

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

Planning Commission

FEBRUARY 5, 2018
work session

Charlotte-Mecklenburg
Government Center
Conference Room 267
Noon

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda

February 5, 2018 – Noon-2:00pm

CMGC – Room 267



Noon - 12:10 (10 minutes)

1. Call to Order & Introductions (Deb Ryan)

12:10 - 12:20 (10 minutes)

2. Minutes and Reports (Deb Ryan + All)

- Approve January 8, 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*
 - Charlotte Regional Transportation Planning Organization (CRTPO) - *Attachment 6*
 - Upcoming Meeting Dates - *Attachment 7*

12:20 - 12:30 (10 minutes)

3. Old Business/TODO Tasks Follow-up

- Work Plan - *Attachment 8* (Deb Ryan + All)
- CRTPO
 - Follow up Questions on 2045 MTP (Bob Cook - CRTPO)

12:30 – 1:50 (80 minutes)

4. On-Going Business

- Affordable Housing Policy Discussion
 - City's Comprehensive Housing Study (Pam Wideman - Housing & Neighborhood Services)
 - Current Policies & Ordinances (Laura Harmon - Planning)
 - Neighborhood Character Overlay Districts (John Howard - Planning)
 - Commission Discussion, Ideas & Questions (Deb Ryan + All)
- TODO Tasks (John Fryday)

1:50 - 2:00 (10 minutes)

5. Discussion Summary (Sam Spencer)

Image from RLC_ps_Transects.jpg showing the model Transect for American towns is divided into six transect zones, each with a correlating number, higher numbers designate more urban zones, and lower numbers designate more rural zones: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6).

Charlotte-Mecklenburg Planning Commission

Attachment 1

Work Session Summary Minutes

January 8, 2018

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 Majeed arrived at 12:20 pm and Commissioner Wiggins arrived at 12:25 pm.

Commissioner Ham left at 1:40 pm. Commissioner McMillan left at 2:02 pm.

Planning Staff Present: Taiwo Jaiyeoba (Planning Director), Ed McKinney (Interim Planning Director), Scott Adams, Kathy Cornett, Alan Goodwin, Laura Harmon, Kristi Harpst, Monica Holmes, John Howard, Garet Johnson, Catherine Mahoney, Melony McCullough, Sandy Montgomery, Cheryl Neely, Mandy Rosen, Julia Lund, Stanley Watkins (Consultant - City Strata Consulting), and Katrina Young

Call to Order & Introductions

The Chairperson called the meeting to order at 12:07 pm, welcomed those present, and asked everyone to introduce themselves.

Mr. Taiwo Jaiyeoba, the recently hired Planning Director, introduced himself to the Commissioners. He shared information about his background and said he looked forward to working with them.

Minutes and Reports

Approval of December 4, 2017 Work Session Minutes

Commissioner Watkins made a motion to approve the December 4, 2017 minutes, seconded by Commissioner Gussman. The minutes were approved unanimously.

Charlotte Regional Transportation Planning Organization (CRTPO) Report

Commissioner Nwasike provided a CRTPO Report. She said the public comment period for the 2045 MTP (Metropolitan Transportation Plan) www.2045MTP.org will begin in mid-January. She explained that this plan outlines all major transportation projects through 2045. Currently, there are over 100 projects listed. She accessed the website and demonstrated how to view the roadway projects. Commissioner Nwasike said CRTPO staff will share information at the January 20, 2018 Ballantyne Breakfast Club meeting. She encouraged Commissioners to invite CRTPO staff to speak at their neighborhood meetings and suggested that they encourage residents to provide public comments on the plan. Commissioner Nwasike shared that CRTPO staff reviews all of the comments and responds accordingly. She thinks this is important because transportation and congestion is an issue for many areas.

There will be a CRTPO newsletter distributed on January 16, 2018. Commissioner Nwasike will forward it to the Planning Commission so they can share it with others in their community.

Commissioner Nelson asked about funding for the projects. Ms. Johnson said that staff will need to follow up with Bob Cook (CRTPO staff) for a more complete response; however she explained that typically the 2045 plan will identify different funding mechanisms. Commissioner Nwasike added that each project has a horizon year which reflects when the project will be fully funded. She suggested inviting Bob Cook to a future meeting to provide a more in depth explanation about funding.

Commissioner Nelson asked if the process for reviewing, approving and funding Charlotte Department of Transportation (CDOT) and North Carolina Department of Transportation (NCDOT) road projects are the same.

Chairperson Ryan raised her continued concern about how to get sidewalks on state highways (i.e. Harris Blvd).

Chairperson Ryan asked if the plan includes information about the desire and thinking for separated bike lanes. Commissioner Nwasike was not sure about separated bike lanes but said that during the last public comment period, staff received several comments from organizations such as Charlotte Bikes, Sustain Charlotte, the Sierra Club and others. She stated that Bob Cook could also provide more information about this.

Chairperson Ryan thanked Commissioner Nwasike for sharing this information. She suggested that Bob Cook be invited to a future meeting to address outstanding questions.

Chairperson Ryan announced that her Architecture students from UNCC had arrived at the meeting. She stated that they will be attending future Planning Commission Meetings.

