development, optional)

**Public Hearing Held:** *July 17, 2017 - Item #31*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** McMillan

**2<sup>ND</sup>:** Sullivan

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** Sullivan

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

**11. Rezoning Petition: 2017-081 by Ninety-Eight and Three Quarters Holdings, LLC**

***Recommended for Approval***

**Agents:** John Carmichael and Ty Shaffer

**Staff Resource:** [Sonja Strayhorn Sanders](#)

**Location:** Approximately 0.38 located between North Tryon Street and Ritch Avenue and east of Guy E. Suddreth Avenue. (Council District 1 - Kinsey)

**Current Zoning:** R-5 (single family residential)

**Proposed Zoning:** B-2 (CD) (general business, conditional)

**Public Hearing Held:** *July 17, 2017 - Item #32*

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** McMillan

**Vote:** 5-1

**Dissenting:** Sullivan

**Recommendation to Approve:**

**Maker:** Spencer

**2<sup>ND</sup>:** McClung

**Vote:** 5-1

**Dissenting:** Sullivan

## 12. Rezoning Petition: 2017-085 by Mark Eisenbeis-Stolz Partners

*Recommended for Approval*

**Agent:** Marc Houle

**Staff Resource:** [Sonja Strayhorn Sanders](#)

**Location:** Approximately 9.54 acres located east of Interstate 485 between Caldwell Road and Farmington Ridge Parkway. (Outside City Limits)

**Current Zoning:** R-3 (single family residential) and R-4 (single family residential)

**Proposed Zoning:** R-5 (CD) (single family residential, conditional), with five-year vested rights

**Public Hearing Held:** July 17, 2017 - Item #33

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** Majeed

**2<sup>ND</sup>:** McClung

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

## 13. Rezoning Petition: 2017-087 by Regions Bank

*Recommended for Approval*

**Agents:** Keith MacVean and Jeff Brown

**Staff Resource:** [Solomon Fortune](#)

**Location:** Approximately 1.96 acres located at the southwest intersection of South College Street and East Stonewall Street and east of John Belk Freeway. (Council District 1 - Kinsey)

**Current Zoning:** UMUD-O (uptown mixed use district, optional)

**Proposed Zoning:** UMUD-O SPA (uptown mixed use district, optional, site plan amendment)

**Public Hearing Held:** July 17, 2017 - Item #34

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** Spencer

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** Spencer

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

#### 14. Rezoning Petition: 2017-088 by Trevi Partners, LLC

*Recommended for Approval*

**Agent:** ColeJenest & Stone, PA

**Staff Resource:** [Sonja Strayhorn Sanders](#)

**Location:** Approximately 23.3 acres located along the south side of North Tryon Street between Wednesbury Boulevard and Caprington Avenue. (Council District 4 - Phipps)

**Current Zoning:** CC (commercial center) and UR-C (CD) (urban residential - commercial, conditional)

**Proposed Zoning:** UR-C (CD) (urban residential - commercial, conditional) and UR-C (CD) SPA (urban residential - commercial, conditional, site plan amendment), with five-year vested rights

**Public Hearing Held:** July 17, 2017 - Item #35

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** Spencer

**2<sup>ND</sup>:** McClung

**Vote:**

**Recommendation to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

#### 15. Rezoning Petition: 2017-089 by Laurel Street Residential

*Recommended for Approval*

**Agent:** WalterFields

**Staff Resource:** [Solomon Fortune](#)

**Location:** Approximately 2 acres located at the northeast intersection of Marney Avenue and Sam Drenan Road and east of Skyland Avenue. (Council District 1 - Kinsey)

**Current Zoning:** R-5 (single family residential)

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

**Public Hearing Held:** July 17, 2017 - Item #36

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** McMillan

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** Sullivan

**Vote:** 6-0



**16. Rezoning Petition: 2017-090 by Childress Klein Properties, Inc.**

***Recommended for Approval***

**Agents:** Bridget Grant, Keith MacVean and Jeff Brown

**Staff Resource:** [John Kinley](#)

**Location:** Approximately 27.6 acres located at the southwest intersection of Providence Road and Ballantyne Commons Parkway and north of Interstate 485. (Council District 7 - Driggs)

**Current Zoning:** CC (commercial center)

**Proposed Zoning:** CC SPA (commercial center, site plan amendment)

**Public Hearing Held:** July 17, 2017 - Item # 37

**Staff Recommendation:**

Staff recommends approval of this petition with the resolution of the outstanding issues.

**Consistency to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** Spencer

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** Spencer

**Vote:** 6-0

**17. Rezoning Petition: 2017-091 by Colony at Piper Glen, LLC**

***Recommended for Approval***

**Agent:** WalterFields

**Staff Resource:** [John Kinley](#)

**Location:** Approximately 2.23 acres located at the northeast intersection of Ballantyne Commons Parkway and Rea Road. (Council District 7 - Driggs)

**Current Zoning:** B-1SCD (business shopping center)

**Proposed Zoning:** NS (neighborhood services)

**Public Hearing Held:** July 17, 2017 - Item #38

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** Majeed

**2<sup>ND</sup>:** McClung

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** McMillan

**Vote:** 6-0

## 18. Rezoning Petition: 2017-092 by Direct Power

### *Recommended for Approval*

**Agents:** WalterFields

**Staff Resource:** [Claire Lyte-Graham](#)

**Location:** Approximately 14 acres located along the west side of Ryne Road and in between Mount Holly Road and Chapelton Drive. (Outside City Limits)

**Current Zoning:** R-3 (LWPA) (single family residential, Lake Wylie protected area)

**Proposed Zoning:** I-1 (CD) (LWPA) (light industrial, conditional, Lake Wylie protected area)

**Public Hearing Held:** July 17, 2017 - Item #39

**Staff Recommendation:**

Staff does not recommend approval of this petition.

**Consistency to Approve:**

**Maker:** Sullivan

**2<sup>ND</sup>:** McMillan

**Vote:** 4-2

**Dissenting:** Fryday and McClung

**Recommendation to Approve:**

**Maker:** Spencer

**2<sup>ND</sup>:** McMillan

**Vote:** 4-2

**Dissenting:** Fryday and McClung

## 19. Rezoning Petition: 2017-093 by Carowinds, LLC

### *Recommended for Approval*

**Agent:** JamesHaden

**Staff Resource:** [Michael Russell](#)

**Location:** Approximately 24.16 acres located on the west side of Interstate 77 on the southern edge of Mecklenburg County, south of Nevada Boulevard. (Council District 3 - Mayfield)

**Current Zoning:** I-2 (general industrial)

**Proposed Zoning:** I-1 (light industrial)

**Public Hearing Held:** July 17, 2017 - Item #40

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** Spencer

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** McMillan

**Vote:** 6-0

**20. Rezoning Petition: 2017-094 by MM&R Investments, LLC**  
***Recommended for Approval***

**Agents:** John Carmichael and Ty Shaffer

**Staff Resource:** Solomon Fortune

**Location:** Approximately 0.35 acres located on the north side of Remount Road between South Tryon Street and Distribution Street. (Council District 3 - Mayfield)

**Current Zoning:** I-1 (light industrial)

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

**Public Hearing Held:** July 17, 2017 - Item #41

**Staff Recommendation:**

Staff recommends approval of this petition.

**Consistency to Approve:**

**Maker:** Fryday

**2<sup>ND</sup>:** Majeed

**Vote:** 6-0

**Recommendation to Approve:**

**Maker:** McClung

**2<sup>ND</sup>:** Sullivan

**Vote:** 6-0

**21. Rezoning Petition: 2015-087 by LandDesign - Innovative Request**

***Approved***

**Agent:** Jeremy Icard

**Staff Resource:** Solomon Fortune

**Location:** Approximately 38.30 acres located on the east side of Providence Road between Interstate 485 and Providence Country Club Drive. (Outside City Limits)

**Request:** Innovative provisions are being requested for the MX-2 residential portion of Providence Farms associated with rezoning petition 2015-087. The following items are the requested innovative provisions:

1. A minimum front setback for multi-family dwellings of 10 feet from the public right-of-way except those units abutting Ardrey Kell Road where the 22-foot setback from the back of curb shall remain.
2. Alley loaded units fronting and adjacent to public rights-of-way.
3. Units fronting on a proposed open space area around 8,252 square feet.
4. Proposed open space area of 264,800 square feet.

**Staff Recommendation:**

Staff recommends approval of the innovative request.

**Motion:** Sullivan

**2<sup>nd</sup>:** Majeed

**Vote:** 5-0

**Recused:** McMillan



### **Attendance**

**Planning Committee Members Present:** Chairperson Deb Ryan and Commissioners John Ham, Dionne Nelson, Victoria Nwasike, Cozzie Watkins and Nancy Wiggins

**Other Planning Commissioner Present:** Commissioner John Fryday

**Planning Staff Present:** Kathy Cornett, Alberto Gonzalez, Monica Holmes, Linda Keich, Catherine Mahoney, Kent Main, Melony McCullough, Ed McKinney, Grant Meacci, Amanda Vari and Jonathan Wells

**Other Staff Present:** Angela Hagerman, City Real Estate, Peggy Hey

### **Welcome and Introductions**

Chairperson Ryan called the meeting to order at 5:00 p.m., welcomed those present and asked everyone to introduce themselves. She stated that two commissioners are on the way and Planning Commission Vice-chairperson Fryday will fill in until they arrive to ensure that there is a quorum.

### **Approval of Minutes**

*A motion was made by Commissioner Ham and seconded by Commissioner Nwasike to approve the June 20, 2017 minutes. The minutes were unanimously approved.*

### **Mandatory Referrals**

#### **M.R. #17-24: Proposal by the City of Charlotte to Sell Two Properties Located on South Mint Street**

The City of Charlotte proposes to sell two parcels, totaling 0.14 acres, located in the 800 block of South Mint Street (Tax Parcels 073-042-17 and 18). The two parcels include an inactive railroad siding.

#### **M.R. #17-25: Proposal by the City of Charlotte to Sell or Transfer Nine City-Owned Properties Located in Various Areas of the City for Affordable Housing**

City Real Estate in partnership with the Housing & Neighborhood Services (H&NS) Department proposes to sell or transfer nine City-owned properties (see mandatory referral for locations and tax parcel numbers) for the construction of affordable housing by non-profit organizations or affordable housing developers.

#### **M.R. #17-26: Proposal by Central Piedmont Community College (CPCC) to Construct a New Classroom Building on Charlottetowne Avenue Near 5<sup>th</sup> Street, Adjoining CPCC's Central Campus**

CPCC proposes to construct an 85,000 square foot, five story classroom building on an 1.5 acre site located at 1208, 1214 and 1220 Charlottetowne Avenue and 1421-1425 Elizabeth Avenue (Tax Parcels 080-194-02, 03, 04, 05, 07, 15 and 16). The site is across the street from the Central Campus.

**M.R. #17-27: Proposal by Central Piedmont Community College (CPCC) to Construct an Addition to the Existing Hendrick Automotive Technology Center on the Levine Campus**

CPCC proposes to construct a 12,000 square foot, one story addition to the existing Hendrick Automotive Technology Center located at 2800 Campus Ridge Road (Tax Parcels 215-061-15, 215-232-01 and 215-082-04).

Chairperson Ryan asked the Committee if they would like to pull any of the mandatory referrals for discussion. Chairperson Ryan stated that she would like to pull M.R. # 17-25 for discussion.

*A motion was made by Commissioner Watkins and seconded by Commissioner Ham to state that the Planning Committee has reviewed M.R.17-24, M.R. #17-26 and M.R. #17-27 and has no additional comments for the submitting agencies. The motion was unanimously approved.*

Chairperson Ryan asked a question about M.R. #17-25 - parcel 5; the “shotgun houses” located on East Seventh Street. She is concerned about selling the property before a location is finalized for the houses. She would like to avoid the houses being stored some place. Angela Hagerman (City Real Estate) said there was a meeting earlier today to discuss moving the houses to the Charlotte Museum of History site. She further stated that City Real Estate and the Gantt Museum have been in discussion about the relocation of the structures for some time. This issue has not been resolved. The temporary fix is to locate the houses on city-owned property on Seigle Avenue.

Chairperson Ryan said that moving the houses to a parking lot is not a good solution and is disrespectful to an important part of our history. Ms. Hagerman said City Real Estate is sensitive to the issue and would like a permanent home for the structures as well.

Commissioner Ham asked if it is realistic to expect for the site to be developed with affordable housing. Ms. Hagerman answered yes and stated that there have been discussions with Charlotte-Mecklenburg Housing Partnership on the feasibility question.

Commissioner Nwasike asked is there is a contingency plan if the parcels that are zoned for nonresidential land uses cannot be rezoned to residential. Ms. Hagerman said that the sale will likely be contingent upon rezoning so the developer does not end up with property that cannot be used for affordable housing. She said that the likelihood for rezoning some of these parcels is greater than others due to the location and the adopted land use recommendation. If rezoning does not happen, the transaction will not move forward.

Commissioner Nelson said that she thinks the City should petition to rezone the property and not the interested buyer. She thinks the Seventh Street sites have a better prospect of being used for affordable housing. She also thinks it is an asset if the land can be used to help the City meet its goal. She added that the solution on where the structures are placed is a completely different question.

Commissioner Watkins said the houses on Seventh Street are located next to her church. She said that there has not been anything to stimulate any historical knowledge and transfer of pride and purpose regarding these structures. She thinks if the houses are moved to an obscure area no one will go to see them.

Commissioner Watkins suggested not referring to the structures as “shotgun houses” because she thinks it is a negative term. She asked if the intent is to sell all nine of the parcels at once. Ms. Hagerman answered no and said that the parcels were only combined for discussion. She clarified that the houses are historic and that the move to Seigle Avenue would be temporary. The ultimate plan is to move them to a museum or similar location.

