

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

Planning Commission

JANUARY 8, 2018
work session

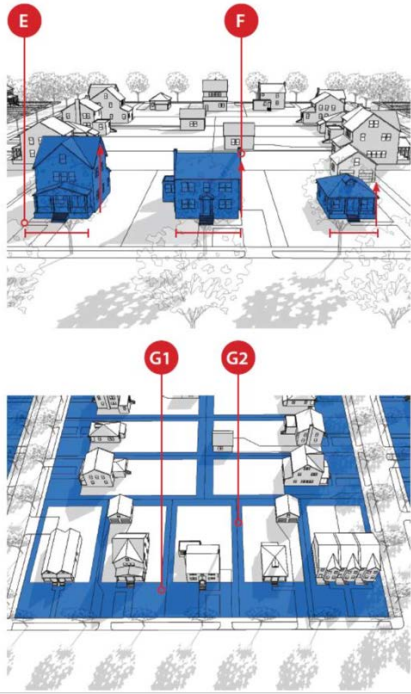
Charlotte-Mecklenburg
Government Center
Conference Room 267
Noon

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda

January 8, 2018 – Noon-2:00pm

CMGC – Room 267



Charlotte Place Types Working Draft

Neighborhood 1

https://charlotteudotorg.files.wordpress.com/2017/12/2017_12_19_planning_committee_final_for_web.pdf

Noon - 12:10 (10 minutes)

1. Call to Order & Introductions (Deb Ryan)

- Introduction of New Director

12:10 - 12:20 (10 minutes)

2. Minutes and Reports (Deb Ryan + All)

- Approve December 4, 2017 Work Session Minutes - *Attachment 1*
- Discussion on Information in Review Packet
 - Planning Department's Public Outreach Presentations - *Attachment 2*
 - Zoning Committee Agenda Results - *Attachment 3*
 - Planning Committee Minutes - *Attachment 4*
 - Historic District Commission Meeting Results - *Attachment 5*
 - Upcoming Meeting Dates - *Attachment 6*

12:20 - 12:25 (5 minutes)

3. Old Business/TODO Tasks Follow-up

- Work Plan - *Attachment 7* (Deb Ryan + All)

12:25 – 1:50 (85 minutes)

4. On-Going Business

- Transit Oriented Development (TOD) Zoning District
 - Update on Schedule & Process (Monica Holmes – Planning)
(Less than 10 minutes)
- Place Types
 - Summary of Planning Committee Discussion (John Ham, Mandy Rosen – Planning)
(Less than 10 minutes)
 - Commission Discussion, Emerging Ideas & Questions (John Ham/ Deb Ryan + All)
- TODO Tasks (John Fryday)

1:50 - 2:00 (10 minutes)

5. Ten-Minute Talk

Work Session Summary Minutes

December 4, 2017 – Noon

CMGC – Conference Room 267

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, Mike Sullivan, Cozzie Watkins, and Nancy Wiggins

Commissioner Ham, arrived at 12:12 pm. Commissioner Samuel arrived at 12:23 pm. Commissioners Majeed and Wiggins arrived at 12:25 pm.

Commissioner Sullivan left at 1:58 pm. Commissioner Ham left at 2:00 pm.

Planning Staff Present: Ed McKinney (*Interim Planning Director*), Scott Adams, Kathy Cornett, Alan Goodwin, Laura Harmon, Garet Johnson, Linda Keich, Melony McCullough, Cheryl Neely, and Stanley Watkins (*Consultant - City Strata Consulting*)

Others Present: Former Commissioners Ray Eschert, Tony Lathrop, and Karen Labovitz
Dr. Tom Hanchett, History South

Call to Order & Introductions

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

Chairperson Ryan said that she would like to rearrange some agenda items. She suggested that agenda items #4 (Old Business) and #5 (On-Going Business) be moved after agenda item #6 (New Business) to ensure enough time for Dr. Tom Hanchett's presentation. Commissioner Watkins made a motion to make the changes to the agenda, seconded by Commissioner McClung. The motion was approved unanimously.

Certificates of Appreciation

Chairperson Ryan presented Certificates of Appreciation to former Commissioners Ray Eschert, Karen Labovitz, and Tony Lathrop. Each of the former Commissioners thanked everyone for the certificate and expressed their gratitude for serving on the Planning Commission.

Minutes and Reports

Approval of November 6, 2017 Work Session Minutes

Commissioner Gussman made a motion to approve the November 6, 2017 minutes, seconded by Commissioner McClung. Commissioner Spencer requested an amendment to the minutes. The final page of the minutes indicates that "Commissioner Spencer made a motion to enthusiastically support the UDO". Commissioner Spencer clarified that the motion was to "support the UDO process", because there is not currently an UDO. Chairperson Ryan asked Commissioners Gussman and McClung if the motion to approve the minutes could include this amendment. They agreed and the minutes were approved unanimously with the modification.