Old Business/To Do Tasks Follow-up

Vice-Chairperson Fryday reminded the Commission of the following to do tasks:

- Housing Affordability written into Place Types
- Keeping the Commission up to date on how the UDO process is being explained to Council
- Example of Place Types (he said the Commission will receive more information about this today)

Vice Chairperson Fryday said these are all past items that have not been resolved and are still on the Commission's list for follow up. Chairperson Ryan said they will remain on the list until the Commission feels as though they have gotten what they have asked for.

On-Going Business

Mr. McKinney introduced the Transit Oriented Development Zoning District and Place Types updates. The purpose of the presentation today is to show what the process for the next 6 months will look like, along with how and when the Commission will be engaged. Today's discussion is a follow up from the Planning Committee meeting where the Planning Team provided an example of a Neighborhood Place Type. We would like to show the relationship between the TOD Zoning District

and Place Types. We will be discussing our strategic approach to this to provide a more direct way to link ordinance and policy together.

TOD Zoning District Presentation

Monica Holmes (Planning) explained that TOD Districts is about creating transit oriented development that is walkable and high intensity/density. She referenced the *Southend Vision Plan* in regards to how we create the best walkable urban environment in Charlotte. There are three parts to consider:

1. **How do we set the stage?** Ms. Holmes reminded the Commission that the *Southend Vision Plan* is currently underway. The plan builds on prior work while raising the development bar with new standards. The plan has design guidelines which elevate the quality of the built environment. We also have included lessons learned from the existing development and will use these lessons to look forward to the next 20 years for Southend.

Ms. Holmes also shared that the Commission's TOD priorities are focused on specific areas for improvement in the TOD Ordinance. This includes street level & pedestrian activation, parking design & street treatment and other areas.

2. **How do the Place Types relate to the TOD Zoning Districts?** Ms. Holmes shared examples of how Place Type Policy translates to these new TOD Districts. The Place Types policy is more general and the Ordinance provides guidance on how to implement the Place Types policy.
3. **What will the new TOD Districts Cover?** New TOD Districts will be more "form" standards versus "use" standards. The new ordinance will include more graphics and less text, making the ordinance more user friendly. The use table is easier to read. Our new TOD District will act like a new mini UDO, so it will be our first test/sample as to what it will look like. It will include use tables, definitions, applicability, new special use process, design standards, parking standards, and whole building standards.

Ms. Holmes reviewed the schedule for the next 6 months. The goal is to share this with Council by the end of 6 months. During January, staff is working with the consultant to develop the TOD District language. The first draft will be available for the UDO Committee and the Planning Commission to review in February. The review will be done by topics and will continue in March and April. The first public meeting is scheduled for March 29, 2018. The second public meeting will be scheduled in May. In June we are planning to have all the districts ready for public hearings for the adoption process. Staff is aware that it is an aggressive timeline and is working diligently with the consultants to meet these goals. Click [here](#) to view the entire presentation.

Chairperson Ryan thanked Ms. Holmes for the presentation.

Commissioner Spencer asked if new density options will be available for the middle zones in the transit areas. Ms. Holmes explained that the first version of TOD, which is called beta, is the most intense district but the goal is to have a broader palette of districts to work with the middle distance.

Commissioner Sullivan asked Ms. Holmes to send the presentation to the Commission. He also asked if TS is one of the TOD districts. Ms. Holmes replied that TS is one of the three TOD districts.

Commissioner Sullivan asked if there is a Plan B for the schedule just in case they cannot meet the ambitious schedule. Ms. Holmes explained that since this is a public process there are possibilities for delays and staff will work through any issues as they arise. However, staff is committed to working hard to meet the goals.

Commissioner McClung asked if the mini UDO still on track. Ms. Holmes clarified that the new TOD Districts is the mini UDO and it will act like a mini ordinance. All of the new use tables and processes will be tested through this.

Commissioner Nelson asked if the intent is to complete the review process and have the TOD adopted by Council in June. Mr. McKinney explained that during the next six months the draft will be reviewed by the public, the Planning Commission and TAP so the public adoption process can begin with Council in June.

Commissioner Nelson asked if this amendment to the ordinance would amend the area plans. Mr. McKinney explained that there are no immediate changes but ultimately the plans will be amended to align with the work that we are doing on Place Types. The intent is to use this as an example of how the UDO will work.

Commissioner Nelson asked how the TOD Ordinance and Place Types will be used to review rezoning requests after it is adopted. Mr. McKinney said that the intent of the update is to provide a better palette to use when negotiating with petitioners about which part of the palette we want them to use. Ultimately, there will be a direct link to the plans for clarity and less negotiation from our standpoint.

Commissioner Watkins said that UDO and Place Types has been underway for some time. She asked how the new Council members will be educated and brought up to speed on the project. Mr. McKinney reminded the Commission that this topic has been on TAP Committee agenda. Since there are new TAP Committee members, staff will start by getting the new Committee up to speed on terminology and background information, etc.

Chairperson Ryan expressed concern about this item going to the full Planning Commission and not the Planning Committee. She said that usually a plan like this would go through the Planning Committee before going to the full Commission. She would like to take this to the Executive Committee to discuss the process.

The Chairperson also expressed concern about the highest intensity for the TOD. She would like to hold back on density and reward developers for building affordable housing or some other option. She wants to make sure there is a tool to negotiate the development of affordable housing. She would like for this issue to be raised.