Commissioner Wiggins commented that it is a normal occurrence for the property owner to pursue rezoning property and thinks the City should move forward on rezoning the property. She also commented on the term “shotgun houses.” She said that it is a term for 1930’s classic architectural style houses.

*A motion was made by Commissioner Wiggins and seconded by Commissioner Nelson to state that the Planning Committee reviewed Mandatory Referral No. 17-25 on Tuesday, July 18, 2017 and makes the following comment: The Committee would like for the City of Charlotte to provide all nine properties for sale for affordable housing and that the City take the lead, if at all possible in rezoning the parcels so that they would be acceptable for the development of affordable housing. The motion was unanimously approved.*

#### **Election of Planning Committee Vice Chairperson**

Chairperson Ryan stated that the Committee needs to elect a vice-chairperson.

*A motion was made by Commissioner Nelson and seconded by Commissioner Watkins to elect Commissioner John Ham as vice-chairperson of the Planning Committee. The vote was unanimous to elect Commissioner Ham as vice-chairperson.*

#### **South End Vision Plan**

Ed McKinney (Planning) stated that the Committee will receive an update on the South End Vision planning process. There is a public meeting scheduled for July 25.

Cheryl Myers (Charlotte Center City Partners) shared that Planning staff has been working with Center City Partners and their consultant, Stantec, over the past few months to create a new vision plan for South End. It has been a while since there was a comprehensive assessment of the area. The *South End Station Area Plan* was adopted in 2005 and the area has changed significantly since that time. Since 2005, the population of South End has grown from 2500 to over 8500 residents today. Over 3500 housing units have been built or are under construction. More office and retail space is being developed which helps to balance the neighborhood. The number of pedestrians in the area has also increased. There is a lot of development pressure and there are many underutilized parcels in the area.

In spite of this growth, the design of some projects has fallen short and does not contribute to the vibrancy of the streetscape. In order to maximize on the area’s potential, the desire is to create a community driven vision for South End to show how it can grow and develop over the next 10 to 20 years. It is important to have urban design standards and guidelines for development that raise the bar and that preserve some of the area’s character.

Craig Lewis (Stantec) gave an overview of the plan recommendations. Mr. Lewis said this is one of the most dynamic locations in the country. However, he acknowledged that there is room to grow and that there is work to do. He said that with all of the growth in South End, over the next ten to twenty years some developments may be rebuilt. In addition to filling in new properties, underdeveloped properties will be redeveloped. Buildings constructed within the last eight years may be rebuilt in the next ten to fifteen years.

**Key plan goals include:**

1. **Grow by design.** There are some good tools that need to be upgraded. Some of our peer cities have tools that can be modified and integrated into our tool kit.
2. **Expand our mix.** Affordable housing is very important and there is a need to expand our retail mix and our office mix.
3. **Celebrate public space.** Public space has always been important to human beings. In South End, the most important open space is the rail trail. South End needs more public space to serve its population.
4. **Move, Connect, Network.** Consideration needs to be given to how mobility is going to change. Advance mobility changes will impact the area's future.
5. **Never stop experimenting.** It is important to try new things in the public realm as well as encourage entrepreneurship and new ideas.
6. **Manage our common resources.** We have an opportunity to think about how to manage critical assets in the future.

**Ten Key Initiatives:**

1. **Continue the expansion of the rail trail.** There is a great framework in place.
2. **Convert South Boulevard to a main street that favors pedestrians, bicyclists and transit.** It is important to continue thinking about converting South Boulevard from the old industrial thoroughfare that it has been for 30 to 40 years to a main street.
3. **Implement new building design regulations to ensure a high quality and continuous public realm.** It is critical to make sure we get the design we want and do it right the first time. There is a need to make sure that we are creating a much better public realm that contributes back to the community not just for the short term but for over a 100 year time frame.
4. **Attract significant cultural facilities.** The opportunity exists for new entertainment and cultural assets.
5. **Preserve affordability to encourage entrepreneurship.** Consideration should be given to more diverse retail space. The plan recognizes the great features in some of the area's older buildings. While these are not architecturally significant buildings, they contribute to the area's vibrancy because they are adaptable to different uses. One of the challenges is allowing for more density in the area without encouraging overdevelopment.
6. **Construct an urban neighborhood park.** There are many opportunities for urban neighborhood parks in the area. Mr. Lewis acknowledged the Wilmore Centennial Neighborhood Park which is underway. He suggested thinking about how to anchor a new public park on the north side of the South End.
7. **Construct a new transit station at Publix/Iverson Way.**
8. **Increase density in transit station areas.**
9. **Manage parking as a district.**
10. **Embed art into everything.**



Mr. Lewis said densities need to be increased. We have the same level of development on the transit line that we have 3 miles off the transit line while peer cities are developing billion dollar transit systems. Density in this area is an amenity.

The plan includes design guidelines to help move ideas in the plan forward in a very concrete way. It is critical to prioritize the ground floor. The uses and activities on the ground floor are what create great places.

In summary, Mr. Lewis highlighted thinking about the rail trail as a public street with buildings fronting the trail, breaking down the volume of the buildings, improving facades, installing clear entrances and minimizing the impact of the car as the direction for the design guidelines.

Monica Holmes (Planning) reviewed the design guidelines. Ms. Holmes said this plan will update the currently adopted policy plans for South End - *South End Station Area Plan* (2005) and *New Bern Station Area Plan* (2008) and the adopted street sections. Ms. Holmes explained that the plan will not change the adopted land use. All of the adopted land use and the proposed new street connections that are in the currently adopted area plans will remain. Transit Oriented Development (TOD) is the future recommended land use. The plan will incorporate the thinking from the Planning Committee's TOD priority work, lessons learned and recommendations in our more recently adopted plans. All of this will be synthesized into a new guidelines chapter.

Ms. Holmes gave an overview of the plan adoption schedule and emphasized that it could change. She stated that the adoption schedule will be available by the end of August and that the plan could potentially be adopted in November.

Chairperson Ryan asked if this project was funded by Charlotte Center City Partners. Ms. Myers stated that it was jointly funded by the Planning Department and Charlotte Center City Partners. Chairperson Ryan asked if it was the result of an RFP. Ms. Myers answered yes. Chairperson asked what has happened so far in terms of the public process. Ms. Myers explained the engagement process and steering committee. She said there was a community meeting in October where the participants were asked to share their vision for the area. A steering committee was established with 25 people. Chairperson Ryan asked why the Planning Committee was just hearing about this plan today. She wants to understand the Committee's role in this process.

Mr. McKinney stated that information about this process was shared with the Committee last fall. Ms. Myers said there was one public meeting in October and a second meeting is scheduled for next week.

Mr. McKinney said that the draft is not complete and that the community meeting next week will include an overview of recommendations in the plan; similar to today's presentation. The draft document will be completed in August. The Committee will receive a copy and will be given the opportunity to comment on it. He added that the Committee can have as much time as needed to comment on the draft document prior to making a recommendation.

Chairperson Ryan asked if the Transportation and Planning (TAP) Committee usually sees the plan before the Committee and asked for clarification on what is expected of the Committee. Mr. McKinney explained the adoption process. He stated that the schedule outlines a typical adoption process after the draft plan is completed. He said that the Committee could allow public comment on the draft plan at the September 19 Planning Committee meeting. However, it is up to the Committee to decide when to make a recommendation on the plan that will go to Council. He clarified that this will go at a pace with which the Committee is comfortable.

Commissioner Nelson said that she would like to see a draft of the report before it goes to public comment. She said that if the Committee is going to vote on the plan, it needs to have some value. She added that if the Committee is just rubber stamping the plan, she would rather not participate in the process. She noted that it seems like the public comment is happening simultaneously with the Committee's comments and that the public's comments could be different than what the Committee is prepared to support. Mr. McKinney stated that what she described is accurate and that is how it has happened in the past. Ms. Nelson said her last recollection of a plan was the Prosperity Hucks Area planning process. She stated that the Committee was involved throughout the process. A commissioner was assigned to the plan and attended all of the community meetings. Chairperson Ryan said that the Committee needs more time in order for their input to add value to this process.

Commissioner Wiggins commented on slowing traffic down on South Boulevard because it is a main access point into downtown and a gateway to Pineville. She thinks that needs to be taken into consideration and she said that you can only slow it down so much. Secondly, she said that she appreciates adding parks and suggested that consideration be given to parking underneath them. She said that parking fees could offset expenses.

Commissioner Ham said that he appreciates the walkability aspect of the plan. Commissioner Watkins said that she likes the large bike lanes where two bikers can ride next to each other.

Commissioner Nwasike asked if adequate parking is being created to allow people to enjoy South End. She said that if this area is going to be a destination point, there needs to be adequate parking.

Commissioner Fryday said that he thinks the plan is great. He said there is a need for parking and asked if the City has considered investing in parking or developing a trail overlay district. Commissioner Fryday asked if the station area plans transfer. He said that if this draft plan gets adopted in November, it will address some major issues. He also asked if the plan has enough teeth to address most of the development concerns in the area.

Chairperson Ryan said that the plan is not aggressive enough in terms of expectations. She would like to find a way to encourage more density and higher intensity development. She also thinks the streets are too wide. She agrees with the issues that have been raised but thinks the solutions could go much farther. She is disappointed that the TOD guidelines were not addressed in detail. She was also disappointed that the recommendations do not focus on the Commission's livability principles. They focus more on density as opposed to livability and place making. She said that the Committee will continue to evaluate recommendations relative to these principles and they should be addressed in presentations. She suggested that the livability principles be front and center in future presentations because they are embedded in everything the Committee is doing.

Commissioner Wiggins said the area just down from the New Bern station, outside of the plan boundaries, needs revitalization. She would like to see some enhancements take place in the area and she thinks the building heights need to increase.

Commissioner Nelson asked for clarification on what the plan does and does not do. For example, if someone requested a rezoning what would they be required to do under the newly adopted plan versus what they can currently do. She asked if the new plan, with its tighter guidelines, does enough. Once the plan is adopted, will there still be an ordinance problem that needs to be addressed in the TOD District.

Commissioner Nelson said it needs to be clear in terms of what the adopted plan will accomplish without any action on the TOD district. She does not want to give the community and Council the perception that this will address the TOD issues if it does not.

Ms. Nelson said that the talk about affordability is soft on the retail side but not on the residential side. She thinks there needs to be a more aggressive effort to address affordable housing in the plan. She agrees on many of the design guidelines and principles. However, she stated that all of them impact costs and make affordability more challenging. Developers build garages on the front because it cost more to build an alley on the back. She struggles with this as a developer and would like to know how to address both; design guidelines and affordability.

Chairperson Ryan asked for a volunteer to attend the upcoming community meeting. Commissioner Ham volunteered to attend the meeting scheduled for July 25. Chairperson Ryan asked staff if the timelines can be adjusted to allow the Committee to deliberate after public comments are received but not simultaneously. Mr. McKinney said that the Committee will receive the draft plan by the end of August and that the Committee can use the September meeting to discuss the plan.

Commissioner Watkins said that the November timeline is too tight. Mr. McKinney said the timeline will be reconsidered. Commissioner Wiggins said consideration should be given to whether or not action will be requested from the current Council or the new Council. Chairperson Ryan said that the Committee needs to discuss this and that getting the draft document in August is a step in the right direction.

### ***Five Minute Break***

## **Update on the Unified Development Ordinance and Place Types**

### **Place Types Engagement Discussion**

Mr. McKinney said that he and Kathy Cornett will share a high level summary of the feedback received from the Planning Committee and the Ordinance Advisory Committee. They will also share what has been done over the last six to nine months as well as brainstorm with the Committee about the public engagement process moving forward.

Ms. Cornett reminded the Committee that staff reviewed the full Place Types palette at their meeting last month and they reviewed the palette with the full Commission earlier this month. There was support for the Place Types being aspirational, questions on various elements of Place Types and how they work, questions on how Place Types will be amended and how they will remain current.

The palette was shared with the Ordinance Advisory Committee last month. Some of their questions centered on various elements of Place Types and how they work, future roles and applicability of Centers, Corridors and Wedges and the General Development Policies and the final product. There were also questions about technology options for making information easy to access. The Committee also recognized the need for public involvement.

In terms of public engagement to date, last fall there were five community workshops around the City that focused on building awareness and providing information about Place Types/UDO. All of the meetings included an interactive element.

Staff has been updating the Planning Commission, Planning Committee and Advisory Committee on a monthly basis. Updates have also been given to the TAP Committee and City Council as well as community groups. Staff has developed a good contact list through all of these efforts and is continuously working to grow the contact list. Lastly, there is a project website that is capable of hosting online tools for engagement.

Mr. McKinney said that this phase of the process is centered on a high level awareness of the effort. There has been a lot of internal work on Place Types that the Committee has seen; however, the community has not seen the work. We are at a point where we need to determine how to engage the community on Place Types in a way that is clear and transparent.

Chairperson Ryan said that she thinks the Committee can help staff understand what the community wants to know.

Commissioner Nwasike thanked Mr. McKinney for attending a recent Ballantyne Community meeting. She thinks that it is important for staff to be visible in the community and that this helps build trust.

Commissioner Wiggins said that South Park has been the seventh largest city in the state for 25 years and when Ballantyne was established; it was to be a high density edge city. We have been redeveloping South Park with very high density. They almost need to be in the category with the Central Business District. She thinks people will want Place Types to reflect what they are used to seeing. It will be good to ask them what they perceive their Place Type is today and what Place Type do they think that they will be in coming years.

Commissioner Watkins said there is a generational disconnect. She thinks very tall and high density buildings are scary to older people. Older people will need to be educated. They may not know what they want in the future because they are comfortable where they are. These are not developers and they may not understand some of the terms. It will be important to make the information clear and easy to understand.