Charlotte Regional Transportation Planning Organization (CRTPO) Report

Commissioner Nwasike reminded the Commission that the public comment period for the 2045 MTP (Metropolitan Transportation Plan) is approaching and suggested that Commissioners help get the word out about the comment period. The date has not been announced yet. She will forward an email with the date when she receives it. Chairperson Ryan asked Commissioner Nwasike to forward everyone the link to the 2045 MTP as well. Commissioner Nwasike agreed to do so.

New Business

Charlotte History Discussion

Chairperson Ryan introduced Dr. Tom Hanchett and explained he will be leading the discussion on the History of the South. Dr. Hanchett provided information on his background and experience with studying the history of Charlotte's neighborhoods. He indicated that during his study of neighborhoods, he discovered that Charlotte was not racially or economically segregated before the 1900s.

Dr. Hanchett continued to share his background and referenced the book that he authored entitled *"Sorting out the New South City"*, which describes how Charlotte became segregated. He talked about suburban neighborhoods that developed after World War II. Dr. Hanchett explained that his presentation will focus on segregation, housing affordability, and how history has shaped this community. He said that he has been working on the Community Building Initiative with John Howard from the Planning Department. As part of this initiative, they have done a series of bus tours of the west and east sides of Charlotte. While doing these tours, they have noticed that there have been a lot of changes in these areas. He further emphasized that the discussion will focus on How Charlotte Became Segregated, Salad Bowl Suburbs, and Gentrification.

Dr. Hanchett referenced a map of the city and talked about how different areas in Charlotte are economically and racially segregated. He noted that this is a national issue.

Dr. Hanchett said that Charlotte was divided into four election wards in 1875 and at that time both African Americans and Caucasians lived in these wards. He presented maps of Charlotte from the late 1800s which illustrated that different races and businesses were integrated in the four wards.

Commissioner Wiggins talked about her experience growing up in Charlotte. She said that there were "clumps" of different races that lived in certain areas.

Chairperson Ryan expressed how Dr. Hanchett's description of Charlotte in his book was not the Charlotte she knows and how her experience with race integration was not "salt & pepper" as he described it.

Commissioner Watkins asked about the faith houses and if they were integrated since some neighborhoods were integrated. Dr. Hanchett pointed out several churches on the map and explained that the churches served the people in the neighborhoods where they were located.

Commissioner Spencer asked if worship was integrated. Dr. Hanchett replied that he did not think worship was integrated and pointed out that African American and Caucasian churches were built in

close proximity to each other. Commissioner Majeed asked if this was because Charlotte was smaller. Dr. Hanchett replied that he did not think that was the case. He believes it was because people did not realize that they needed to be separated.

Dr. Hanchett continued by explaining how segregation became more prominent in the 1900s because of the depression in the 1890s and the white supremacy campaign of 1898. He said that major segregation changes occurred in the early 1900s in North Carolina, including economic and racial segregation through property deeds.

Dr. Hanchett presented maps from the 1930s which identified desirable neighborhoods in Charlotte. He explained that mortgage lenders would only provide loans for homes located in these neighborhoods. This stumped the economic growth in the less desirable neighborhoods. FHA loans were awarded to certain classes of people and this impacted the neighborhoods of Charlotte and their development.

Dr. Hanchett talked about the “Salad Bowl Suburbs”, the areas in Charlotte on the East side that have developed into very diverse communities with different size houses and naturally occurring mixed income housing. These areas were built as white neighborhoods but they are now ethnically and racially diverse. He continued by talking about the growth of the immigrant population in Charlotte. In the early 2000s Charlotte was the fastest growing city of Latinos in the United States.

Dr. Hanchett also talked about neighborhood changes and gentrification. He explained that typically when people think of gentrification they associate white people with money coming into a neighborhood and displacing black people who are facing economic hardships. He stated that is not always the case. Gentrification currently consists of people with money and choice choosing to live near the center of cities. This happens in both Caucasian neighborhoods and African American neighborhoods. He explained that gentrification occurs despite race and is occurring throughout Charlotte.

Commissioner Spencer asked what are the consequences of taking action and the consequences of inaction in regards to the issues he mentioned. Dr. Hanchett said he does not know the exact consequences of action but stated that the process of working towards making the needed changes will be a learning process. He also mentioned that other cities’ comprehensive plans include their history.

Commissioner McClung asked if the developers have become as powerful as the fusion people in the 1900s. Dr. Hanchett said he could not compare the two.

Commissioner Wiggins mentioned that in the 1970s and 1980s Charlotte embarked on scattered site housing projects and now there are not many affordable houses being developed. Dr. Hanchett said Charlotte does have some successes. He used the First Ward area as an example of a desirable mixed income neighborhood.

Chairperson Ryan thanked Dr. Hanchett. She explained that it is important to acknowledge our history, learn from it, and make better decisions today.

Old Business/To Do Tasks Follow-up

Place Types and Unified Development Ordinance (UDO) Report to City Council and Work Plan

Vice Chairperson Fryday said the Place Types/UDO Report and the Work Plan was sent to current City Council members along with a letter that Mr. McKinney and Chairperson Ryan created to introduce the reports. These documents will be sent to the new Council members so that they will also be informed. Chairperson Ryan thanked Mr. McKinney for his work in helping to move this process along.