Place Types

Mandy Rosen (Planning) provided an update on Place Types. She reminded the Commission that Place Types/Unified Development Ordinance (UDO) is a single project with two parts. Her presentation focused on the vision and policy guidance - Place Types, which is a new classification system for Charlotte to guide growth and development. The classifications are similar to land use categories but they include design elements that help guide the form and pattern of development in addition to the use. The second part of the project is the UDO which is the process to develop the rules that govern development, including the Zoning Ordinance. These projects are aligned to assure that our vision is implementable with our tools.

Ms. Rosen said that much of the city does not have policy guidance into form and pattern. Place Types will provide that guidance for the entire city, particularly in areas of the city that do not have any guidance today. Place Types will update the future land use map and will be used similar to how the future land use maps are used today. Place Types will establish a baseline for our future area plans by covering the form and pattern of development in a place type which allows the focus to center on issues specific to the area. This will allow for more efficient development of area plans in the future.

Ms. Rosen further explained that the Place Types policies and map will eventually be adopted by City Council. Staff, officials and the community will use them when making decisions related to growth. Place Types will provide more community design policies for the entire city. Some transportation elements will also be included in Place Types.

Ms. Rosen also focused on what Place Types will not do. Place Types are not a standalone tool and are not a regulatory tool. Place Types will be used to develop zoning districts. Zoning districts will be the regulatory tool and will be developed with guidance from the Place Types policies. There will be a menu of appropriate districts for each place type. The UDO will serve to regulate development.

The current Place Types Palette is divided into four major categories - Open Space, Neighborhoods, Sectors, and Centers. These categories are further divided into 14 total Place Types. Ms. Rosen explained how each category is divided into varying levels of intensity and development.

Ms. Rosen explained that there are 4 Place Types in the Neighborhood category: Neighborhood 1, Neighborhood 2, Neighborhood 3 and Neighborhood Node. She further explained that the main differences between these 4 Place Types are the land uses that are allowed in each of these areas as well as the building types and heights.

Ms. Rosen reviewed an example of a Place Type sheet for Neighborhood 1. She said that a template has been set up for all the Place Types to provide consistency across Place Types. She explained the first page of a Place Type sheet and said that it is intended to provide an idea of what this place is envisioned to be. The overview and objectives are explained through the goals of each Place Type, followed by a summary of the general land use, urban design, and transportation elements. Ms. Rosen continued with details about the Neighborhood 1 Place Type. Click [here](#) to view the entire presentation.

Chairperson Ryan said the Planning Committee received a slightly longer presentation in December. She wants to differentiate the input that staff is receiving from the Planning Committee and Planning Commission. The Chairperson wanted to discuss policy issues with the Planning Commission.

Chairperson Ryan asked Commissioner Ham to expand on what was discussed at the Planning Committee meeting in December. Commissioner Ham stated that Monica Holmes talked about the *Southend Vision Plan*, which was very similar to what they saw today. There was also a Place Types presentation which was similar to what was presented today. He noted the UDO Summit that is planned for March 24, 2018 at UNCC's Center City Campus. He encouraged all Commissioners to attend.

The Chairperson said that there is not any information about the Summit listed on the UDO website. Ms. Johnson explained that staff is working on the details and will advertise once everything is finalized. She mentioned that the speaker will be Mitch Silver. Mr. Silver was the Planning Director in Raleigh when they did their equivalent to Place Types. He is now the Parks Commissioner in New York City.

Commissioner Wiggins asked if the print could be larger on the handouts they receive. She asked staff to keep ADA issues in mind when designing the Place Type Sheets. The Chairperson acknowledged this request.

Commissioner Ham asked about eliminating parking minimums. Ms. Johnson said that parking will be discussed to determine what type of parking is appropriate in the different Place Types. It will also be a part of the discussion when writing the zoning districts.

Vice Chairperson Fryday suggested flexibility on parking minimums in TOD. He also mentioned that the Place Types do not represent the diversity of neighborhoods in Charlotte. In particular, he noted that duplexes and quadraplexes are located in the middle of single family in neighborhoods such as Dilworth and Wesley Heights. Ms. Johnson explained that Place Types will allow duplexes anywhere in the neighborhood. However, triplexes, quadraplexes and similar type structures would be allowed on corner lots.

Commissioner Watkins asked if lighting and safety issues will be addressed in Place Types. Ms. Rosen explained that lighting will be addressed in the zoning ordinance.

Commissioner Majeed said that the Place Types seem to be as restrictive as the Historic Districts. He thinks this could be costly and uncreative for neighborhoods. Ms. Johnson explained that Neighborhood 1 would align with single family land use and will be as diverse as our typical R-3 and R-4 neighborhoods. The Neighborhood 1 Place Type will have different zoning districts which will allow for flexibility and variety within the Place Type.

Commissioner Majeed asked if Place Types can change with a rezoning. Ms. Johnson replied that Place Types provide policy guidance similar to the land use categories for an area plan. Place Types

are not regulatory and they could change in the future. If a rezoning request is inconsistent with the Place Type, it could still be approved and the Place Type would be amended.