Chairperson Ryan said more transparency and regular updates will help. It is essential to receive comments early on and communicate on a regular basis. The constant contact can be informal. For example, sending a link to a short video so that the community knows that you value their input. Sharing information in small doses may be more effective.

Commissioner Nelson asked what is meant by next phase. Mr. McKinney answered where we are now and the process before adoption. He explained that there is a public process that we need to go through that includes testing the vocabulary and other information. We would like to find a different process than area plans because we are talking about the City as a whole. The desire is to be intentional with developing the process to get valuable input. We want to do it in a way that is focused and realistic given our resources. We hope to set that stage with Council in the fall with a plan based on the conversation we are having now.

Commissioner Nelson said that she feels like engagement has been isolated. When a specific question is asked, she would like an answer to that specific question. Every conversation should connect the dots on how it fits into something specific in order to help people get comfortable on where we are in the process and the finish line. If we are not on track, that is okay. However, we need to be transparent about it so people can build trust. She thinks there is a big lack of trust. It is imperative to encourage people to stay connected along the way. Commissioner Wiggins added that comments and suggestions should be reflected in the information.

Commissioner Nelson stated that we have to find a way to give examples of Place Types to help people clearly understand what is being discussed.

Chairperson Ryan said that she thinks that the website is hard to find and that there is nothing to do once you get there. It needs to be updated on a regular basis and the updates should be front and center. She also thinks there needs to be a point person or civic engagement expert.

Melony McCullough (Planning) reviewed the TODO Tasks

- John Ham will attend the meeting on July 25 for the South End Vision Plan.
- The Committee will receive a draft of the South End Vision Plan in August.
- Place Types - Staff will address the items discussed and develop an engagement plan.

Meeting adjourned at 7:00 pm.



**MEETING AGENDA – SEPTEMBER 13, 2017 ROOM 280 ON THE 2<sup>ND</sup> FLOOR.**

**HDC WORKSHOP – 12:00 PM THE PUBLIC IS WELCOME TO ATTEND**

**HDC WORKSHOP – 12:00 PM**

- ORGANIZATIONAL STRUCTURE
- DESIGN GUIDELINES
- OVERVIEW OF APPLICATIONS

**HDC MEETING: 1:00 – 7:00**

- CALL TO ORDER
- APPROVAL OF JULY AND AUGUST MINUTES
- APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**CONTINUED**

- |    |   |                  |
|----|---|------------------|
| 1. | 1534 THOMAS AVENUE<br>CASE No. HDC <a href="#">2017-402</a><br>PLAZA MIDWOOD<br>JONATHAN STANLEY, APPLICANT | <b>CONTINUED</b> |
| 2. | 2116 CHARLOTTE DRIVE<br>CASE No. HDC <a href="#">2017-407</a><br>DILWORTH<br>CRAIG ISAAC, APPLICANT         | <b>APPROVED</b>  |
| 3. | 301 W. KINGSTON AVENUE<br>CASE No. HDC <a href="#">2017-439</a><br>WILMORE<br>SMITHA BALLY, APPLICANT       | <b>CONTINUED</b> |

**DEMOLITION**

- |    |   |                                    |
|----|---|------------------------------------|
| 4. | 224, 228, 232, 236 W. KINGSTON AVENUE<br>CASE No. HDC <a href="#">2017- 515</a><br>WILMORE<br>JASON GROENEWOLD, APPLICANT | <b>365 DAY STAY<br/>DEMOLITION</b> |
|----|---|------------------------------------|

**NEW CONSTRUCTION**

- |    |   |                  |
|----|---|------------------|
| 5. | 901 E. WORTHINGTON AVENUE<br>CASE No. HDC <a href="#">2017-417</a><br>DILWORTH<br>JOHN FRYDAY, APPLICANT  | <b>CONTINUED</b> |
| 6. | 800 WOODRUFF PLACE<br>CASE No. HDC <a href="#">2017-473</a><br>WESLEY HEIGHTS<br>JOHN MCKEEVER, APPLICANT | <b>DENIED</b>    |

**ADDITION**

- |    |   |                 |
|----|---|-----------------|
| 7. | 1924 WOOD DALE TERRACE<br>CASE No. HDC <a href="#">2017-451</a><br>WILMORE<br>DARIUS JOHNSON, APPLICANT     | <b>APPROVED</b> |
| 8. | 604 E. WORTHINGTON AVENUE<br>CASE No. HDC <a href="#">2017-464</a><br>DILWORTH<br>ZACK ALSENTZER, APPLICANT | <b>APPROVED</b> |

**ADDITION CONTINUED**

- |     |   |                  |
|-----|---|------------------|
| 9.  | 1416 PECAN AVENUE<br>CASE No. HDC <a href="#">2017-481</a><br>PLAZA MIDWOOD<br>ANGIE LAUER, APPLICANT               | <b>CONTINUED</b> |
| 10. | 505 E TREMONT AVENUE<br>CASE No. HDC <a href="#">2017-507</a><br>DILWORTH<br>THOMAS SIMPSON, APPLICANT              | <b>CONTINUED</b> |
| 11. | 500 HERMITAGE COURT<br>CASE No. HDC <a href="#">2017-517</a><br>HERMITAGE COURT<br>WILLIAM LEE PRESTWOOD, APPLICANT | <b>APPROVED</b>  |

**RESTORATION**

- |     |   |                 |
|-----|---|-----------------|
| 12. | 1600 S. MINT STREET<br>CASE No. HDC <a href="#">2017-521</a><br>WILMORE<br>PAUL MOSHER, APPLICANT | <b>APPROVED</b> |
|-----|---|-----------------|

**REPLACEMENT WINDOWS**

- |     |   |               |
|-----|---|---------------|
| 13. | 1513 BELVEDERE AVENUE<br>CASE No. HDC <a href="#">2017-519</a><br>DILWORTH<br>ANNA VERDERAME, APPLICANT | <b>DENIED</b> |
|-----|---|---------------|

**GUTTERS/ROOF**

- |     |   |                 |
|-----|---|-----------------|
| 14. | 308 E. WORTHINGTON AVENUE<br>CASE No. HDC <a href="#">2017-474</a><br>DILWORTH<br>ANU MEHRA., APPLICANT | <b>APPROVED</b> |
| 15. | 1319 THOMAS AVENUE<br>CASE No. HDC <a href="#">2017-523</a><br>PLAZA MIDWOOD<br>DIANE HOPPER, APPLICANT | <b>DENIED</b>   |

**TREE REMOVAL**

- |     |   |                 |
|-----|---|-----------------|
| 16. | 1917 LENNOX AVENUE<br>CASE No. HDC <a href="#">5017-514</a><br>DILWORTH<br>JESSICA HINDMAN, APPLICANT | <b>APPROVED</b> |
|-----|---|-----------------|





# **Charlotte-Mecklenburg Planning Commission**

## **Executive Committee Minutes**

**June 19 2017 – 4:00 pm**

**CMGC - Room 266**

Attachment 6

**Approved**

**August 31, 2017**

### **Attendance**

**Commissioners Present:** Tony Lathrop (Chairperson), Cozzie Watkins, and Elizabeth McMillan

**Absent:** Mike Sullivan (Vice-Chairperson)

**Other Commissioners Present:** John Fryday and Deb Ryan

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

### **Welcome & Introductions**

The Chairperson called the meeting to order at 4:03 pm, welcomed those present, and asked everyone to introduce themselves.

### **Approval of Minutes**

A motion was made by Commissioner Watkins and seconded by Commissioner McMillan to approve the May 15, 2017 minutes. The vote was unanimous to approve the minutes.

Commissioner Ryan stated that the Executive Committee meeting dates conflict with her schedule. Beginning in September, the meeting dates will change to accommodate her schedule.

### **Follow –up Agenda Items**

#### **Letter to Council**

Chairperson Lathrop said he will send the cover letter, TOD Priorities and Livable City Policy Statement to Council this week. He asked Commissioner Fryday to send him the most current version of the letter. Commissioner Fryday said he will resend the entire packet to him.

#### **Annual Report**

Commissioner Fryday reminded the Committee that the Annual Report was sent to the Commission earlier this month. They are scheduled to take action on the Annual Report at the July work session.

#### **UDO Report**

Commissioner Fryday said he sent the draft UDO Report to Chairperson Lathrop. He will submit the Report to the remaining Executive Committee members next week for comments. The UDO Report will then be sent to the full Commission for review and action after the Executive Committee review. This item will be on the July work session agenda for an update.

#### **Planning Commission Retreat Date**

The Committee discussed potential retreat dates. Ms. Neely proposed September 15 as the retreat date. Commissioner Ryan said she preferred to have the retreat on September 14. Other committee members agreed that September 14 would work better for them. Chairperson Lathrop asked Ms. Neely to poll Commissioners for their availability on September 14.

Commissioner Fryday suggested the retreat be held at the Mahlon Adams Pavilion in Freedom Park. The committee discussed other potential venues; however the group agreed that the Mahlon Adams Pavilion would be the best option. Ms. Neely said she would check its availability.

### **Future Work Sessions**

#### **Development Ordinance Update, PED & CRPTO**

Commissioner Ryan suggested discussing Place Types, UDO, Eastland Redevelopment, and state highways at the next Planning Commission meeting and at the retreat in September. Commissioner McMillan asked Commissioner Ryan for clarification on the discussion regarding State Highways. Commissioner Ryan explained that she wants to discuss potentially turning some of the state highways into complete streets or boulevards, which will provide pedestrians with sidewalks.

Commissioner Ryan further explained that this is the beginning of the discussion and will not include funding or which department would focus on this. She shared that she has talked to Danny Pleasant about the subject and her focus is raising awareness of the topic. Mr. McKinney clarified that this is an issue that rests solely on the state. Commissioner Ryan said that WT Harris Boulevard is an example of a state highway that lacks pedestrian and bicycle facilities. Chairperson Lathrop added that from a Charlotte Regional Planning Transportation Planning Organization (CRPTO) standpoint this is also an issue for other municipalities.

Commissioner Ryan spoke about the city taking on a leadership role in building relationships between land planning and transportation. She also added that she would like to see the Planning Commission take on more of an activist perspective and bring up issues which may not be in their lane but are important.

#### **City Manager Introduction**

Commissioner Watkins suggested inviting the City Manager to either a Zoning or Planning Committee meeting. Chairperson Lathrop suggested inviting him to the retreat. The Committee members agreed that it would be a great idea for him to attend the retreat.

#### **Eastland Redevelopment**

The Committee agreed to have an update on the Eastland Redevelopment at the July work session. Director McKinney said he will check Mr. Pat Mumford's availability. The Committee also agreed to allow 30 minutes for this agenda item.

### **July Work Session Agenda**

The Committee agreed to add Eastland Redevelopment, Annual Report and UDO Report to the July work session agenda.

Commissioner Ryan explained that the future agendas will be structured to include time limits for each agenda item. She will also ask for potential retreat topics at the July work session.

### **Adjournment**

The meeting adjourned at 4:56 pm.

### **Attendance**

**Commissioners Present:** Deb Ryan (Chairperson), John Fryday (Vice Chairperson), John Ham, and Sam Spencer

Commissioner Sam Spencer arrived at 9:50 am

**Planning Staff Present:** Ed McKinney (Interim Planning Director), Cheryl Neely, and Fadeelah Faruq-Donaldson

**Others Present:** Denis Hayes, The Hayes Consulting Group (Planning Commission retreat facilitator) participated in the discussion via conference call.

### **Welcome & Introductions**

Chairperson Ryan called the meeting to order at 9:35 am and welcomed those present.

### **Approval of Minutes**

A motion was made by Vice Chairperson Fryday and seconded by Commissioner Ham to approve the June 19, 2017 minutes. The vote was unanimous to approve the minutes.

### **Work Session Follow-up Agenda Items**

The Committee discussed the To Do List from the July 10, 2017 work session. Following are the results of the discussion:

#### **To-Do List**

- Vice Chairperson Fryday will follow-up with Commissioner McClung to discuss his concern with sharing the Joint Use Task Force meeting notes with the full Commission.
- Ms. Neely will send the final Annual Report to the Executive Committee members.
- The Communications Committee will revisit the UDO report after the retreat.
- Chairperson Ryan will follow up with Commissioners Majeed and Wiggins to let them know that visiting the Intermodal facility will be tabled for now, especially since there is not really anything to tour at this time.

### **Orientation for New Commissioners & Zoning Committee**

The Committee discussed the status of the orientation for New Commissioners and Zoning Committee members. Ms. Neely informed the Committee that September 12 at 9:00 am is the date which seems to work best for most attendees. However, she had not heard from Commissioner Samuel. Ms. Neely will follow-up with Commissioner Samuel to check her availability.

Vice Chairperson Fryday said he would follow up with Ms. Laura Harmon about the Zoning Committee education session. The Committee discussed whether or not this session should be mandatory to encourage attendance. Ms. Neely informed the Committee that all training and orientation counts towards attendance.

### **Planning Commission Retreat Agenda**

Mr. Denis Hayes (retreat facilitator) was contacted via conference call to participate in the retreat agenda discussion. Mr. Hayes reviewed the agenda with the Committee. He shared the following goals and outcomes for the retreat.

- Identify areas of common ground with participants
- Develop a consensus view of future Charlotte
- Understand some compelling City characteristics of planning principles
- Develop a potential view to further alliance with the work of the Planning Department
- Identify initial focus areas of priorities for committee work for the year

Chairperson Ryan asked Commissioners for their input on the concept of the goals, outcomes and the overall direction of the retreat agenda. Vice Chairperson Fryday asked if the work plan would be developed at the retreat or later by the Executive Committee. Chairperson Ryan confirmed that one of the goals of the retreat is to have enough information for the Executive Committee to develop a work plan.

The Committee continued to discuss the retreat agenda. Mr. Hayes explained that during the morning portion of the retreat, participants will be asked to respond to a couple of questions to generate discussion.