On-Going Business

Place Types and UDO Update

Mr. McKinney talked about the detailed conversation at the previous Planning Committee meeting around the next phase and efforts of the Place Types work. He stated that the focus of the conversations was specifically on schedules and community engagement. He explained that Garett Johnson (Planning) will provide a condensed version of the discussion and Laura Harmon (Planning) will talk about mapping out the advance work, the next steps, and some of the priority efforts around the UDO.

Place Types

Ms. Johnson talked about the major milestones and schedule for the Place Types and UDO. She shared key dates in each of the phases and information about community engagement during each phase. Ms. Johnson indicated that the draft Place Types document will be available in the summer of 2018; followed by the public review and the adoption process with the Commission and City Council in the fall. The Place Type document is scheduled to be adopted by Council a year from now.

Commissioner Spencer asked how the new City Council members will be updated. Ms. Johnson responded that it is important to make sure all Council members understand Place Types/UDO and the schedule. They will coordinate with the City Manager's Office to engage Council and work with Council through the Transportation and Planning Committee and the full Council. Chairperson Ryan asked for an update on this at the next meeting and she also asked to add it to the to-do list.

Commissioner Nelson asked about the time frame in which the Commission will receive a detailed documentation of all the Place Types. Ms. Johnson said the first public draft should be complete in March 2018. The draft that Council will review for adoption will be available in August.

Commissioner Nelson asked about addressing affordable housing as a part of the UDO process and she also asked what the consultants have said about this. Ms. Johnson said that this will be a part of the discussion at the Summit. She added that from the Place Types perspective, they have heard that housing diversity is important.

Chairperson Ryan said that affordability is on the Commission's Work Plan and they have had preliminary conversations about what the Commission can do from an affordability standpoint. She mentioned an affordability study that is underway. She thinks the Commission will try to aim for having a conversation about affordability in February.

Commissioner Nelson said that she is aware of the study and suggested the Planning Commission have their own detailed discussion on affordability because the study will not address land use and UDO type policies and regulations.

Chairperson Ryan asked Commissioner Nelson what she could suggest. Commissioner Nelson said perhaps the Commission could look at how other cities may have incorporated affordable housing into their UDO.

Commissioner McClung asked if Place Types will be consistent in each area of the city. For instance, will a Place Type in Ballantyne be applicable for Beatties Ford Road. Ms. Johnson compared Place Types to a land use category and said the template created for Place Types can be used for all areas of Charlotte. Commissioner McClung expressed his concern about Place Types providing the same opportunities for all areas. Ms. Johnson said that Place Types may have similar characteristics but could be unique.

The Chairperson said that Commissioner McClung's point is well taken but it is difficult to respond to since there are not any examples of Place Types. She said that once the examples are available, this should be considered.

Commissioner Majeed asked if the criteria for Place Types will be universal regardless of its location. He asked if the same elements of design will be appropriate for all areas of town. Ms. Johnson explained that the same palette of Place Types is used throughout the community.

Vice Chairperson Fryday expressed his frustration in asking for an example of a Place Type related to the UDO. Ms. Johnson explained that the tear sheets will assist in developing a complete example.

Mr. McKinney noted that it was 2:00 pm and asked if the Commission wanted to defer the UDO update to the January 2018 Work Session. Chairperson Ryan asked if the Commissioners would like to continue with the discussion. Most Commissioners were okay with continuing.

UDO Update

Ms. Harmon gave an update on the UDO activities for 2018. She explained that there are four priorities for action, along with additional topics being worked on in the background. The priority activities are:

1. New TOD districts - adopted and remapping underway by the end of 2018.
2. Neighborhood Conservation Overlay District - adopted and implementation of the first districts underway by the end of 2018.
3. Minor Text Amendment – location of buffers and swim water facilities and inclusionary mixed income housing standards.
4. Unified Development Ordinance – initial public draft complete by the end of 2018.

Ms. Harmon continued to provide detailed information about the upcoming activities for the UDO, including when the Planning Commission will receive updates. [Click here to view the entire presentation.](#)

Chairperson Ryan asked if the schedule can indicate when updates will be provided to the Planning Committee. Ms. Harmon replied that staff would like to discuss this with the Commission. She said some of this may be appropriate to come to the full Commission because the Planning Committee may be come overloaded. Chairperson Ryan said that the Executive Committee can discuss this. The Chairperson also asked if affordability can be added to the list of the key 2018 UDO activities.

Commissioner Wiggins said that she thinks the current governance for the Commission is outdated. She made a motion that a subcommittee be formed to create governance that is much stronger, appealing, and part of the UDO. Chairperson Ryan said that it is a reasonable request and suggested that it be placed on the Executive Committee's agenda for further discussion. Commissioner Wiggins did not think this was appropriate. She said that she made a motion and asked for a second. Commissioner Watkins asked for clarification of the motion. Commissioner Wiggins said the Commission needs to create new governance because the current one is irrelevant and dysfunctional as far as serving the purposes of the people of the City of Charlotte.