Commissioner McClung asked if the Place Type for every parcel will appear on Polaris. Ms. Cornett stated that Place Types will be mapped.

Commissioner McClung asked if a property owner can challenge a Place Type. Ms. Johnson said the appendix explains how to amend the Place Type.

Commissioner McClung said he does not understand how staff can say that a Place Type will not change the market. Ms. Johnson explained that the Place Type is a vision for what the area will become. Commissioners McClung and Samuel suggested that staff consider changing the text to read the Place Type "is not intended to change the market" or "won't directly change the market."

Commissioner Spencer asked how inconsistent rezonings will be handled. Ms. Johnson explained that once the Place Types are adopted, the next step will be to map those Place Types. If there is an area (i.e. Neighborhood 1) that has some industrial in the middle, it will be mapped to allow you to determine the consistency. The Place Type mapping exercise will help clean up the land use recommendations; almost like an area plan. Commissioner Spencer said Place Types should be inclusive and not designed to exclude any person.

Commissioner Nelson stated that there may be some pushback when mapping Neighborhood 2. She said that single family homeowners may want to be mapped as Neighborhood 1. Neighborhood 1, as currently defined, does not allow for a lot of different uses. She said that she would be more comfortable with Neighborhood 1 if it were describing the form of the building and not the unit count. She stated that it is very challenging for people like her who build affordable housing to figure out. She said that she cannot construct an affordable unit within every Place Type. If Neighborhood 1 allows you to construct a quadraplex, as long as it looks in form, like the single family house beside it, maybe she could get there. A rezoning may still be needed. The point is to at least have some baseline of options within the various Place Types that allow for inclusion of every person in the neighborhood.

Commissioner Nelson asked how previously approved conditional plans will be reflected. Ms. Johnson said that when a rezoning is approved it changes the future land use map. When a conditional rezoning is inconsistent with the plan it changes the future land use map if it is approved.

Commissioner Nelson said she thinks that when you move from one Neighborhood to another it needs to be determined. For example, under what conditions do you automatically move from Neighborhood 1 to Neighborhood 2, from Neighborhood 2 to Neighborhood 3. Ms. Johnson replied that we envision having a draft map with the methodology as to how we came up with the map. It would be very transparent as to how we mapped the Neighborhoods. You would be able to click on a parcel and it would reflect the criteria and thought behind the recommendations and allow for comments. We will have to explain the methodology and the methodology must be consistent.

Commissioner Nelson emphasized the importance of a consistent and clear methodology for mapping.

Commissioner McMillan asked about coordination with interdepartmental teams. Ms. Rosen explained that staff is coordinating with other departments.

Commissioner McMillan said the intent is to simplify but when you add Centers, Corridors and Wedges and other layers, it does not have clarity with the ordinance. Ms. Rosen said staff often hears that Centers, Corridors and Wedges are so general that some of the ordinances that apply to a corridor are very different depending on the context of the area.

Commissioner Wiggins said when the urban residential and mixed use categories were developed, one of the things we wanted to do was to make it appropriate to require parking. The on street parking along Tryon slows down traffic and is a safety barrier to the sidewalks.

Commissioner Wiggins expressed concern about down zoning in relation to the Place Type designations. The tax rate on I-2 property is higher than a R-1 property and changes to that property valuation may give some owners "heart burn." She thinks there needs to be a vertical component.

Commissioner Wiggins said hierarchical zoning is an integral part of our Zoning Ordinance. She is wondering how Place Types are going to affect this. Ms. Cornet said each Place Type will have a range of districts that can be used.

Commissioner Wiggins said technical clarification is needed. In O-1 (Office 1) you can have 14 multi family units but if you go to O-2 (Office2), you can go above that to 17-21 multi family units. While it is zoned office, you can have a much higher density and she always thought this was an element of great favor in our ordinance. She asked if we will try to preserve some of these land use rights. Ms. Cornett said that these details are being worked out in the Zoning Ordinance.

Commissioner Nwasike asked for copies of the Ordinance Advisory Committee's minutes. Mr. McKinney explained that they are available on the UDO website.

Commissioner Sullivan asked if rezonings will be used to transition from one Place Type to another. Ms. Rosen replied yes, Place Types could be changed, possibly through rezoning but also through the area plan process. The process for doing that is still to be determined.

Commissioner Sullivan asked if staff would recommend approval for a rezoning that did not fit the Place Type. Ms. Johnson said it would be just like it is today; it would be inconsistent with the plan.

Commissioner Nelson said currently the area plan changes the adopted future land use, it does not change by-right zoning of the parcel. She asked if the UDO makes the adopted future land use and the by-right zoning of the parcel one and the same. Ms. Rosen replied no. Place Types are the future land use.

Commissioner Nelson asked if an area plan changes the Place Type and changes the adopted future land use, does it change the underlying zoning of the parcel. Mr. McKinney said it does not. Ms. Johnson explained that currently if an area plan is adopted and there are some inconsistencies, we do what we call corrective rezonings. That could happen in the future as well.

Commissioner Nelson asked how will the UDO and Place Type map translate for the property owner who wants to know how their property is zoned. Ms. Cornett replied that there will be a zoning and policy map which will be the Place Type map; like the current future land use map.