1. What is your favorite City besides Charlotte and give two characteristics that make it your favorite.
2. Relative to our built environment what makes Charlotte unique?

Mr. McKinney said that City Manager Marcus Jones has confirmed attendance and will attend during lunch. Chairperson Ryan suggested that the City Manager's discussion could touch on the Livable City Principles.

Mr. McKinney informed the Committee that Mr. John Martin is not available to attend the retreat to present the 10 Traits of a Winning City information. Chairperson Ryan suggested that Mr. Martin present via video conference. The Executive Committee agreed that would be a good alternative. Mr. Hayes agreed and suggested if Mr. Martin is not available, the Winning City handout could be

distributed and the City Manager could possibly reference it during the lunch session. Mr. McKinney said he would follow-up with Mr. Martin.

Mr. Hayes explained that the retreat participants would develop a Mind Map for Charlotte 2022, which will describe how a “better” Charlotte would look in the next five years.

Commissioner Ham said he was pleased to see that the retreat will be interactive.

Chairperson Ryan suggested that the questions be sent to Commissioners ahead of time as a homework assignment. Mr. Hayes agreed that the first two questions (what is your favorite City and what makes Charlotte unique) could be sent ahead of time but thinks the third question should be presented at the retreat as part of the Mind Map exercise.

Mr. Hayes explained that the afternoon breakout sessions are to assist the Planning and Zoning committees in identifying the work they are going to focus on for the year to come. The Committee decided that Stanley Watkins will facilitate the Zoning Committee breakout session. Following the breakout groups, the Commission will come back together to report out and then wrap-up the retreat with the next steps. The Committee agreed that it is important to explain that the Executive Committee will review the retreat information and prioritize it into a work plan for the Commission.

Chairperson Ryan thanked Mr. Hayes for his assistance. She said the Executive Committee will review the final draft of the agenda before it is distributed to the Commission.

Mr. McKinney said he will contact David Walters to see if he is available to present the Urban Triangle information. The Committee discussed potentially having someone else give the presentation because Mr. Walters has recently presented to the Commission. Mr. Craig Lewis was suggested as a possible alternative; however, he will be out of town and unavailable to attend the retreat. Mr. Terry Shook was also suggested. Mr. McKinney will follow-up and arrange for this presentation.

Ms. Neely said she had reserved the metered parking spaces along Brevard Street, between 7<sup>th</sup> and 8<sup>th</sup> streets for retreat parking. The meters will be bagged and she will send everyone a parking permit to place on their dashboard.

Commissioner Ham suggested that the agenda packet, including the homework assignment be distributed a week prior to the retreat. The Committee agreed that the agenda, homework assignment, Livable City Principles, 10 Traits of a Winning City document, and logistic information be sent one week before the retreat.

### **Planning Committee Agenda**

Chairperson Ryan stated that Commissioners need to be brought up to speed on the UDO/Place Types. Chairperson Ryan and Mr. McKinney will review the status before the agenda goes out.

Chairperson Ryan inquired about the SouthEnd Plan being on the Planning Committee agenda and if the plan should be distributed to the Planning Committee beforehand. Mr. McKinney replied that is the plan.

### **September and October 2017 Schedule Approval**

The Committee reviewed the September and October 2017 schedules. Commissioner Fryday made a motion, seconded by Commissioner Ham to approve the schedules. The vote was unanimous.

### **Adjournment**

The meeting adjourned at 10:30 am.

TAP Report  
September 25, 2017  
By Deb Ryan

The Transportation and Planning Committee of City Council met on Monday, September 25. City Council members Vi, Patsy, Kenny and Dimple were present along with a large number of staff from various city and county agencies.

There were just two agenda items. The first was a report on Vision Zero, a strategy to eliminate all traffic fatalities and severe injuries. First implemented in Sweden in the 1990s, Vision Zero has proved successful across Europe — and now it's gaining momentum in major American cities including Charlotte. The City will implement a **Vision Zero** initiative by developing a comprehensive program for partnerships, **engineering**, education, **community outreach**, and possible **speed** and **red light** running **enforcement**.

Council members received a report with the first 12 slides of this presentation at <http://charlottenc.gov/CityCouncil/focus-areas/TransportationFocusArea/May%208,%202017%20TAP%20Committee%20Meeting%20Handouts.pdf>.

While saying that losing one life was too many, council members spoke about the need for a balanced approach, and the importance of education suggesting that the cause of injuries and death of pedestrians and bicyclists might not always be the drivers of cars and trucks. There was no evidence presented to support that speculation.

No actions were taken.

The second agenda item was a discussion of a proposed neighborhood of 52 tiny homes across from Paw Creek Elementary School. Ed McKinney made a short presentation about the project saying there was no minimum size for single family houses so these could be allowed. The general consensus of Council members was that these units just didn't fit in the neighborhood. They didn't discuss why the tiny houses didn't fit, but thought they might elsewhere and didn't want to discourage other proposals from coming forward.

Here's an article about these tiny houses: <https://www.charlotteagenda.com/100145/tiny-homes-charlotte-nc-keyo-park-west/>

No action was taken.

The Chair asked Debra Campbell what would be on their agenda next month and she said they would be seeing the South End Vision Plan.





TO: CRTPO Delegates & Alternates  
 FROM: Robert W. Cook, AICP  
 CRTPO Secretary  
 DATE: September 15, 2017

**SUBJECT: September 2017 Meeting  
 Charlotte Regional Transportation Planning Organization  
 Wednesday, September 20, 6:00 PM**

The September 2017 meeting of the Charlotte Regional Transportation Planning Organization (CRTPO) is scheduled for Wednesday, September 20, 2017.

The meeting will begin at 6:00 PM and will be held in Room 267 of the Charlotte-Mecklenburg Government Center, 600 E. Fourth St., Charlotte.

### **2020-2029 TIP Development Process (Prioritization 5.0) Public Comments**

This meeting will serve as an opportunity for the public to comment on the projects proposed for submission as part of the development of the 2020-2029 TIP (Prioritization 5.0).

### **Presentations**

[Click here](#) to view the presentations for the following agenda items:

- Agenda item #7: 2045 Metropolitan Transportation Plan: Fiscally-Constrained Projects
- Agenda item #8: 2018-2027 Transportation Improvement Program Adoption
- Agenda item #9: 2020-2029 TIP Development Process (Prioritization 5.0)

An education session will not be held before this meeting.

### **Accessing the Charlotte-Mecklenburg Government Center**

The Charlotte-Mecklenburg Government Center is located at 600 E. Fourth St. (corner of Fourth and Davidson streets) in uptown Charlotte. Parking is available in the Government Center parking deck located on Davidson St. between Third and Fourth streets; on-street parking is also available.

There are two ways to enter the Government Center. Enter via the large staircase on the Davidson St. side or through the plaza entrance facing E. Fourth St. (This is a handicapped accessible entrance.) Once inside the building, security staff will assist you to Room 267.

### **Non-Discrimination Policy**

It is the policy of the Charlotte Regional Transportation Planning Organization to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities.

## Acronyms

BOT	Board of Transportation
CATS	Charlotte Area Transit System
CDOT	Charlotte Department of Transportation
CMAQ	Congestion Mitigation & Air Quality
CMGC	Charlotte-Mecklenburg Government Center
CMP	Congestion Management Process
CRAFT	Charlotte Regional Alliance for Transportation
CRTPO	Charlotte Regional Transportation Planning Organization
CTP	Comprehensive Transportation Plan
DAQ	Division of Air Quality
EJ	Environmental justice
EPA	Environmental Protection Agency
FAST Act	Fixing America's Surface Transportation Act
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GCLMPO	Gaston, Cleveland, Lincoln Metropolitan Planning Organization
GIS	Geographic information system
ITS	Intelligent transportation systems
LAP	Locally administered projects
MOU	Memorandum of Understanding
MPO	Metropolitan Planning Organization
MTP	Metropolitan Transportation Plan
NAAQS	National Ambient Air Quality Standards
NCAMPO	North Carolina Association of Metropolitan Planning Organizations
NCDOT	North Carolina Department of Transportation
NCDOT-PTD	North Carolina Department of Transportation – Public Transportation Division
NCDOT-TPB	North Carolina Department of Transportation – Transportation Planning Branch
NCTA	North Carolina Turnpike Authority
P5.0	Prioritization 5.0
PIP	Public Involvement Plan
PL	Planning funds
POC	Project Oversight Committee
SIP	State Implementation Plan (for air quality)
SPOT	Strategic Planning Office of Transportation
STBG-DA	Surface Transportation Block Grant Program-Direct Attributable
STIP	North Carolina State Transportation Improvement Program
TAP	Transportation Alternatives Program
TCC	Technical Coordinating Committee
TDM	Transportation Demand Management
TIP	Transportation Improvement Program
TMA	Transportation Management Area
UPWP	Unified Planning Work Program
UZA	Urbanized area

[Click here](#) to view the 2016 Delegates Handbook to view the Glossary of Terms & Acronyms.

# Charlotte Regional Transportation Planning Organization

September 20, 2017

Room 267, Charlotte-Mecklenburg Government Center

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## 6:00 PM Meeting Agenda

1. **Call to Order** Jim Taylor
2. **Adoption of the Agenda** Jim Taylor
3. **Public Comment Period** Jim Taylor  
*CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes.*
4. **Ethics Awareness & Conflict of Interest Reminder** Jim Taylor
5. **Approval of Minutes** Jim Taylor  
*ACTION REQUESTED: Approve the August 2017 meeting minutes as presented.*  
  
*ATTACHMENT: Draft August 2017 minutes (To be provided under separate cover.)*
6. **2016-2025 Transportation Improvement Program Amendments** Curtis Bridges  
*ACTION REQUESTED: Amend the 2016-2025 TIP to add the board-endorsed STBG-DA small roadway projects.*  
  
*TCC RECOMMENDATION: At its September meeting, the Technical Coordinating Committee unanimously recommended that the board approve the amendments.*  
  
*BACKGROUND: See the attached memorandum for details.*  
  
*ATTACHMENT: Memorandum*
7. **2045 Metropolitan Transportation Plan: Fiscally-Constrained Projects** Robert Cook  
*ACTION REQUESTED: Approve the 2045 MTP fiscally-constrained roadway project list.*  
  
*TCC RECOMMENDATION: At its September meeting, the Technical Coordinating Committee unanimously recommended that the board approve the fiscally-constrained project list.*  
  
*BACKGROUND:*
  - *Based on the approved ranking methodology and revenue assumptions, all candidate projects were scored and cost estimates were produced.*
  - *Using that information, a draft fiscally constrained project list was developed with the assistance of the Roadway Ranking Review Committee (RRRC).*
  - *The lists cover the MTP's three horizon years: 2025; 2035; 2045. The 2025 horizon year consists primarily of projects fully or partially funded in the draft 2018-2027 Transportation Improvement Program.*
  - *A revision to the fiscally constrained project list was recommended by the Roadway Ranking Review Committee to add the NC 115 project in Cornelius to the 2045 horizon year.*

- The RRRC based its recommendation on the cascading of remaining funds within the Region E and Division 10 tiers, as well as a detailed cost estimate for the project prepared as part of a corridor study conducted by the Town of Cornelius.

ATTACHMENT: [Click here](#) to view the draft project list and financial assumptions.

## 8. **2018-2027 Transportation Improvement Program Adoption**

Neil Burke

**ACTION REQUESTED:** Three actions are requested:

- a. Make an air quality conformity determination
- b. Adopt amendments to the 2040 Metropolitan Transportation Plan
- c. Adopt the 2018-2027 TIP

**TCC RECOMMENDATION:** At its September meeting, the Technical Coordinating Committee unanimously recommended that the board take the three actions listed above.

### **BACKGROUND:**

- A 30-day public comment period for the revised TIP, 2040 MTP Amendments, and an air quality conformity determination was held from July 9 until August 16. A total of 91 comments were received.
- A summary of the public comments received on the 2018-2027 TIP adoption process can be viewed [here](#).
- A draft air quality conformity determination document for the 2018-2027 TIP adoption can be viewed [here](#). The document demonstrates that projects contained within the 2018 through 2021 program years of the TIP and the 2040 MTP amendments:
  - Conform with the 8-hour ozone standard; and
  - Conform to the purpose of the State Implementation Plan (SIP)
- A financial plan has been completed and funding sources and revenue estimates cover the cost of projects in 2018-2021 of the TIP, which are the program years recognized by the U.S. DOT.

**ATTACHMENTS:** Click on the following links to view the revised project lists: [Iredell County TIP Projects](#), [Mecklenburg County TIP Projects](#), [Union County TIP Projects](#), [Non-Highway TIP Projects](#), [2040 MTP Amendments](#)

## 9. **2020-2029 TIP Development Process (Prioritization 5.0)**

Candice Rorie

**ACTION REQUESTED:** Approve the recommended project lists of all modes for submission to NCDOT for scoring in Prioritization 5.0 (P5.0), which will develop the 2020-2029 TIP.

**TCC RECOMMENDATION:** At its September meeting, the Technical Coordinating Committee unanimously recommended that the board approve the amendments.

### **BACKGROUND:**

- A public comment period on the proposed project submittals began on August 17 and concluded on August 31. 16 public comments were received on projects proposed for submission to NCDOT for scoring in P5.0.
  - A summary of the public comments received for the P5.0 project submittals can be viewed [here](#).
- The CRTPO will need to endorse project submittal lists for all modes at the September meeting in order to submit them to the NCDOT database by the end of September for scoring in Prioritization 5.0.