Chairperson Ryan asked if there was a second for the motion.

Commissioner Majeed asked Commissioner Wiggins to clarify what she means by governance. She explained that the Planning Commission's structure, purview, and everything that has to do with the UDO. She does not think the current structure is appropriate for how this body operates. Commissioner Majeed said this is a major item and needs to have more discussion.

The Chairperson said the motion died due to lack of a second. She committed to taking it up at the Executive Committee meeting and will bring it back at a future meeting. Commissioner Wiggins asked if it could be on the next Commission agenda. Chairperson Ryan said it will not be ready for discussion then.

Adjournment

The meeting adjourned at 2:17 pm.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

Date	Presentation	Staff
10/03/17	Meet and Eat CLTMeckGov Meeting - Districts 1 & 6	McKinney/McCullough
10/10/17	Meet and Eat CLTMeckGov Meeting - District 3	Mahoney/Meacci
10/10/17	Ridge Road Extension (Prosperity CNIP Project) Public Workshop	Main
10/12/17	Meet and Eat CLTMeckGov Meeting - District 5	McKinney/Young
10/15/17	Open Street 704	Holmes
10/17/17	Meet and Eat CLTMeckGov Meeting - District 7	Harpst/Adams
10/24/17	Meet and Eat CLTMeckGov Meeting - District 4	Lowry/McCullough
10/30/17	Meet and Eat CLTMeckGov Meeting - District 2	Young/McCullough
11/07/17	Howie Acres Neighborhood Meeting - Blue Line Extension Transit Station Area Plan	Rosen/McCullough
11/19/17	Eleanore Heights Neighborhood Association - Corrective Rezoning	Gonzalez

City of Charlotte

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



Zoning Agenda

Monday, December 18, 2017

RESULTS

Council Chambers

City Council Zoning Meeting

*- Mayor Vi Lyles -
- Mayor Pro-Tem Julie Eiselt -
Dimple Ajmera - Tariq Bokhari
Ed Driggs - Larken Egleston
Justin Harlow - LaWana Mayfield
James Mitchell - Matt Newton
Greg Phipps - Braxton Winston*

ZONING DECISIONS

4. Rezoning Petition: 2017-108 by Arden Group, LLC **Decision deferred to January 16, 2018**

Location: Approximately 14.2 acres located along McFarlene Boulevard, and south of University City Boulevard. (Council District 4 - Phipps)

Current Zoning: I-1 (light industrial) and B-2(CD) (general business, conditional)

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

Zoning Committee Recommendation

The Zoning Committee voted 4-2 to **DEFER** this petition to January 4, 2018.

5. Rezoning Petition: 2016-120 by Charter Properties, Inc. **Approved**

Location: Approximately 76.77 acres located on the north side of Brown-Grier Road near the intersection of Steele Creek Road and Brown-Grier Road. (Council District 3 - Mayfield)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-12MF(CD) (multi-family residential, conditional, with five-year vested rights)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

6. Rezoning Petition: 2017-057 by Childress Klein Properties, Inc. **Approved**

Location: Approximately 5.4 acres located at the southeast corner of the intersection of Pineville-Matthews Road and Providence Road. (Council District 7 - Driggs)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

7. Rezoning Petition: 2017-059 by Saturday Night, LLC **Approved**

Location: Approximately 3.78 acres located on the north side of Bellhaven Boulevard between Interstate 485 and Bellhaven Circle. (Council District 2 - Harlow)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-1 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to land use and one technical item.

8. Rezoning Petition: 2017-083 by CapRock LLC

Approved

Location: Approximately 1.16 acres located between Seigle Avenue and Harrill Street, west of Van Every Street. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

9. Rezoning Petition: 2017-095 by Lincoln Harris, LLC

Approved

Location: Approximately 75 acres located between Ardrey Kell Road and Golf Links Drive, West of Providence Road. (Council District 7 - Driggs)

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

Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment) with five year vested rights.

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

10. Rezoning Petition: 2017-101 by Optimist Park Partners, LLC

Approved

Location: Approximately 2.17 acres located on the north and south sides of East 16th Street, and east of the intersection of East 16th Street and Parkwood Avenue. (Council District 1 - Egleston)

Current Zoning: R-22MF (multi-family residential), R-8 (single family residential), B-2 (general business), and B-1 (neighborhood business)

Proposed Zoning: TOD-R(O) (transit oriented development-residential, optional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-1 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff does not recommend approval of this petition in its current form due to density, which results in an inappropriate relationship to the adjoining single family residential uses.