Commissioner Nelson asked if the UDO will change the zoning map in addition to the Place Type map. Mr. McKinney said there will be dramatically new zoning districts. Ultimately, there will be a process to convert the existing zonings to the new categories.

Commissioner Nelson asked if a Place Type map and a new Zoning map will have to be created for the entire City. Mr. McKinney replied yes.

Commissioner Spencer mentioned the new NC General Statutes. He asked if we rezone within a Place Type; do we interpret that as changing the Place Type or is that a question we have to figure out as the law is still so new. Ms. Johnson explained that our thinking right now is that we would change the Place Type map. This is one of the items that will be spelled out in the appendix of the document.

Commissioner McClung asked if the mapping of Place Types will cause properties to go to the Board of Equalization to address changes in property values. Ms. Johnson said in the past, the assessors have said they do not consider the land use map.

Chairperson Ryan said these conversations will continue with the Planning Committee. She said all Commissioners are welcome to attend the Planning Committee meetings.

The Chairperson said beginning in February, the Commission will begin discussing issues around affordability, the conservation district overlay and other issues that affect aging in place.

Commissioner Watkins asked about the status of Commissioner Wiggins' request to revisit the Interlocal Agreement. Chairperson Ryan explained that she suggested that this be discussed by the Executive Committee. Commissioner Wiggins requested that this occur at the July Executive Committee meeting.

Adjournment

The meeting adjourned at 2:07 pm.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

Date	Presentation	Staff
01/11/18	Stitch Together CLT	Chantry/Mahoney/Stark
01/16/18	Howie Acres Neighborhood Meeting - Historic District Commission Overview	Howard
01/25/18	Stitch Together CLT	Chantry/Mahoney/Stark
01/23/18	SouthPark CNIP Public Meeting: Projects Presentation	Main/Kinley/Chantry/Holmes
01/31/18	American Institute of Architects - UDO	Jaiyeoba/McKinney

City of Charlotte

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



Zoning Agenda

Thursday, January 4, 2018

RESULTS

Zoning Committee Work Session

*John Fryday, Chairperson
Sam Spencer, Vice-Chairperson
Nasif Majeed
Bolyn McClung
Dionne Nelson
Elizabeth McMillian
Michael Sullivan*

Zoning Committee Work Session

Call to Order: 5:37 pm

Adjourned: 6:46 pm

Zoning Committee Members

<i>John Fryday</i> ✓	<i>Sam Spencer</i> ✓	<i>Dionne Nelson</i> ✓	<i>Nasif Majeed</i> ✓
<i>Bolyn McClung</i> ✓	<i>Elizabeth McMillian</i> ✓	<i>Michael Sullivan</i> ✓	

Zoning Items

1. **Rezoning Petition: 2017-108 by Arden Group, LLC**
Recommended for Approval

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

Consistency to Approve:

Maker: McClung
2nd: McMillian
Vote: 7:0

Recommendation to Approve:

Maker: McClung
2nd: Majeed
Vote: 7:0

2. **Rezoning Petition: 2017-143 by Judson Stringfellow**
Recommended for Approval

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

Consistency to Approve:

Maker: Majeed
2nd: Nelson
Vote: 7:0

Recommendation to Approve:

Maker: Majeed
2nd: Nelson
Vote: 7:0

3. **Rezoning Petition: 2017-149 by ABW Charlotte, LLC**
Recommended for Approval

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

Consistency to Approve:

Maker: Spencer
2nd: McMillian
Vote: 7:0

Recommendation to Approve:

Maker: Spencer
2nd: Majeed
Vote: 7:0

4. **Rezoning Petition: 2017-150 by Mattamy Homes**
Recommended for Approval

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)

Consistency to Approve:

Maker: Majeed
2nd: McMillian
Vote: 7:0

Recommendation to Approve:

Maker: Majeed
2nd: Sullivan
Vote: 7:0

5. Rezoning Petition: 2017-152 by Lockard Development, Inc.
Recommended for Approval

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)

Consistency to Approve:

Maker: McClung
2nd: Majeed
Vote: 6:1
Opposed: Spencer

Recommendation to Approve:

Maker: McClung
2nd: Sullivan
Vote: 6:1
Opposed: Spencer

6. Rezoning Petition: 2017-153 by JDSI, LLC
Recommended for Approval

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

Consistency to Approve:

Maker: Sullivan
2nd: McClung
Vote: 7:0

Recommendation to Approve:

Maker: Sullivan
2nd: McClung
Vote: 7:0

7. Rezoning Petition: 2017-155 by Scouts, LLC
Recommended for Approval

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)

Consistency to Approve:

Maker: McMillian
2nd: McClung
Vote: 7:0

Recommendation to Approve:

Maker: McMillian
2nd: Nelson
Vote: 7:0

8. Rezoning Petition: 2017-156 by Mark Miller
Recommended for Approval

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

Consistency to Approve:

Maker: Spencer
2nd: McMillian
Vote: 7:0

Recommendation to Approve:

Maker: Spencer
2nd: Sullivan
Vote: 7:0

9. Rezoning Petition: 2017-157 by Essex Homes Southeast, Inc.
Recommended for Approval

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

Consistency to Approve:**Maker: Nelson****2nd: Spencer****Vote: 7:0****Recommendation to Approve:****Maker: Nelson****2nd: Spencer****Vote: 7:0****10. Rezoning Petition: 2017-158 by Roman C. Garcia****Recommended for Approval**