*ATTACHMENTS: Click on the following links to view the recommended P5.0 submittals by mode: [Aviation projects](#); [Bicycle & Pedestrian projects](#); [Rail projects](#); [Roadway projects](#); [Transit projects](#)*

**10. I-77 Express Lanes Contract**

Beau Memory, NC Turnpike Authority  
James Taylor, Mercator Advisors

*ACTION REQUESTED: FYI*

*BACKGROUND: The purpose of this agenda item is to update the board on the status of the I-77 Express Lanes contract review.*

**11. Congestion Management Process**

Radha Krishna Swayampakala

*ACTION REQUESTED: FYI*

*BACKGROUND:*

- *MPOs with a population exceeding 200,000 are required to carry out a congestion management process (CMP).*
- *The CMP is intended to evaluate alternative strategies for alleviating congestion that are not traditional single-occupant vehicle expansion projects.*
- *The CRTPO is in the process of updating its CMP with input from stakeholders to identify congested corridors and strategies.*
- *CMP components will be reviewed, along with project status and timeline information.*
- *For more information, visit the CMP webpage on the CRTPO website by clicking [here](#).*

**12. Upcoming Agenda Items**

Robert Cook

*ACTION REQUESTED: FYI*

*BACKGROUND: A schedule of upcoming action items will be provided.*

**13. Adjourn**

**CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION**  
**Charlotte-Mecklenburg Government Center, Room 267**  
**August 16, 2017 Meeting**  
**Summary Minutes**

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**Members Attending:**

Vi Lyles (Charlotte), Woody Washam (Cornelius), Beth Cashion (Davidson), Mark Gibbons (Huntersville), Michael Alvarez (Indian Trail), Jeff McNeely (Iredell County), Jim Taylor (Matthews), Jim Puckett (Mecklenburg County), Frederick Becker (Mineral Springs), Eddie Dingler ( Mooresville), Jack Edwards (Pineville), Michael Johnson (Statesville), Richard Helms (Union County), James Warner (Waxhaw), Tracy Dodson (NCBOT-Division 10), John Pope (NCBOT-Division 12)

**Non-Voting Members Attending:**

Jim Walker (NC Turnpike Authority), Tony Lathrop (NCBOT-At Large)

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**1. Call to Order**

Chairman Jim Taylor called the August 2017 CRTPO meeting to order at 6:05 PM.

**2. Adoption of the Agenda**

Summary:

Chairman Taylor stated that he recommended that the agenda be modified to hear public comment on agenda item #6, I-77 Express Lanes Contract, and agenda item #7, Catawba Crossings NC State Route Designation Resolution, to be heard following presentations on those items. Public comment on any other agenda item or topic would be heard during the standard Public Comment Period on the agenda.

Motion:

Mayor Washam made a motion to modify the agenda to hear public comment on agenda items #6 and #7 following the presentations on those items. Surluta Anthony seconded the motion. Upon being put to a vote, the motion to modify and adopt the agenda was approved unanimously.

**3. Public Comment Period**

There were no public comments other than those addressing agenda items #6 and #7.

**4. Ethics Awareness & Conflict of Interest Reminder**

Mr. Cook read the ethics awareness and conflict of interest reminder. Tracy Dodson and Tony Lathrop stated they would like to be recused from the discussion of agenda item #7, Catawba Crossings. Chairman Taylor stated that action to recuse them would be taken at the time that item is reached.

**5. Approval of Minutes**

Summary:

Chairman Taylor requested action on the July 2017 meeting minutes.

Motion:

Ms. Anthony made a motion to approve the July 2017 meeting minutes as presented. Mark Gibbons seconded the motion. Upon being put to a vote, the July 2017 meeting minutes were unanimously approved.

**6. I-77 Express Lanes Contract**

Presenters:

Beau Memory, NC Turnpike Authority  
James Taylor, Mercator Advisors

Summary:

Beau Memory, Executive Director of the NC Turnpike Authority stated that the purpose of the presentation was to keep the board updated on the progress of the review of the I-77 express lanes contract. James Taylor of

Mercator Advisors was introduced by Mr. Memory. Mr. Taylor provided information via a Power Point presentation which is fully incorporated into the minutes and included as an attachment. The presentation reviewed the I-77 comprehensive agreement draft report. Board members posed questions following the presentation. Mark Gibbons asked how many amendments had been made to the comprehensive agreement. Mr. Taylor replied that seven amendments had been made. Chairman Taylor asked when the report will be complete and provided to the NC Secretary of Transportation for a decision. Mr. Memory replied that it is the NC Turnpike Authority's goal to have the report completed and provided to Secretary Trogon by September 22. Additional public engagement is likely after that date, but Mr. Memory did not speculate on Secretary Trogon's decision-making time frame.

Public Comment:

The following individuals addressed the board:

- Dr. Michael Miltich: Addressed design-related concerns associated with the project, specifically concerns associated with weave movements. Stated that citizens in northern Mecklenburg County would prefer no project to the one under construction. Asked that a minimum of three general purpose lanes be provided.
- Rick Monroe: Research that should have been done four or five years ago on the project needs to be completed, including an economic impact study.
- Sharon Hudson: Discussed the methods that Cintra uses to gain support for toll facilities.
- Julia Carr: Stated that the contract with I-77 Mobility Partners was flawed.

## **7. Catawba Crossings NC Route Designation Resolution**

Presenter:

Bill Coxe, TCC Vice-Chairman

Summary:

Chairman Taylor asked for a motion to excuse Ms. Dodson and Mr. Lathrop from this agenda item. Michael Johnson made a motion to do so. Woody Washam seconded the motion. Upon being put to a vote, the motion was approved unanimously.

Mr. Coxe provided information to the board via a Power Point presentation, the contents of which are incorporated into the minutes. The presentation's purpose was to request that the board consider adopting a resolution supporting a NC state highway route designation for the Catawba Crossings that had been requested by the Gaston-Cleveland-Lincoln MPO (GCLMPO). The GCLMPO requested that the CRTPO adopt the resolution to assist in its request to have the Catawba Crossings STI tier elevated from Division Needs to Regional Impacts in the hope that doing so would result in a higher Prioritization score. The TCC's deliberations on the topic were discussed. In July, the TCC unanimously recommended that the board adopt a resolution in support of the designation for the entire corridor, from West Boulevard in Mecklenburg County to I-85 in Gaston County. In response to the board's discussion in July, the TCC reconsidered the matter at its August meeting but did not change its recommendation. Mr. Coxe then reviewed the key questions raised by the board in August and provided the TCC's responses. The board briefly discussed the issue and posed questions to Mr. Coxe, then moved to hear public comment (below).

The board discussed the matter further following the public comment period. Vi Lyles asked that Danny Pleasant, CDOT director and TCC chairman, to address the relationship of this project to the River District rezoning recently approved by the City of Charlotte. Mr. Gibbons asked if the GCLMPO's requested action was necessary to having the state highway designation approved. Division 10 Engineer Louis Mitchell replied that the support of both MPOs was important to state officials responsible for making the decision.

Public Comment:

The following individuals addressed the board in support of the Catawba Crossings project:

- Todd Piercell, City of Gastonia Mayor Pro Tem/GCLMPO chairman
- Ronnie Worley, Gaston County Commissioner
- Bryan Hough, Mayor, City of Mt. Holly
- Charlie Martin, Mayor, City of Belmont
- Demetrios Koutsoupas, Mayor Pro Tem, Town of Cramerton

- Bob Clay, Greater Gaston Development Corp.
- Martha Stowe, Mayor Pro Tem, City of Belmont
- Keith Kelly, Charlotte Chamber
- Jim Gallagher, Councilmember, City of Gastonia
- Will Neumann, Gaston County resident

The following individuals addressed the board in opposition to the Catawba Crossings project:

- Rep. Dana Bumgardner, NC House of Representatives
- Bill Toole, Charlotte resident
- Terry Lansdell, Clean Air Carolina

Motions:

A motion was made by Jeff McNeely to not support the resolution because it affects the 13 counties in Region F. The motion was seconded by Mr. Gibbons. Discussion followed, at which time Ms. Lyles noted her directed vote to support the resolution. Upon being put to a vote, 20 votes were cast in favor of the motion and 36 votes were cast in opposition. The motion failed. (Favor: Cornelius, Davidson, Huntersville, Indian Trail, Iredell County, Mecklenburg County, Mineral Springs, Mooresville, Pineville, Statesville, Union County, Waxhaw; Opposed: Charlotte, Matthews, Monroe, NCBOT-Division 12)

A second motion was made by Surluta Anthony to approve the resolution. The motion was seconded by Ms. Lyles. Upon being put to a vote, 36 votes were cast in favor of the motion and 20 votes were cast in opposition. The motion passed. (Favor: Charlotte, Matthews, Monroe, NCBOT-Division 12; Opposed: Cornelius, Davidson, Huntersville, Indian Trail, Iredell County, Mecklenburg County, Mineral Springs, Mooresville, Pineville, Statesville, Union County, Waxhaw)

Following the above motion, Chairman Taylor requested a motion to allow Ms. Dodson and Mr. Lathrop to return to the meeting. Beth Cashion made a motion to do so. Mr. Washam seconded the motion. Upon being put to a vote, the motion was unanimously approved.

## 8. 2016-2025 Transportation Improvement Program Amendments

Presenter:

Curtis Bridges

Summary:

Mr. Bridges stated that there were two TIP amendments for the board's consideration.

1. TIP project EB-5829, Four Mile Creek Greenway: Approve an amendment to shift 10% of the project's funding from construction to preliminary engineering. Project details are as follows:

Project Description	Summary of TIP amendment	Reason
Construct Four Mile Creek Greenway Crossing Under S. Trade Street (EB-5829)	<ul style="list-style-type: none"> <li>• Reallocate \$111,400 of STBG-DA for this project from construction to preliminary engineering.</li> </ul>	To allow for preliminary engineering to be considered a STBG-DA reimbursable expense for this project.

2. Add the SPBG-DA bicycle and pedestrian projects approved at the May 2017 meeting to the TIP. Project details are as follows:

Project Description	STBG-DA Funding Requested	Project Phases
Belk Greenway Connector Phase 1 in Charlotte (New Project)	<b>\$1,716,000</b> (PE: \$97,000; RW: \$69,000; CON: \$1,550,000)	PE Complete: FY-19 ROW Begin: FY-20 Let Date: FY-21 Project Complete: FY-22
Downtown Troutman Sidewalk Package (New Project)	<b>\$801,806</b> (PE: \$55,263 RW: \$71,858; CON: \$674,685)	PE Complete: FY-19 ROW Begin: FY-19 Let Date: FY-20 Project Complete: FY-21



Waxhaw Indian Trail Complete Street in Indian Trail (New Project)	<b>\$2,509,650</b> (CON: \$2,509,650)	PE Complete: FY-18 ROW Begin: FY-18 Let Date: FY-19 Project Complete: FY-21
Sam Newell Rd Multi-Use Path in Matthews (EB-5723)	<b>\$640,000</b> (CON: \$640,000)	PE Complete: FY-18 ROW Begin: FY-18 Let Date: FY-19 Project Complete: FY-20
Richardson Greenway South in Troutman (New Project)	<b>\$791,986</b> (CON: \$791,986)	PE Complete: FY-19 ROW Begin: FY-19 Let Date: FY-20 Project Complete: FY-21
Kincaid Multi-Use Path in Davidson (New Project)	<b>\$701,780</b> (CON: \$701,780)	PE Complete: FY-17 ROW Begin: FY-17 Let Date: FY-18 Project Complete: FY-19

Chairman Taylor asked if both amendments were unanimously recommended by the TCC. Mr. Bridges replied that both were unanimously recommended.

**Motion:**

Mr. Gibbons made a motion to approve both TIP amendment requests. Mayor Becker seconded the motion. Upon being put to a vote, the motion was approved unanimously.

**9. Independence Pointe Parkway CTP Alignment Modification**

**Presenter:**

Kathi Ingrish, Town of Matthews

**Summary:**

Ms. Ingrish provided information to the board via a Power Point presentation, the contents of which are incorporated into the minutes. The presentation's purpose was to request that the board consider an amendment to the Comprehensive Transportation Plan (CTP) to modify the alignment of Independence Pointe Parkway in Matthews. The alignment options that had been considered were reviewed, along with issues and concerns identified during the public comment period. TCC and NCDOT concerns were also discussed. The TCC unanimously recommended that the "blue" option be approved by the board.

**Motion:**

Mr. Johnson made a motion to approve the CTP alignment modification for the Independence Pointe Parkway "blue" option. Mr. Gibbons seconded the motion. Upon being put to a vote, the motion was unanimously approved.

**10. Draft Public Involvement Plan**

**Presenter:**

Robert Cook

**Summary:**

Mr. Cook provided information to the board via a Power Point presentation, the contents of which are incorporated into the minutes. The presentation's purpose was to request that the board consider opening a 45-day public comment period on a draft update to the Public Involvement Plan (PIP). Metropolitan planning regulations require 45 day comment periods for updates and modifications to PIPs. If approved, the comment period will run from August 17 through October 2. Mr. Cook discussed the focus of the update: strengthen CRTPO's ability to engage with residents; review the current PIP to evaluate its effectiveness; develop a promotion strategy to utilize the latest technology.

**Motion:**

Mayor Becker made a motion to approve opening a 45-day public comment period on the draft PIP. Mr. Gibbon seconded the motion. Upon being put to a vote, the motion was unanimously approved.

**11. 2020-2029 TIP Development Process (NCDOT Prioritization 5.0)**

Presenter:

Robert Cook

Summary:

Mr. Cook provided information to the board via a Power Point presentation, the contents of which are incorporated into the minutes. The presentation's purpose was to obtain the board's approval of two requests:

1. Approve a change to the southern extent of the I-77 Express Lanes project to SC Line instead of I-485; and
2. Open a 14-day public comment period on the proposed P5.0 project submittals.

In addition to the requests, the presentation covered the following topics: Review the proposed P5.0 Highway project submittals; review the proposed P5.0 Non-Highway project submittals; review project submittal schedule. The proposed project lists for all modes were reviewed.