11. Rezoning Petition: 2017-102 by David Weekley Homes

Approved

Location: Approximately 3.63 located on the north side of Rea Road between Colony Road and Chadwyck Farms Drive. (Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD), with five-year vested rights

Zoning Committee Recommendation:

The Zoning Committee vote 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

12. Rezoning Petition: 2017-104 by Cambridge Properties, Inc.
Approved

Location: Approximately 25.6 acres located on the south side of McKee Road between Providence Hills Drive and Carrington Forest Lane. (Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-5(CD) (single family residential, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

13. Rezoning Petition: 2017-127 by Craig Smith
Approved

Location: Approximately 1.49 acres located on the north side of Raleigh Street., east of Sugar Creek Road. (Council District 1 - Egleston)

Current Zoning: I-2 (general industrial)

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

Zoning Committee Recommendation:

The Zoning Committee vote 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

14. Rezoning Petition: 2017-130 by TwentyNine Fifteen Operations, LLC
Approved

Location: Approximately 0.42 acres located on the south side of Griffith Street, east of New Bern Street. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this conventional petition.

15. Rezoning Petition: 2017-131 by Saussy Burbank, LLC
Approved

Location: Approximately 0.70 acres located on the west side of Sharon Road, north of Hazleton Drive. (Council District 6 - Bokhari)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

16. Rezoning Petition: 2017-134 by 813 Belmont, LLC
Approved

Location: Approximately 0.16 acres located at the intersection of the Harrill Street and Belmont Avenue.
(Council District 1 - Egleston)

Current Zoning: R-5 (single family residential)

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

Zoning Committee Recommendation:

The Zoning Committee vote 5-1 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

17. Rezoning Petition: 2017-140 by Midwood-Overlook, LLC
Approved

Location: Approximately 0.49 acres located at the southwest corner of Central Avenue and Iris Drive.
(Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

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

Zoning Committee Recommendation:

The Zoning Committee vote 6-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

ZONING HEARINGS

18. Rezoning Petition: 2017-109 by Enviro-Master International Franchise, LLC
City Council voted to allow the withdrawal of this petition

Location: 1.793 acres located on the northeast side at the intersection of Nations Ford Road and Tyvola Road.
(Council District 3 - Mayfield)

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

Proposed Zoning: MUDD-O SPA (mixed use development, option, site plan amendment)

19. Rezoning Petition: 2017-141 by Beacon Partners
City Council voted to allow the withdrawal of this petition

Location: Approximately 39.7 acres located on the west side of Old Statesville Road, north of Gibbon Road.
(Council District 2 - Harlow)

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

Proposed Zoning: I-1 (light industrial)

20. Rezoning Petition: 2015-027 by Charlotte Housing Authority
Public Hearing deferred to July 16, 2018

Location: Approximately 3.031 acres located on the southeast corner at the intersection of Cherry Street and East 1st Street. (Council District 1 - Egleston)

Current Zoning: R-22MF (multi-family, residential)

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

21. Rezoning Petition: 2017-050 by Circa Investments, LLC
Public Hearing deferred to February 19, 2018

Location: Approximately 0.77 acres located south of Crescent Avenue and north of South Laurel Avenue, between Providence Road and Willoughby Street. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business) and O-2 (office)

Proposed Zoning: NS (neighborhood services)

22. Rezoning Petition: 2017-142 by Judson Stringfellow
Public Hearing deferred to January 16, 2018

Location: Approximately 17.77 acres located on the west side of Gum Branch Road, north of Tom Sadler Road. (Council District 2 - Harlow)

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

Proposed Zoning: R-4 LWPA (single family residential, Lake Wylie watershed - overlay, protected area)

23. Rezoning Petition: 2017-147 by QuickTrip Corporation
Public Hearing deferred to January 16, 2018

Location: Approximately 2.05 acres located on the northeast corner at the intersection of Brookshire Boulevard and North Hoskins Road. (Council District 2 - Harlow)

Current Zoning: B-1 (CD) (neighborhood business, conditional) and R-5 (single family residential)

Proposed Zoning: B-1 (CD) (neighborhood business, conditional) and B-1 (CD) SPA (neighborhood business, conditional, site plan amendment)

24. Rezoning Petition: 2017-148 by Eastgroup Properties, LP
Public Hearing deferred to January 16, 2018

Location: Approximately 3.96 acres located off Steele Creek Place Drive, south of Shopton Road and west of Gable Road. (Outside City Limits)

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

Proposed Zoning: I-2 (CD) SPA (general industrial, conditional, site plan amendment)

25. Rezoning Petition: 2017-132 by Mattamy Homes
Public Hearing deferred to January 16, 2018

Location: Approximately 21.0 acres located on the south side of West Mallard Creek Church Road and east of David Taylor Drive. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential) and RE-2 (research)

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

26. Rezoning Petition: 2017-150 by Mattamy Homes
Public Hearing held

Location: Approximately 20.6 acres located on the north side of Galloway Road, east of Garrison Road and west of I-85. (Council District 4 - Phipps)

Current Zoning: R-3 (single family residential)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment, and site design, as well as a technical issue.

27. Rezoning Petition: 2017-152 by Lockard Development, Inc.
Public Hearing held

Location: Approximately 8.91 acres located on the north side of Johnston Oehler Road, east side of Docia Crossing Road and west side of Prosperity Church Road. (Council District 4 - Phipps)

Current Zoning: NS (neighborhood services)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and transportation and requested technical revisions.