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

Consistency to Approve:**Maker: Sullivan****2nd: Nelson****Vote: 7:0****Recommendation to Approve:****Maker: Sullivan****2nd: Nelson****Vote: 7:0**

Attendance

Planning Committee Members Present: Vice Chairperson John Ham and Commissioners Phillip Gussman, Victoria Nwasike, Keba Samuel, and Nancy Wiggins

Planning Committee Members Absent: Chairperson Deborah Ryan and Commissioner Cozzie Watkins

Other Commissioners Present: Vice Chairperson John Fryday and Commissioner Bolyn McClung

Planning Staff Present: Kathy Cornett, Alan Goodwin, Laura Harmon, Monica Holmes, Garet Johnson, Linda Keich, Julia Lund, Catherine Mahoney, Melony McCullough, Ed McKinney, Grant Meacci, Amanda Vari, Jonathan Wells, and Stanley Watkins (*Consultant - City Strata Consulting*)

Other Staff Present: Angela Hagerman, City Real Estate and Jacqueline McNeil, County Asset Facility Management

Welcome and Introductions

Vice Chairperson Ham called the meeting to order at 5:00pm, welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

A motion was made by Commissioner Wiggins and seconded by Commissioner Samuel to approve the November 21, 2017 minutes. The minutes were unanimously approved.

Mandatory Referrals

M.R. #17-35: Proposal by Mecklenburg County to Acquire the Former Northpark Mall for a Community Resource Center and Other Uses

Mecklenburg County proposes to purchase approximately 20.4 acres located at 101 and 103 Eastway Drive, formerly Northpark Mall, (Tax Parcels 097-111-20, 22 & 99) to support the “Bringing Mecklenburg County to You” initiative.

M.R. #17-36: Proposal by the City of Charlotte to Dispose of Ten City Owned Surplus Properties

Charlotte Water Department proposes to sell or dispose of ten surplus parcels located throughout the City (see Mandatory Referral for locations and Tax Parcel Numbers). These parcels were former well, storage, and lift station sites acquired through a series of private water system purchases.

M.R. #17-37: Proposal by Mecklenburg County to Acquire by Donation Land Located along North Prong Clarke Creek in Huntersville’s ETJ for Greenway

Mecklenburg County proposes to accept the donation of approximately 1.5 acres located along both sides of North Prong Clarke Creek (Tax Parcel 019-441-11) in the town of Huntersville’s extraterritorial jurisdiction for the future construction of the North Prong Clarke Creek Greenway.

Vice Chairperson Ham asked the Committee if they would like to pull any of the mandatory referrals for discussion. None of the Mandatory Referrals were pulled for discussion.

A motion was made by Commissioner Wiggins and seconded by Commissioner Gussman to state that the Planning Committee has reviewed M.R. #17-35, M.R. #17-36, and M.R. #17-37 and has no additional comments for the submitting agencies. The motion was unanimously approved.

Draft South End Vision Plan

Ed McKinney (Interim Planning Director) gave an update on the schedule for the draft *South End Vision Plan*. He explained that the plan adoption process has temporarily been placed on hold because of the election of new City Council members. The meeting for Council to receive public comment was postponed. The new Council committees have been established but their meeting schedule has not been shared yet. Mr. McKinney said that staff will update the new Council on the plan and reschedule the meeting for Council to receive public comments on the draft plan.

Mr. McKinney reviewed the plan adoption schedule and explained how staff will address comments received on the draft plan. He stated that staff is in the process of gathering comments from the public, Planning Committee, elected officials, and others. Staff will track all comments received on the draft plan and prepare a report that includes a matrix with all of the comments. Staff will consider all comments received and present them along with a recommendation to the Planning Committee and Transportation and Planning Committee (TAP).

Mr. McKinney emphasized that staff will not make any changes to the draft *South End Vision Plan* at this time. The draft plan will be accompanied by a report that includes all comments received on the document along with staff's recommendation on the comments or any proposed changes. The Planning Committee and TAP Committee will make recommendations on any proposed changes to the draft *South End Vision Plan*.

Commissioner Gussman asked when the plan will be adopted. Mr. McKinney replied that it depends on discussions with TAP Committee. The discussions could take more than one meeting. He also said that the same information (draft plan and compilation of comments) that staff presents to the Planning Committee for a recommendation will be presented to Council along with any comments from the Planning Committee. He emphasized that everyone will continue to see the same draft plan with a compilation of comments and recommended changes throughout the plan adoption process. Once the draft plan and revisions are adopted, the document will be revised to reflect the changes.

Commissioner Nwasike asked if the addendum will have the actual language that will be included in the final document. Ms. Johnson answered that the addendum will include general changes such as grammatical errors that will be cleaned up. However, if there is a substantial change, the addendum will show both the existing language or map and the new language or new map.

Place Types

Kathy Cornett reviewed what staff heard from the Committee at last month's meeting. She also provided an update on the schedule, engagement activities, Summit and Place Type sheets. Ms.

Cornett noted that safety will be addressed over the next few months during discussions about the broader Place Types policy framework.