Motions:

Mr. Gibbons made a motion approve the modification to the southern project limit of the I-77 South project (I-5718A) to begin the project at the South Carolina state line instead of I-485. Mayor Becker seconded the motion. Upon being put to a vote, the motion was unanimously approved.

Ms. Cashion made a motion to approve the opening of a public comment period on the draft P5.0 project lists for all modes. Mr. Washam seconded the motion. Upon being put to a vote, the motion was unanimously approved.

**12. 2018-2027 Transportation Improvement Program Adoption Update**

Presenter:

Robert Cook

Summary:

Mr. Cook provided information to the board via a Power Point presentation, the contents of which are incorporated into the minutes. The presentation's purpose was to update the board on the process to adopt the 2018-2027 TIP. Topics covered included: public involvement update; financial plan update; information regarding the air quality conformity determination; adoption schedule.

The efforts to seek public comment were discussed. As of August 16, 91 comments had been received. The majority of the comments were in support of a proposed widening of NC 16 in Waxhaw. Other comments expressed opposition to the widening of John St./Old Monroe Road in Mecklenburg and Union counties. Staff is working on a financial plan that is currently in a draft stage (TIPs must be financially constrained). The board will be asked to adopt the 2018-2027 TIP in September.

**13. 2045 Metropolitan Transportation Plan**

Presenter:

Robert Cook

Summary:

Mr. Cook provided information to the board via a Power Point presentation, the contents of which are incorporated into the minutes. The presentation's purpose was to update the board on the development of the 2045 MTP. The original schedule had been for the board to adopt the fiscally-constrained project list at this meeting; however, the TCC delayed action on a recommendation due to a request from the Town of Cornelius to consider adding a project on NC 115 to the 2045 horizon year. The Roadway Ranking Review Committee will meet to consider the request and make a recommendation to the TCC, which will in turn act on its recommendation to the CRTPO board at its September meeting. Due to the delay, the public comment period was extended to August 30.

Public outreach efforts were discussed. One item of note was that the CRTPO for the first time paid for an ad on Facebook which reached close to 12,000 people and resulted in 500 people visiting the project website ([www.2045MTP.org](http://www.2045MTP.org)) and 30 new followers on the CRTPO Facebook page.

**14. Ramp Metering Feasibility Study**

The presenter on this item elected to defer the presentation to the September meeting.

**15. Upcoming Agenda Items**

Presenter:

Robert Cook

Summary:

Mr. Cook stated that the September meeting agenda will include three critical actions:

1. Adoption of the 2018-2027 TIP
2. Approval of the 2045 MTP fiscally-constrained roadway project list
3. Approval of the project lists for submittal to NCDOT's P5.0 database as part of the effort to prepare the 2020-2029 TIP

Action on all three items is time sensitive.

**14. Adjourn**

The meeting adjourned at 9:15 PM.



Review of the Comprehensive Agreement between  
the North Carolina Department of Transportation  
and I-77 Mobility Partners LLC

# Draft Report for Public Comment

August 2017

# Overview

*NCDOT has initiated a review of the Comprehensive Agreement with I-77 Mobility Partners LLC. The objective is to identify and evaluate potential policy options that might address concerns expressed by members of the public regarding the implementation of the managed toll lanes concept and various provisions in the agreement.*

*This presentation highlights findings from the draft report and describes the policy options recommended for consideration.*

# Presentation Outline

- Contents of the Draft Report
- Key Findings and Observations
- Recommended Policy Options for Consideration
- Public Input

# Contents of the Draft Report

1. Purpose and Scope of the Review
2. I-77 Express Lanes Project
3. Express Lanes Project Development and Status
4. Risk Allocation Assessment
5. Public and Stakeholder Input
6. Key Findings and Observations
7. Policy Options Recommended for Consideration



# Contents of the Draft Report, *continued*

Appendix A – Illustrative Example of Termination for Convenience Calculation

Appendix B – 2017 Public Comments submitted to NCDOT website

Appendix C – 2016 Input from Local Jurisdictions

Appendix D – Committed Highway and Bonus Allocation Projects

**The information presented in the Draft Report is not legal advice and the report is not a market valuation or an appraisal review.**

**The views and opinions provided in the Draft Report are strictly those of the authors. The report does not represent the opinions or policies of NCDOT, its agents, officers, or employees.**

# Key Findings and Observations

- The Comprehensive Agreement is reasonable, but inconsistent public engagement has undermined confidence in the public-private partnership (P3) project delivery approach.
  - Limited public engagement before P3 procurement was initiated
  - P3 presented as only financially viable alternative
  - Insufficient response to public concerns and questions
- The planning process did not provide sufficient opportunities for the public to evaluate the relative merits of express lanes and alternatives without tolls.
  - Focus on “immediate travel time reliability along I-77 from Uptown Charlotte to the Lake Norman area” precluded the examination of additional general purposes lanes in the environmental assessment.
- Public opinion reflects uncertainty about the express lanes concept.

# Policy Options

Mercator has identified a range of potential policy options that might address questions and concerns expressed by members of the public.

Additional time and resources would be required to generate reliable cost estimates, to prepare traffic and revenue analyses and to conduct the necessary legal and other due diligence that would be required to implement any option. In addition, some options may trigger additional environmental review.

The policy options recommended for consideration are not listed in order of preference and they may not be mutually exclusive.

# Policy Options, *continued*

- Terminate the Comprehensive Agreement and complete the Express Lanes Project using public funding or financing as it becomes available.

## *Key Challenges*

- Securing the public funds required to pay the termination compensation and to complete construction of the Express Lanes Project.
- Potential impact on other transportation projects and programs.

## *Potential Costs*

- The final termination payment would be determined by an independent appraiser plus the demobilization costs and other expenses incurred by the Private Partner and its subcontractors.
- Cost to stabilize the work zones along I-77 to ensure safe travel until construction is resumed
- Cost to complete construction of the Express Lanes Project

# Policy Options, *continued*

- Terminate the Comprehensive Agreement and allow CRTPO to determine whether express lanes should remain in the transportation plan or be replaced or supplemented with other improvements based on available resources.

## *Key Challenges*

- CRTPO would need time and resources to assess the impacts on regional transportation plans if the Express Lanes Project is not constructed.
- Potential impact on other transportation projects and transit programs.

## *Potential Costs*

- Cost to NCDOT will be the termination compensation, the demobilization expenses incurred by the Private Partner and its subcontractors, and the cost to stabilize the work zone along I-77.
- At this conceptual stage of analysis, it is not possible to identify or quantify the potential impacts on local jurisdictions if the Express Lanes Project were cancelled.

# Policy Options, *continued*

- Negotiate modifications to the project scope and/or the terms of the CA, such as:
  - Deferring or eliminating tolling of certain lanes,
  - Reducing the financial impact on frequent users,
  - Revising the truck restrictions to allow larger vehicles that can use the express lanes safely,
  - Encouraging greater use of the express lanes by allowing HOV-2 for some period of time, or
  - Modifying the compensation provisions for unplanned revenue impacting facilities.

# Policy Options, *continued*

## *Key Challenges*

- To reach agreement on changes to the project scope or the CA, NCDOT and the Private Partner would need to commit senior personnel and resources to the effort. In addition, some changes may require consent from the lenders.
- There is no assurance that the technical analysis will confirm the viability of any of the concepts or that the parties can reach agreement on the cost of any change.

## *Potential Costs*

- The cost to evaluate and implement the concepts cannot be determined until the options are refined.

# Policy Options, *continued*

- Work with CRTPO to identify and advance additional improvements to address mobility issues in the corridor.

## *Key Challenges*

- NCDOT and CRTPO would need to commit resources to work with local jurisdictions to identify and advance options that could have a meaningful impact on long-term congestion in the corridor.

## *Potential Costs*

- Cost will depend on the scope and location of the improvements.

Relevant examples include a \$11.6 million peak use shoulder lane added to a section of I-405 in Washington State that had two general purpose lanes and one express toll lane and the Georgia Direct Xpress Service Plan that includes development of new park-and-ride lots to enhance regional commuter bus service that uses tolled express lanes.



# Policy Options, *continued*

- Develop preliminary plans to negotiate and finance the purchase of the Express Lanes Project after completion.

## *Key Challenges*

- The feasibility of an acquisition after project completion would be driven by many variables beyond the control of NCDOT, such as the level of tax-exempt interest rates in the future.

## *Potential Costs*

- Costs to NCDOT to evaluate this option would include the expenses associated with outside professional services, including a traffic and revenue consultant and legal and financial advisors.
- Cost to acquire the Express Lanes Project will depend in large part on the operating performance of the express lanes and projected toll revenue.

# Public Review and Comment

Feedback, ideas and recommendations regarding the Draft Report can be emailed to [i77feedback@ncdot.gov](mailto:i77feedback@ncdot.gov)

Comments and suggestions can also be submitted on the I-77 Express Lanes project page on the NCDOT website:

<https://www.ncdot.gov/projects/I-77ExpressLanes/>

The public comments will be reviewed and incorporated in the final report, which is expected to be released in late summer.

To ensure comments are included in the final report, please submit them by Saturday, September 9, 2017.

TO: CRTPO Delegates & Alternates  
 FROM: Erin Kinne  
 Administrative Officer  
 DATE: September 15, 2017

**SUBJECT: 2017 STBG-DA Recommended Project List**

**ACTION REQUESTED:** Add the following projects to the TIP and endorsing the funding amounts and project schedules.

**BACKGROUND:**

- There is currently \$29.1 million in STBG-DA funds available for allocation in FY 2021 of CRTPO's TIP.
- A 60-day call for projects was held and 27 Roadway and Bicycle & Pedestrian project submittals were received, totaling over \$41 million in requested STBG-DA funds.
- Six Roadway Projects, eight Small Roadway Projects, and six Bicycle & Pedestrian projects were recommended for funding, based on STBG-DA criteria scores reviewed by the TCC.
- The six Bicycle & Pedestrian projects were approved for inclusion in the TIP at the August TCC and board meetings.
- The following Roadway and Small Roadway projects are recommended for inclusion in the TIP due to accelerated project schedules. The additional Roadway projects not listed here will be added during the adoption of the 2045 MTP in the spring of 2018.
- The Waxhaw-Indian Trail Road and New Town Road project was approved by CRTPO as one of the small intersection projects to be constructed with STBG-DA funds; however, Division 10 will fund this project with high hazard safety funds. The Project Oversight Committee will need to develop a recommendation to re-allocate the \$880,745 that has been approved for this project.

Project Description	STBG-DA Funding Requested	Project Phases
<b>Roadway Project</b>		
NC-51 Access Management Improvements (Park Rd - Carmel Rd) in Pineville	<b>\$2,000,000</b> (CON: \$2,000,000)	PE Complete: FY-19 ROW Begin: FY-19 Let Date: FY-20 Project Complete: FY-21
<b>Small Roadway Projects</b>		
Potter Rd & Wesley Chapel Rd Roundabout in Wesley Chapel	<b>\$773,099</b> (PE: \$93,143; RW: \$59,000; CON: \$620,956)	PE Complete: FY-18 ROW Begin: FY-19 Let Date: FY-19 Project Complete: FY-19
New Town Rd & Marvin Rd Roundabout in Marvin	<b>\$661,695</b> (PE: \$75,000; RW: \$45,000; CON: \$541,695)	PE Complete: FY-18 ROW Begin: FY-19 Let Date: FY-19 Project Complete: FY-19

NC-200 & Old Charlotte Hwy Intersection Improvements in Monroe	<b>\$921,702</b> (PE: \$112,395; RW: \$60,000; CON: \$749,307)	PE Complete: FY-19 ROW Begin: FY-19 Let Date: FY-20 Project Complete: FY-20
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Project Description	STBG-DA Funding Requested	Project Description
<b><i>Small Roadway Projects (cont'd)</i></b>		
Weddington-Matthews Rd & Tilley Morris Rd Roundabout in Weddington	<b>\$759,730</b> (PE: \$85,000; RW: \$51,750; CON: \$622,980)	PE Complete: FY-18 ROW Begin: FY-18 Let Date: FY-19 Project Complete: FY-19
Chestnut Lane & Weddington- Matthews Rd Roundabout in Union County	<b>\$876,844</b> (PE: \$100,000; RW: \$60,000; CON: \$716,844)	PE Complete: FY-18 ROW Begin: FY-18 Let Date: FY-19 Project Complete: FY-19
Davidson-Concord Rd & Robert Walker Dr Roundabout in Davidson	<b>\$1,008,931</b> (CON: \$1,008,931)	PE Complete: FY-17 ROW Begin: FY-17 Let Date: FY-18 Project Complete: FY-18

**CRTPO TECHNICAL COORDINATING COMMITTEE**  
**Summary Meeting Minutes**  
**Charlotte-Mecklenburg Government Center**  
**Room 267**  
**August 3, 2017**

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**Voting Members:** *Chair* - Danny Pleasant (City Manager's Office), *Vice-Chair* - Bill Coxe (Huntersville), David McDonald (CATS), Becky Chambers – alt for Dan Leaver (Charlotte E&PM), Jonathan Wells – alt for Ed McKinney (C-M Planning), Andrew Grant (Cornelius), Travis Johnson (Davidson), Barry Whitesides – alt for Matthew Todd (Iredell County), Kathi Ingrish – alt for Susan Habina Woolard (Matthews), Megan Green (Mecklenburg County – LUESA), Chris Breedlove (Mint Hill), Cami Weckerly (phone) – alt for Allison Kraft ( Mooresville), Lisa Stiwinter (Monroe), Scott Cole - alt for Louis Mitchell (NCDOT – Div. 10), Anil Panicker – alt for Mark Stafford (NCDOT – Div. 12), Andy Bailey (NCDOT-TPB), Kevin Parker – alt for Chris Easterly (Stallings), Sherry Ashley (Statesville), Erika Martin (Troutman), Bjorn Hansen (Union County), Dennis Rorie (Waxhaw), Will Washam (Bicycle Focus Area Representative), Joyce Figueroa – alt for Gwen Cook (Greenway Focus Area Representative), Scott Curry (Pedestrian Focus Area Representative), Dick Winters (Public Health Focus Area Representative)

**Staff:** Robert Cook (CRTPO), Curtis Bridges (CRTPO), Neil Burke (CRTPO), Erin Kinne (CRTPO), Candice Rorie (CRTPO), Andy Grzymski (CDOT), Anna Gallup (CDOT), Norm Steinman (CDOT), Jeff Furr (Charlotte E&PM), Loretta Barren (FHWA), Stuart Basham (NCDOT – Div. 10), Wendy Taylor (NCDOT – Div. 10), Lee Ainsworth (NCDOT – Div. 10), Tony Tagliaferri (NCDOT- Div. 10), Steve Bridges (NCDOT – Div. 12), Dalton Pierce (Indian Trail), Hank Graham (GCLMPO), Troy Peoples (Gastonia-Engineering), Kristy Crisp (Gastonia Econ. Dev.), Danny Jackson (Mt. Holly), Brian DuPont (Mt. Holly), Jessica Hill (Centralina COG)

**Guests:** Mark Gibbons (Huntersville Town Board), Bill Thunberg (LNTC), Joe Lesch (Gresham Smith), Radha Swayampakala (RS&H), Nick Landa (RS&H), Todd Steiss (WSP), Alf Badgett (Atkins), Roger Diedrich (Sierra Club), Mark Kramer (Greater Gaston Econ. Dev. Corp.)