28. Rezoning Petition: 2017-149 by ABW Charlotte, LLC
Public Hearing held

Location: Approximately 0.53 acres located on the west side of South Boulevard, between East Kingston Avenue and East Boulevard. (Council District 3 - Mayfield)

Current Zoning: B-1 (neighborhood business) and TOD-M (transit oriented development - mixed use)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to building and site design.

29. Rezoning Petition: 2017-155 by Scouts, LLC
Public Hearing held

Location: Approximately 8.69 acres located on the north side of Equipment Drive (I-85 access road), east of West Sugar Creek Road. (Council District 4 - Phipps)

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

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution the requested technical revisions related to the building setback line, planting strip and sidewalks.

30. Rezoning Petition: 2017-156 by Mark Miller
Public Hearing held

Location: Approximately 3.81 acres located on the west side of Thrift Road and south side of Berryhill Road. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to infrastructure and minor technical revision.

31. Rezoning Petition: 2017-157 by Essex Homes Southeast, Inc.
Public Hearing held

Location: Approximately 28.4 acres located on the west side of Old Concord Road, south of Torrence Grove Church Road. (Council District 4 -Phipps)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-4 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

32. Rezoning Petition: 2017-143 by Judson Stringfellow

Public Hearing held

Location: Approximately 1.39 acres located on the southwest corner of Eastfield Road and Arbor Creek Road. (Council District 4 - Phipps)

Current Zoning: INST (CD) (institutional, conditional)

Proposed Zoning: R-4 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

33. Rezoning Petition: 2017-153 by JDSI, LLC

Public Hearing held

Location: Approximately 13.99 acres located on the south side of Robinson Church Road, east of Hood Road. (Council District 5 - Newton)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-6 (single family residential)

Staff Recommendation:

Staff recommends approval of this petition.

34. Rezoning Petition: 2017-158 by Roman C. Garcia

Public Hearing held

Location: Approximately 1.58 acres located on the north side of Albermarle Road, east of Blair Road. (Outside City Limits)

Current Zoning: R-12MF (multi-family residential)

Proposed Zoning: B-2 (general business)

Staff Recommendation:

Staff recommends approval of this petition.

Attendance

Planning Committee Members Present: Chairperson Deb Ryan and Vice Chairperson John Ham and Commissioners Victoria Nwasike, Keba Samuel, Cozzie Watkins and Nancy Wiggins

Planning Committee Members Absent: Phillip Gussman

Other Commissioners Present: Planning Commission Vice Chairperson John Fryday

Planning Staff Present: Ed McKinney (interim Planning Director), Monica Holmes, Garet Johnson, Linda Keich, Julia Lund, Catherine Mahoney, Melony McCullough, Grant Meacci and Mandy Rosen

Welcome and Introductions

Chairperson Ryan called the meeting to order at 5pm, welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

A motion was made by Commissioner Wiggins and seconded by Commissioner Ham to approve the October 17, 2017 minutes. The minutes were unanimously approved.

South End Vision Plan Public Comment

Monica Holmes (Planning) gave a brief overview of the draft *South End Vision Plan* which the Committee has been discussing for a couple of months. She reminded the Committee that the *South End Vision Plan* includes amendments to the *South End Station Area Plan* (2005) and the *Newbern Station Area Plan* (2008). Click the following links to view the [South End Vision Plan](#), [South End Station Area Plan - Updates](#) and [New Bern Station Area Plan - Updates](#).

Ms. Holmes noted that this plan was developed in response to growth in the South End area. The plan development process was led by Charlotte Center City Partners (CCCP) working with the City of Charlotte, the Planning Department, Stantec and the South End Steering Committee.

Ms. Holmes highlighted the key steps in the process and summarized the plan's Vision, Goals, Focus Areas, Top 10 Initiatives and Design Guidelines. Ms. Holmes explained that the Design Guidelines set the framework for a lot of the Planning Committee's work on Transit Oriented Development (TOD). She shared a draft of the proposed review and adoption schedule and emphasized that the schedule could change. The next steps in the process include City Council receiving public comment. Click [here](#) to view Ms. Holmes' presentation.

Chairperson Ryan recognized those who signed up to speak. Steve Allen, a ten year resident of South End and a member of the South End Steering Committee spoke in support of the plan. He indicated that he moved from the Elizabeth neighborhood to South End in 2007 primarily because of its proximity to uptown and the soon to open Lynx Blue Line. He shared what he likes about the area and some of the area's challenges. Mr. Allen likes the synergy of the area including the density, walkability, access to the light rail, diverse population, local retail establishments and rail trail. He stated that South End has enjoyed growth for many reasons but there are challenges such as traffic, rapidly disappearing open space, pedestrian safety, bike safety, the cross-sections of primary streets, multi-family design standards and lack of employment areas.