Ms. Cornett highlighted key milestones in the Place Types process which includes the Summit in March, a draft document in August, and Council adoption in January 2019. Click [here](#) to view the Place Types PowerPoint presentation.

Ms. Cornett said that information will be shared with the Planning Committee monthly. Last month, the Committee asked staff to include meetings with City Council and the TAP Committee on the schedule. Ms. Cornett said that the new TAP Committee members were recently appointed and their meeting schedule has not been developed yet. However, staff developed a draft schedule with potential meeting dates with both Council and the TAP Committee.

Staff would like to meet with TAP in February to give them an overview of Place Types and the Unified Development Ordinance (UDO). Although staff would like to regularly update the TAP Committee, it may be difficult to get on their agenda because of their workload. Staff also thinks updating Council is important and shows this occurring before and after the Summit.

Ms. Cornett said that the Planning Committee will begin reviewing the Place Type sheets tonight and will continue to review them until the Summit. As staff shares the draft Place Type sheets with the Committee, they will also be released to the public. Staff will track comments on the Place Type sheets until mid-April. The Place Type sheets will not be revised during this time to allow consideration of all comments received before changes are made. During the review and adoption process, the Committee will formally receive public comment and will make a recommendation to Council on the Place Types Policy document.

Ms. Cornett reviewed some of the updates to the UDO/Place Types webpage. She said that the webpage has been reorganized to include different engagement options. Frequently asked questions have also been added to the page. She noted that updates and improvements will continuously be made to the webpage. Ms. Cornett explained that each month there is a theme. The first month's theme is growth and next month's theme will be neighborhoods. In addition to the webpage, there are posts on Facebook to educate the community.

Vice Chairperson Ham asked if the date for the Summit has been solidified. Ms. Cornett replied yes, the date is Saturday, March 24 at UNC Charlotte Center City. Mitchell Silver is the keynote speaker. This will be a multi-day event with a variety of options for input.

Commissioner Nwasike asked how will people RSVP, will attendance be limited by neighborhood or geography, and how will you ensure diversity. Ms. Cornett replied that Eventbrite has been used in the past. This tool will help with planning the event as well as registering participants.

Ms. Cornett said that staff is still working through some of the Summit's details. The facility can accommodate 300 people and staff does not anticipate having to limit participation. The event is open to the public but there is some focus on industry professionals. She said there is an industry coffee scheduled for the Friday morning before the Summit that is open to the public as well. There will also be a similar event on Thursday evening.

Commissioner Wiggins stated that at the beginning of the Place Types/Unified Development Ordinance process staff interviewed Planning Commissioners to get their input on various issues and asked if a synopsis of those interviews are on the website for the public to view. Ms. Cornett answered that they are not on the website and that she will have to follow up with the Committee on this question.

Commissioner Samuel suggested listing the Summit event dates on the schedule slide.

Commissioner Wiggins asked if staff has given any consideration to Commissioner Samuel's suggestions to use #shapeclt and the term "swatches" instead of "tear sheets". Ms. Cornett said that a project branding effort was started last year for the project which includes a hashtag. However, staff will continue to consider how to use #shapeclt. Ms. Cornett said that the "tear sheets" will be referred to as Place Type sheets. Commissioner Samuel asked what is the current hashtag. Ms. Cornett replied #cltudo.

Next, the discussion transitioned to the Place Type sheet review. Amanda Vari (Planning) reminded the Committee that the Place Types/Unified Development Ordinance is a single project with two major parts. One part is the vision and policy guidance - Place Types which is a new classification system for Charlotte to guide growth and development. The classifications are similar to typical land use categories. Place Types include design elements that guide the form and pattern of development in addition to use. The second part of this project is the UDO which is the process to develop the rules that regulate development, this includes the zoning ordinance.

Ms. Vari said that much of the city does not have policy guidance into form and pattern. Place Types will provide that guidance for the entire city, particularly in areas of the city that do not have any guidance today. Place Types will update the future land use map and will be used similar to how the future land use maps are used today. Place Types will establish a baseline for our future area plans by covering the form and pattern of development in a place type which allows the focus to center on issues specific to the area. This will allow for more efficient development of area plans in the future.

Ms. Vari further explained that the Place Types policies and map will eventually be adopted by City Council. Staff, officials and the community will use them when making decisions related to growth. Place Types will provide more community design policies for the entire city. Some transportation elements will also be included in Place Types.

Next, Ms. Vari focused on what Place Types will not do. Place Types are not a standalone tool and are not a regulatory tool. Place types will be used to develop zoning districts. Zoning districts will be the regulatory tool and will be developed with guidance from the Place Types policies. There will be a menu of appropriate districts for each place type. The UDO will serve to regulate development.

The current Place Types Palette is divided into four major categories - Open Space, Neighborhoods, Sectors, and Centers. These categories are further divided into 14 total Place Types. Ms. Vari explained how each category is divided into varying levels of intensity and development.

Ms. Vari reviewed an example of a Place Type sheet for Neighborhood 1. She said that a template has been set up for all the Place Types to provide consistency across Place Types. She explained the first page of a Place Type sheet and said that it is intended to provide an idea of what this place is envisioned to be. The overview and objectives are explained through the goals of each Place Type, followed by a summary of the general land use, urban design, and transportation elements.