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Danny Pleasant opened the meeting at 10:00 a.m. TCC members, staff, and guests introduced themselves.

Mr. Pleasant also explained that he has accepted a position as an Interim Assistant City Manager within the Charlotte City Manager's Office. He will continue to preside as TCC chairman for the foreseeable future, but may need to relinquish his duties at some point before the end of his term at the end of the calendar year.

**1. Adoption of the Agenda**

Mr. Pleasant asked if any adjustments were necessary to today's TCC agenda. Bill Coxe requested that the July TCC minutes are moved to the regular agenda to clarify the intent of a motion for the Catawba Crossings agenda item.

He then asked if any additional changes to the agenda are necessary. Hearing none, the amended August agenda was adopted by acclamation.

**2. Consideration of Consent Agenda**

Mr. Pleasant explained that the revised consent agenda for the August meeting contained the following TIP amendments:

- Approval of TIP amendment for Four Mile Creek Greenway/S. Trade St Crossing (EB-5829)

- Approval of six TIP amendments for bicycle and pedestrian projects from 2017 STBG-DA call for projects.

Motion:

Will Washam made a motion to adopt the consent agenda. Erika Martin seconded the motion. The motion passed unanimously.

## **TCC BUSINESS ITEMS**

### **3.1 July 2017 TCC Minutes**

Presenter: Bill Coxe

Summary/Action Requested:

Mr. Coxe requested that the motion made within the July TCC meeting minutes for the Catawba Crossings corridor is clarified to include the following points in conjunction with the approval of this document. Mr. Coxe added that he listened to the tape to reaffirm the discussions and motions for this agenda item.

- The statement made by Mr. Pleasant prior to the motion should add the reference “the entire corridor from NC 160 in Charlotte to I-85 in Gaston County.”
- The motion made by Bjorn Hansen should reference a corridor and not a specific project.
- The motion should be referenced to the entire East-West (Gaston Parkway) project from NC 160 in Charlotte to I-85 in Gaston County.
- The revised motion within the July TCC meeting minutes should read as follows: “Bjorn Hansen made the motion to recommend to the MPO that it endorse a resolution that supports an NC route designation for entire length of the Catawba Crossings corridor from NC 160 in Charlotte to I-85 in Gaston County. Mr. Coxe seconded the motion. Upon being put to a vote, the motion passed unanimously.”

Motion:

Mr. Coxe made the motion to recommend to the MPO that it approve the list of STBG-DA roadway and bicycle/pedestrian projects. Jonathan Wells seconded the motion. The motion passed unanimously.

### **3.2 Independence Pointe Parkway CTP Alignment Modification**

Presenter: Kathi Ingrish, Matthews

Summary:

Ms. Ingrish provided information to the TCC via a Power Point presentation, the contents of which are incorporated into the minutes [here](#). The presentation covered the following points:

- Ms. Ingrish began her presentation by reviewing the alignment alternatives that have been developed in consultation with CRTPO and Division 10 staff members.
- The alignment that was adopted by the Town of Matthews (blue route) begins at Matthews-Mint Hill Road and would traverse an alignment adjacent to the County Sportsplex, the CPCC Levine Campus, and a future residential subdivision before ending at the future McKee Road Extension.
- Ms. Ingrish explained that the old alignment travelled through the sportsplex and would have separated two of the fields from the remainder of the facility.
- She summarized the comments received during the public comment period.
  - There was significant opposition to the red and black alignments from citizens within two residential subdivisions.

- The blue alignment may impact the ability for CPCC and County Solid Waste to effectively use their property.
- Ms. Ingrish summarized the discussion of this agenda item during the July 26 Transportation Staff Meeting.
  - There is approximately 160 feet that is available for future alignments between the existing sportsplex and public works facility parking lots.
  - Concern was expressed that the blue alignment may not have adequate right-of-way to accommodate both the future Independence Pointe Parkway and the proposed Lynx Silver Line alignment. CATS staff had agreed to set up a follow up meeting, and Division 10 had agreed to include this analysis as part of the US 74 corridor (U-2509) environmental document.
  - A reconsideration of the red and black alignments was not recommended due to their impacts on the existing Rainbow Ridge Subdivision and a greater impact on the County site.
- Ms. Ingrish concluded her presentation by reviewing a schedule that identified the dates for the public comment period (May 18 through June 16), and consideration of approving the CTP amendment at the July TCC and MPO meetings.

Mr. Coxe confirmed that Division 10 could incorporate a cross-section feasibility analysis for the future roadway and light rail alignments. Scott Cole explained that the Independence Pointe Parkway alignment is an element of the committed U-2509 project; therefore this can be included within the scope of the environmental document.

Motion:

Mr. Coxe made a motion to recommend to the MPO that it adopt the blue alignment of the Independence Pointe Parkway, amend the CTP highway map, and recommend that Division 10 include the cross-section feasibility analysis for both the Independence Pointe Parkway and the future Lynx Silver Line alignment within the scope of the U-2509 environmental document. Sherry Ashley seconded the motion. The motion passed unanimously.

### **3.3 2045 Metropolitan Transportation Plan**

Presenter: Neil Burke

Summary/Action Requested:

Mr. Burke provided information to the TCC via a Power Point presentation, the contents of which are incorporated into the minutes [here](#). The presentation covered the following points:

- Mr. Burke began his presentation by stating that action is being requested to recommend that the MPO approve the 2045 MTP draft fiscally constrained roadway project list.
- He explained that this agenda item was discussed in detail during the August 2 Transportation Staff meeting, and the Town of Cornelius had made a recommendation to include the NC 115 widening project between Washam Potts Road and Potts Street in the 2045 horizon year.
  - The Roadway Ranking Review Committee and TCC members attending the Transportation Staff meeting had expressed concerns with the ability to deliver this project given the corridors proximity to the Norfolk Southern "O" Line and potential impacts to historically-eligible properties along the west side of the corridor.
- He reviewed the MTP development schedule by explaining that the CRTPO board approved the opening of a two week public comment period on the draft fiscally constrained list at its July 19 meeting.

- Mr. Burke summarized the various methods of public engagement used during the two-week public comment period which included social media promotion, small group meetings and a special edition newsletter.
- Mr. Burke explained that over 150 comments were received through the interactive mapping application on the MTP project website, and 10 comments were received via e-mail.
- He explained that many of the resident comments expressed support for projects within the draft fiscally constrained project list, but there were also a series of comments that encouraged additional transit and bicycle and pedestrian projects within the fiscally constrained project list.
- Mr. Burke summarized comments received from the Charlotte chapter of the Sierra Club, which included recommendations for additional transit investment, concerns with the weight imbalances between congestion and accessibility, and contained a suggestion to reward projects that incorporate Travel Demand Management strategies.
- He explained that staff would develop responses to the comments received during the public comment period and post them to the project website.
- Mr. Burke concluded his presentation and TCC members asked questions and provided comments.

Mr. Coxe stated that the MTP's goals and objectives help to frame the project ranking criteria but there can be flexibility within the criteria to identify the most competitive projects that will score well in future rounds of STI (NCDOT Prioritization). This comment was stated in response to concerns raised by the Sierra Club regarding inconsistencies between the goals and objectives and the ranking criteria for roadway projects within the MTP.

Bjorn Hansen inquired about the impact of the release of the revised 2018-2027 STIP and its effect on the financial assumptions for the 2045 MTP. Mr. Burke explained that two projects moved from the 2035 horizon year to the 2025 horizon year because of their status as committed projects in the revised STIP. Loretta Barren explained that inflation between the initial and revised 2018-2027 STIP was reduced by two percent.

Andrew Grant explained that the NC 115 project (Washam Potts Road to Potts Street) is a high priority to the Town of Cornelius, and he stated that he will make an alternate motion for the TCC to delay its vote to recommend the adoption of the fiscally constrained project list to allow the Roadway Ranking Review Committee (RRRC) to revisit its recommendation within the 2045 horizon year of Region E. He provided the following justifications for the delay in action today:

- The Town of Cornelius is nearing completion on a corridor study along NC 115 with CRTPO UPWP funds that has shown that a three-lane widening project is feasible between Washam Potts Road and Potts Street.
- The recommended project from the feasibility study was appropriately scored within the 2045 MTP.
- Both the US 21 (Sunset Road-Harris Blvd) (MTP ID 3065) and the NC 115 project in Cornelius (Washam Potts Road – Potts St) (MTP ID 3008) received the same MTP score of 90.
- Even though more expensive, the MTP ID 3065 project was recommended for inclusion in the 2045 horizon year
- This project is currently within the 2040 horizon year of the current MTP.



- The project has the same MTP score (90) as the last project in the 2045 horizon year of the draft fiscally constrained project list. This project is the US 21 widening project from Sunset Road to Harris Boulevard.

Motion:

Mr. Grant made a motion to delay the recommendation for the MPO to approve the fiscally constrained roadway project list from the 2045 MTP until the September TCC meeting to allow for the RRRC to meet again to reconsider its recommendation within the 2045 horizon year of Region E. Mr. Coxie seconded for discussion purposes only.

Discussion:

Mr. Pleasant asked for clarification regarding the RRRC's recommendation of the US 21 project in Charlotte over the NC 115 project in Cornelius. Mr. Burke explained that the RRRC recommended the US 21 project because of the inflated cost of the NC 115 project would leave \$61 million unspent within the 2045 horizon year of Region E.

Mr. Pleasant responded to state that there should be an adequate amount of interpretation of the funds available in the outer horizon year of the plan. Mr. Burke explained that the escalation rates of the projects in the 2045 horizon year would not allow for both the US 21 and NC 115 projects to be included and meet fiscal constraint.

Mr. Grant clarified that there are other options than exchanging the US 21 project in Charlotte with the NC 115 project in Cornelius. He recommended that the RRRC is convened for one more meeting to evaluate all of the potential options and recommend the most appropriate one.

Mr. Coxie asked about the implications of delaying the vote on the fiscally constrained project list by one month. Mr. Burke explained that staff has started the interagency consultation process with NCDOT and its regional MPO partners, which relates to the air quality conformity process. He also added that it may become confusing for the MPO to take action on the fiscally constrained project list, the approval of the 2018-2027 TIP, and the endorsement of projects for P5.0 in September. Anna Gallup stated that at least one other MPO will not actually adopt its fiscally constrained project list until September, therefore a one-month delay in the CRTPO adoption of its list would be permissible.

Mr. Coxie expressed concern with the delay of this action, which would burden the September TCC and MPO agendas with a series of important actions less than two months prior to municipal elections.

Robert Cook reminded the TCC that these projects are being considered in the 2045 horizon year, the MTP are updated every four years, and the NC 115 project in Cornelius is recommended for resubmission in Prioritization 5.0.

Vote:

The motion passed with Mr. Coxie (Huntersville) voting in opposition of the motion.

### **3.4 Draft Public Involvement Plan**

Presenter: Neil Burke

Summary/Action Requested:

Mr. Burke provided information to the TCC via a Power Point presentation, the contents of which are incorporated into the minutes [here](#). The presentation covered the following points:

- Mr. Burke began his presentation by stating that today's requested action was to recommend to the MPO that it open a 45-day public comment period on the draft PIP.
- An update to the CRTPO's Public Involvement Plan was a recommendation in its 2016 Certification Review.
- The updated document contains recommendations that are focused on creating opportunities for active and convenient participation through the use of social media, online interactive software and conducting outreach activities at existing events.
- The revised PIP has updated public involvement strategies based upon changes to the MTP and TIP development processes since the first PIP was adopted in 2005.
- If approved, the Public Involvement Plan public engagement period would begin on August 17 and conclude on October 2.
- Mr. Burke concluded his presentation by stating that action will be requested to recommend the adoption of the updated PIP at the November TCC meeting.

Motion:

Lisa Stiwinter made a motion to recommend to the MPO that it open a 45-day public comment period on the draft PIP. Mr. Wells seconded the motion. The motion passed unanimously.