Mr. Allen spoke about how the *South End Vision Plan* addresses some of the area's challenges such as capital improvements to the rail trail, completion and expansion of Centennial Park and new public space in the Gold District. The plan also includes design standards that would help achieve the type of neighborhood envisioned.

The next speaker was Kristen Tucker, a minister at Pritchard Memorial Baptist Church, and a South End resident. She moved to the area in December 2014 and the church has been in South End since 1901. She acknowledged that people have returned to the area to live, work and play. She also acknowledged the importance of the rail trail in the area. She concluded by saying that she is honored to work in this community. She thinks that the South End Vision Plan brings back community and a sense of belonging.

Commissioner Wiggins asked Mr. Allen what he recommends to make the rail trail more successful. Mr. Allen answered mini concerts and pop up artists as well as opening The Arlington to the trail. Commissioner Wiggins asked Mr. Allen if he thinks it needs more retail. Mr. Allen said that consideration is being given to partnering with apartments nearby for a dog walk. Commissioner Wiggins thinks that retail is needed along the rail trail. She said that she has been advocating for underground parking but an article in the newspaper reminded her of the brownfields in the area which makes underground parking difficult. Chairperson Ryan thanked CCCP for their work on this plan.

Commissioner Watkins asked about diversity on the South End Steering Committee. Cheryl Myers (CCCP) replied that consideration was given to location, neighborhood, age and race for Steering Committee membership.

Commissioner Wiggins asked if there was representation from the Arts Community. Clint Mullis said there were two members from the Arts Community.

Commissioner Watkins asked if the area can accommodate an urgent care facility. Ms. Tucker said there is one located at the intersection of South Boulevard and East Park Avenue. Ms. Myers said planning for health services should be considered.

Commissioner Wiggins said that she hopes that Brownfields are considered when planning developments. Chairperson Ryan thanked the public for sharing their comments on the draft plan.

Place Types

Garet Johnson (Planning) described the vision and implementation components. She stated that the vision for the future and existing growth framework are being refreshed and strengthened. She shared the definition of Place Types as a way to classify land for planning purposes. She explained how the Place Types and the Unified Development Ordinance (UDO) staff teams are organized and recognized the staff members that are leading each team. She reviewed updates to the previous schedule and shared information about the Place Types/UDO Summit planned for March. Ms. Johnson highlighted the three phases of public engagement. She said that staff will share the “Tear Sheets” (Design Elements) with the Committee at the December meeting. The “Tear Sheets” have specific information for each place type and include some general development guidance. Chairperson Ryan thanked Ms. Johnson for sharing this information and said that it addresses what the Committee has requested.

Ms. Johnson summarized what staff has heard from the Committee in regards to public engagement. The Committee said that public engagement should include some fun, manage expectations and focus on topics most relevant to Place Types, define the public realm, direct people to an interactive website and involve the Planning Commission in engagement strategies.

Catherine Mahoney (Planning) provided more details about the public engagement strategy. She provided information on the expected outcomes, information sharing and community engagement. Ms. Mahoney shared the goal for neighborhoods. She said that the answers to the following questions need to be developed:

- What types of neighborhoods do people want to live in?
- What types of housing will be needed?
- How should neighborhoods transition to other place types?

Ms. Mahoney explained that the purpose for the Place Types/UDO Summit is to engage the broader public around key issues that require hands-on input. This includes hosting a series of events and gathering critical input during the drafting stage of Place Types/UDO.

The schedule for the Summit is outlined below:

- Thursday Evening - National Speaker (Speaker series in partnership with CCCP)
- Friday Morning - Coffee Talk (Targeted discussion)
- Saturday Morning - Half-Day Summit (Self-guided exhibit & interactive discussion/activities)

Click [here](#) to view Ms. Johnson and Ms. Mahoney’s presentation.

Commissioner Wiggins suggested inviting safety officials to talk about how to make Place Types safer for the community. Chairperson Ryan stated that perhaps urban design elements should be shared such as how more eyes on an area can make it safer. Vice Chairperson Ham asked if Council will only be involved at the end of the process. Ms. Johnson stated that the Council meetings are not shown but information will be shared with Council throughout the process. She said that an overlay can be added to the schedule once a new Council Committee is formed.

Commissioner Nwasike would like to make sure that the Summit is inclusive. She suggested using University City Partners to assist with outreach. Ms. Johnson clarified that staff has partnered with CCCP for the Summit speaker. Commissioner Nwasike said that the public does not know that they make a difference in these processes. She asked how the community will be informed of their impacts. Ms. Mahoney stated that during Phase 2 staff will be very clear about how community input impacts policy. Ms. Johnson added that staff will show how things have changed since last year. Chairperson Ryan said that it is important to manage expectations because comments may or may not shape a plan but it is important to acknowledge comments.

Commissioner Samuel suggested using the hashtag #shapecharlotte for the process. She asked how true interaction can take place at the Summit to allow public input. Chairperson Ryan said the Committee may hear more about that next month. She suggested reaching out to the apartment association and homeowners associations. Chairperson Ryan asked Commissioner Samuel if she would like to review the mailing list and she answered yes.