**3.5. NCDOT 2020-2029 STIP Development (P5.0) Update**

Presenter: Neil Burke

Summary/Action Requested:

Mr. Burke provided information to the TCC via a Power Point presentation, the contents of which are incorporated into the minutes [here](#). The presentation covered the following points:

- Mr. Burke began his presentation by stating that the requested actions with this item were to:
  - a. Recommend that the MPO approve the modification to the southern project limit of the I-77 Express Lanes project (I-5718A) to begin the project at the South Carolina State Line instead of at I-485. This project is considered a "carryover" project for P5.0.
  - b. Recommend that the MPO approve the opening of a public comment period on the draft P5.0 project lists for all modes.
- The public comment period would begin on Thursday, August 17 and conclude on August 31.
- He then summarized the process that the P5.0 Roadway subcommittee undertook to develop the recommended project lists by reviewing carryover, holding tank, and new projects from the 2035 and 2045 horizon years of the draft fiscally constrained project lists.
  - There are 56 total roadway projects that have been recommended for P5.0.
  - 10 of the 56 projects will be automatically submitted for P5.0 without using one of CRTPO's 46 submittal slots.
- Mr. Burke summarized the recommended project submittals for the non-highway modes.
  - 22 bicycle and pedestrian projects have been reviewed and recommended by the Bicycle and Pedestrian Work Group.
  - 9 Transit projects are being recommended by CATS and Iredell County Area Transit System.
  - 10 Rail projects are being recommended through consultation with the Charlotte DOT, and NCDOT-Rail Division.

- 38 Aviation projects are being recommended for submittal from the Charlotte-Douglas, Charlotte-Monroe Executive, and the Statesville Regional Airports.

Anil Panicker inquired about the five recommended P5.0 roadway submittals for I-77 south between the Brookshire Freeway and South Carolina and how they would be affected by the corridor cap. Mr. Burke responded that the corridor cap would prevent all five projects from being funded in the 2020-2029 TIP, however; it is recommended that all five projects are re-submitted in P5.0 to maintain consistency with the project limits for the I-77 feasibility study and future environmental document.

Mr. Coxe explained that the P5.0 roadway subcommittee did not recommend the submission of the I-77 general purpose lane project from I-485 in Charlotte to Catawba Avenue (Exit 28) in Cornelius because the subcommittee could not identify an accurate cost that included a compensation event penalty from the I-77 Express Lane project.

Motion:

Mr. Coxe made a motion to recommend to the MPO that it approve the modification to the southern project limit of the I-77 Express Lanes project (I-5718A) to begin the project at the South Carolina State Line instead of at I-485; and, Recommend that the MPO approve the opening of a 14-day public comment period on the draft P5.0 project lists for all modes. Mr. Hansen seconded the motion. The motion passed unanimously.

## **TCC INFORMATION REPORTS**

### **4.1. 2018-2027 TIP Adoption Process Update**

Presenter: Neil Burke

Summary:

Mr. Burke provided information to the TCC via a Power Point presentation, the contents of which are incorporated into the minutes [here](#). The presentation covered the following points:

- Mr. Burke began his presentation by stating that a public comment period began on the DRAFT 2018-2027 TIP, the 2040 MTP amendments and an air quality conformity determination on July 9. The public comment period will conclude on August 16.
- He explained that 44 comments have been submitted on the DRAFT 2018-2027 TIP to date, with the greatest number of comments (36) expressing support for the NC 16 (U-5769) widening projects in Weddington and Waxhaw.
- A financial plan to demonstrate that the 2018-2027 TIP is financially constrained is under development using the data from the revised STIP. The financial plan will cover program years 2018 through 2021 since these are the years that FHWA recognizes.
- A draft air quality conformity determination document has been posted to the CRTPO's TIP webpage. The emissions expected from the 2018-2021 TIP years and the 2040 MTP amendments have been shown to be in conformity with the 8-hour ozone standards and conforms to the purpose of the State Implementation Plan.
- Action will be requested by the TCC in September to recommend to the MPO that it adopt the 2018-2027 TIP, the 2040 MTP amendments, and an air quality conformity determination.

### **4.2 Catawba Crossings NC Route Designation Resolution**

Presenter: Bill Coxe

Summary:

Mr. Coxé provided information to the TCC via a Power Point presentation, the contents of which are incorporated into the minutes [here](#). The presentation covered the following points:

- Mr. Coxé began his presentation by summarizing the previous action by the TCC during the July meeting to endorse the concept of a corridor re-designation of a Catawba Crossings corridor to be a future NC highway. He explained that the action by the TCC was unanimous, but the MPO had questioned the rationale for the TCC vote.
- He then reviewed an aerial map of the Catawba River corridor and explained that there only three crossings of the Catawba River between Mecklenburg and Gaston Counties, and several miles of spacing between the current bridges.
- Mr. Coxé stated that he believed that the TCC saw the merit in endorsing the resolution to support the corridor re-designation given the traffic volumes along I-85 as well as the Charlotte-Douglas Airport expansion plans.
- Mr. Coxé emphasized that the resolution is in reference to a proposed corridor and not a specific project.
- He explained that a substitute resolution was discussed during the August 2 Transportation Staff meeting, but ultimately TCC members decided against bringing a revised document for action during today's TCC meeting. Mr. Coxé stated that this may further complicate the questions that the MPO has asked the TCC to answer regarding the Catawba Crossings corridor.

Mr. Pleasant stated that there has not been any roadway design work completed on the Mecklenburg County portion of this corridor, and the City of Charlotte is in the process of finalizing the planning work for the River One district and the Airport expansion. He added that interchange modifications will also be needed in the location where this future corridor intersects I-485.

Mr. Pleasant explained that CRTPO staff will need to complete a conceptual roadway design for the Mecklenburg County portion of this project to identify the future right-of-way that will need to be reserved. The completion this work will allow for the TCC to adequately answer the MPO's questions regarding the corridor.

Mr. Hansen stated that the traffic projections for the former Garden Parkway project could be used as a guide to estimate future traffic volumes for this corridor as well as I-85. He explained that he believed that the I-85 widening project would likely exceed the capacity of the new lanes within 10 years of being open to traffic.

#### **4.3 Ramp Metering Feasibility Study**

Presenter: Scott Cole (NCDOT-Division 10) and Alf Badgett (Atkins)

##### Summary:

- Mr. Cole provided an introduction for the ramp metering feasibility study by stating that there was financial commitment from the three MPOs within the Charlotte region to undertake this study, and several TCC members have been involved on the steering committee for this project.
- He explained that a final report has been completed along with an implementation plan.
- Mr. Cole explained that NCDOT-Division 10 may consider submitting a ramp metering project for NCDOT Prioritization 5.0.

Mr. Badgett provided information to the TCC via a Power Point presentation, the contents of which are incorporated into the minutes [here](#). The presentation covered the following points:

- Mr. Badgett began his presentation by explaining that freeway ramp metering helps to mitigate congestion by managing the rate of traffic entering the freeway from the on-ramp.
- He explained the phases of the feasibility study which included data collection, site screening and analysis, cost estimation, revision of design standards, and the development of an implementation plan.
- Mr. Badgett stated that initially 241 sites were identified throughout Cabarrus, Gaston, Iredell, and Mecklenburg Counties, and this was screened down to 50 sites following a detailed site evaluation and analysis.
- He concluded his presentation by detailing the implementation plan where the potential sites were prioritized by calculating a benefit-cost ratio throughout a 10-year horizon. The list was prioritized by corridor because ramp meters have been proven to be most effective when implemented along a freeway corridor with several interchanges being upgraded with ramp meters.

Mr. Grant encouraged NCDOT-Division 10 to coordinate with local jurisdictions if consideration is being given to submitting a ramp meter project in Prioritization 5.0. He added that there will be a learning curve for residents that do not understand the benefits of this technology.

Mr. Coxe encouraged NCDOT to attempt to accommodate ramp meters at the recommended sites along with the design of active projects within the DRAFT TIP. Mr. Cole explained that this is a feasibility study and additional design will be required before these sites can be incorporated into active projects that are in development.

Travis Johnson stated that Davidson is about to undertake a mobility plan and he encouraged the ramp metering project team to participate in the public outreach process to educate residents on the benefits of ramp metering.

Mr. Pleasant left the meeting at 11:59 a.m. and Mr. Coxe presided over the remainder of the meeting.

## **OTHER REPORTS**

### **5.1. NCDOT Report**

- Mr. Cole provided a summary of the John Street/Old Monroe Road widening project (U-4714) meeting that was held in Matthews earlier this week.
- The focus of this meeting was to address concerns that residents of Matthews have with the initial design of a super street proposed between South Trade Street and I-485.
- The purpose of this meeting was to provide responses from NCDOT in regards to a letter written by the Town of Matthews in March with several recommended design modifications for U-4714.
- Mr. Cole stated that over 240 residents attended and provided feedback to NCDOT on this project.

Stuart Basham provided an update on behalf of NCDOT-Division 10:

- Construction of several bridge and culvert structures is underway in the Lake Park and Hemby Bridge areas of the Monroe Expressway project. . The intersection at US 74 and Stallings Road has been closed since July 23<sup>rd</sup> for widening and reconstruction of that intersection. Austin-Chaney Road between McIntyre Road and Monroe-Ansonville Road in Wingate is closed until August 7<sup>th</sup> for construction of the Expressway.
- There is ongoing mainline work on the Independence Boulevard project near the Sharon Forest Drive area. Work is expected to be complete by the end September.
- A project was recently let for a roundabout at Waxhaw-Indian Trail Road/Beulah Church Road. Construction started on July 24 and will last for approximately six weeks.

- The NC 51 and Idlewild Road intersection was closed on June 23 to construct a multi-lane roundabout at this location. The project has experienced delays due to utility relocation issues. The project is expected to open to traffic on August 28 – the first day of school.
- Work began on June 20<sup>th</sup> to convert four major intersections along US 74 in Indian Trail to superstreets. Those intersections are located at Wesley Chapel Stouts/Sardis Church Road, Faith Church Road, Unionville-Indian Trail Road, and Indian Trail-Fairview Road. That project is scheduled for completion in November of 2018.

Anil Panicker provided an update on behalf of NCDOT-Division 12:

- NCDOT-Congestion Management is undertaking a new traffic forecast for the Brawley School Road widening project between Talbert Road and US 21, and a public meeting will be scheduled in the fall.

Andy Bailey provided updates on several CTP-related items:

- The GCLMPO Board approved CTP amendments for the Gaston East-West Parkway to amend its highway map to reference this facility as a boulevard classification instead of the previous designation of freeway.
- Once CRTPO has approved the CTP map modifications for the Independence Pointe Parkway, staff will need to work with TPB staff to amend the statewide CTP highway map to reflect the new alignment.

## **5.2. Bicycle and Pedestrian Work Group Report**

Mr. Bridges stated the Bicycle and Pedestrian Work Group (BPWG) has developed bicycle and pedestrian performance measures and will present these during the CMP/Performance Measures Task Force meeting this afternoon.

## **5.3. Upcoming Issues**

Mr. Burke reminded the TCC of the following upcoming actions during the September meeting:

- Recommendation to approve the 2045 MTP fiscally constrained project list;
- Recommendation to adopt the 2018-2027 TIP, 2040 MTP amendments, and an air quality conformity determination; and,
- Recommendation to endorse the project submittals for the 2020-2029 TIP Development process (Prioritization 5.0).

Mr. Coxe reminded the TCC that the North Carolina Turnpike Authority (NCTA) will be releasing a draft report prepared by Mercator Advisors regarding the contract for the I-77 Express Lanes on or after August 7.

Candice Rorie explained that a call for CRTPO traffic count projects will begin in August or September. Additional details will be sent out in an email shortly. The call for projects will be at least three weeks in length.

Mr. Cook explained that TCC members will receive an email shortly regarding a call for FY 2019 local projects in the forthcoming UPWP. The deadline will likely be September 29.

**6. Adjourn:** Mr. Coxe determined that the agenda had been adequately completed and adjourned the meeting at 12:13 p.m.

# Charlotte-Mecklenburg Planning Commission

Attachment 9

## Meeting Schedule

October 2017

Date	Time	Purpose	Location
<b>Planning Commission</b>			
10-02-17	12:00 pm	Work Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
<b>Executive Committee</b>			
10-17-17	4:00 pm	Work Session	North Conference Room 885 8 <sup>th</sup> Floor – CMGC
<b>Planning Committee</b>			
10-17-17	5:00 pm	Work Session	Innovation Station 8 <sup>th</sup> Floor – CMGC
<b>Zoning Committee</b>			
10-03-17	4:30 pm	Meeting	4:30-5:30pm Innovation Station 8 <sup>th</sup> Floor – CMGC 5:30pm Conference Room 280 2 <sup>nd</sup> Floor – CMGC
10-16-17	5:00 pm	City Council Dinner Meeting	Conference Room CH-14 Basement – CMGC
10-16-17	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
<b>Other Committee(s)</b>			
10-18-17	6:00 pm	CRTPO Meeting	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
10-19-17	5:00 pm	UDO Advisory Committee	Innovation Station 8 <sup>th</sup> Floor – CMGC
<b>Charlotte-Mecklenburg Planning Department Meetings</b>			
10-10-17	6:00pm	<b>Ridge Road Extension (Prosperity CNIP Project) Public Workshop</b> Crossway Community Church, 6400 Prosperity Church Road	





# Charlotte-Mecklenburg Planning Commission

## Meeting Schedule

November 2017

Date	Time	Purpose	Location
<b>Planning Commission</b>			
11-06-17	12:00 am	Work Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
<b>Executive Committee</b>			
11-21-17	4:00 pm	Work Session	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b>			
11-21-17	5:00 pm	Work Session	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
<b>Zoning Committee</b>			
11-01-17	5:30 pm	Work Session	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
11-20-17	5:00 pm	City Council Dinner Meeting	Conference Room CH-14 Basement – CMGC
11-20-17	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
<b>Other Committee(s)</b>			
11-15-17	6:00 pm	CRTPO Meeting	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
11-30-17	5:00 pm	UDO Advisory Committee	Innovation Station 8 <sup>th</sup> Floor – CMGC

### Charlotte-Mecklenburg Planning Department Meetings

There are no meetings scheduled at this time.