Commissioner Wiggins suggested targeting unusual groups for participation in the process. Commissioner Watkins suggested reaching out to social workers as a unique group. Ms. Johnson stated that social media will be used to help reach different groups. Commissioner Wiggins suggested that people like the Facebook page. Chairperson Ryan said that her students can share information on social media.

Commissioner Wiggins asked if a different term can be used for "Tear Sheets." Commissioner Samuel suggested using the term "Swatches" instead of "Tear Sheets."

Chairperson Ryan thanked staff for sharing the information.

The meeting adjourned at 6:40 p.m.

MEETING AGENDA – DECEMBER 13, 2017 ROOM 267 ON THE 2ND FLOOR.

HDC WORKSHOP – 12:00 PM

HDC WORKSHOP – 12:00 PM

- DESIGN GUIDELINES

HDC MEETING: 1:00 – 7:00

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

CONTINUED

- | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 1. | 1823 THOMAS AVENUE
CASE No. HDC 2017-594
ACCESSORY STRUCTURE
PLAZA MIDWOOD
SAMUEL WALKER, APPLICANT | APPROVED |
| 2. | 617 W. PARK AVENUE
CASE No. HDC 2017-614
NEW CONSTRUCTION
WILMORE
ANGIE LAUER, APPLICANT | APPROVED |
| 3. | 2227 SARAH MARKS AVENUE
CASE No. HDC 2017-650
ACCESSORY STRUCTURE
DILWORTH
ALLEN BROOKS, APPLICANT | APPROVED |
| 4. | 1009 EAST BOULEVARD
CASE No. HDC 2017-655
ROOF AND FENESTRATION CHANGES
DILWORTH
DANE SUCHOZA, APPLICANT | APPROVED |
| 5. | 2124 PARK ROAD
CASE No. HDC 2017-660
WINDOW CHANGES
DILWORTH
LUKE KING, APPLICANT | APPROVED RIGHT ELEVATION
DENIED LEFT ELEVATION |

DEMOLITION

- | | | |
|----|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 6. | 2010 THE PLAZA /1926 THE PLAZA
CASE No. HDC 2017-686
PLAZA MIDWOOD
BILLY MADDALON, APPLICANT | 365 DAY STAY 2010/1926
DEMO
APPROVAL OF DEMO 3 OUT
BUILDINGS |
|----|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|

NEW CONSTRUCTION

- | | | |
|----|-----------------------------------------------------------------------------------------------------------|------------------|
| 7. | 800 WOODRUFF PLACE
CASE No. HDC 2017-682
WESLEY HEIGHTS
JOHN MCKEEVER, APPLICANT | CONTINUED |
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ADDITION

- | | | |
|----|-----------------------------------------------------------------------------------------------------------------|------------------|
| 8. | 1719 DILWORTH ROAD E.
CASE No. HDC 2017-600
DILWORTH
CHRIS & VICTORIA BORIN, APPLICANT | CONTINUED |
| 9. | 300 E. WORTHINGTON AVENUE
CASE No. HDC 2017-684
DILWORTH
ALLEN BROOKS, APPLICANT | DENIED |

WINDOW REPLACEMENT

- | | | |
|-----|---------------------------------------------------------------------------------------------------------|-----------------|
| 10. | 1508 S. MINT STREET
CASE No. HDC 2017-719
WILMORE
CHRISTINE CHILCOT, APPLICANT | APPROVED |
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Meeting Schedule

January 2018

Date	Time	Purpose	Location
Planning Commission			
01-08-18	12:00 pm	Work Session ¹	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
01-16-18	4:00 pm	Work Session	Conference Room 274 2 nd Floor – CMGC
Planning Committee			
01-16-18	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
01-04-18	5:30 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
01-16-18	5:00 pm	City Council Dinner Meeting ²	Conference Room CH-14 Basement – CMGC
01-16-18	5:30 pm	City Rezoning ²	Meeting Chamber Lobby Level – CMGC
01-30-18	5:30 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
01-17-18	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no meetings scheduled at this time.

¹Due to the New Year's holiday, the regularly scheduled meeting was changed to January 8, 2018.

²Due to the MLK holiday, the regularly scheduled meeting was changed to January 16, 2018

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

February 2018

Date	Time	Purpose	Location
Planning Commission			
02-05-18	12:00 pm	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
02-20-18	3:30 pm	Work Session	Conference Room 274 2 nd Floor – CMGC
Planning Committee			
02-20-18	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
01-30-18	5:30 pm	Work Session ¹	Conference Room 280 2 nd Floor – CMGC
02-19-18	5:00 pm	City Council Dinner Meeting	Conference Room CH-14 Basement – CMGC
02-19-18	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
Other Committee(s)			
02-21-18	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC
02-22-18	5:00 pm	UDO Advisory Committee	Innovation Station 8 th Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no meetings scheduled at this time.

¹ The Zoning Committee met twice in January and will not meet in February.