The Place Types map is similar to the future land use map as it will show all areas that are envisioned to be a Neighborhood 1 Place Type. Some areas may currently be developed with a Neighborhood 1 pattern; other areas may not have those characteristics today. However, they are envisioned to be developed or redeveloped in the future to accommodate this type of development. The typical mix of land uses is intended to provide a general idea of the mix of uses in a Place Type. There are general land use terms like Residential, Non-residential, and Open Space. Specific land uses are dealt with in zoning districts. The zoning district description helps convey the need for multiple zoning districts

Commissioner Wiggins asked if staff is considering the size of sideyards because there have been recent reports of adjacent houses catching fire because sideyards are too small. Ms. Vari said that zoning will address sideyards.

Commissioner Nwasike asked how Place Types will affect established neighborhoods or if Place Types only apply to new development. Ms. Vari said that Place Types will consider existing and recommended land use. Place Types will influence new development as it occurs and will help inform decisions about future investments such as infrastructure.

Commissioner Gussman asked if there will be similar imagery on all the Place Type sheets. Ms. Vari answered yes; they all have a similar layout. Commissioner Gussman asked if anyone will have to change their building. Ms. Cornett answered no because elements will be incorporated as areas develop or redevelop.

Vice chairperson Ham asked how the list of neighborhood organizations was developed and if agencies on the list are expected to disseminate information to their contacts. Ms. Cornett answered that staff has a variety of resources such as the Neighborhood Organization Contact List and that staff does expect agencies to disseminate information. Staff also expects the mailing list to grow.

New Planning Director

Mr. McKinney shared information about the new Planning Director, Taiwo Jaiyeoba. Commissioner Wiggins asked to see his resume.

The Committee thanked Mr. McKinney for his service and expressed their hopes to continue working with him.

A motion was made by Commissioner Wiggins and seconded by Commissioner Gussman for the Committee to express their appreciation to Mr. McKinney for his service as Interim Planning Director. The motion was unanimously approved.

Meeting adjourned at 6:35pm.

CHARLOTTE HISTORIC DISTRICT COMMISSION
MEETING AGENDA – JANUARY 10, 2018 ROOM 267 ON THE 2ND FLOOR.
HDC WORKSHOP – 12:00 PM

Attachment 5

HDC WORKSHOP – 12:00 PM

NC STATE HISTORIC PRESERVATION

HDC MEETING: 1:00 – 7:00

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

CASES NOT HEARD IN DECEMBER

- | | | |
|----|--|------------------|
| 1. | 318 WEST 10 TH STREET
CASE No. HDC 2017-706
WINDOW REPLACEMENT
FOURTH WARD
BRET BITTNER, APPLICANT | CONTINUED |
|----|--|------------------|

CONTINUED

- | | | |
|----|--|------------------|
| 2. | 800 WOODRUFF PLACE
CASE No. HDC 2017-682
NEW CONSTRUCTION
WESLEY HEIGHTS
JOHN MCKEEVER, APPLICANT | CONTINUED |
| 3. | 301 W. KINGSTON AVENUE
CASE No. HDC 2017-439
ADDITION
WILMORE
SMITHA BALLY, APPLICANT | DENIED |
| 4. | 1719 DILWORTH ROAD E.
CASE No. HDC 2017-600
ADDITION
DILWORTH
CHRIS & VICTORIA BORIN, APPLICANT | APPROVED |
| 5. | 1630 DILWORTH ROAD W
CASE No. HDC 2017-636
ACCESSORY STRUCTURE/DRIVEWAY
DILWORTH
JOHN ZUCKER, APPLICANT | CONTINUED |

NEW APPLICATIONS

NEW CONSTRUCTION

- | | | |
|----|--|------------------|
| 6. | 601 W. KINGSTON AVENUE
CASE No. HDC 2017-742
WILMORE
CHARLES MCCLURE, APPLICANT | CONTINUED |
|----|--|------------------|

ADDITIONS

- | | | |
|----|--|-----------------|
| 7. | 227 WEST PARK AVENUE
CASE No. HDC 2017-754
WILMORE
KEITH WESLOWSKI, APPLICANT | DENIED |
| 8. | 729 WOODRUFF PLACE
CASE No. HDC 2017-735
WESLEY HEIGHTS
GREGORY POWELL, APPLICANT | APPROVED |

FRONT PORCH CHANGES

- | | | |
|----|---|-----------------|
| 9. | 1927 THE PLAZA
CASE No. HDC 2017-744
PLAZA MIDWOOD
BENJAMIN TAYLOR AYCOCK, APPLICANT | APPROVED |
|----|---|-----------------|

FAÇADE CHANGES

- | | | |
|-----|---|-----------------|
| 10. | 224 N. POPLAR STREET
CASE No. 2017-730
FOURTH WARD
LONNIE COGGINS, APPLICANT | APPROVED |
|-----|---|-----------------|

PORCH CHANGES

- | | | |
|-----|---|-----------------|
| 11. | 831 E. WORTHINGTON AVENUE
CASE No. 2017-759
DILWORTH
ALLEN BROOKS, APPLICANT | APPROVED |
|-----|---|-----------------|

DEMOLITION

- | | | |
|-----|--|-----------------------------------|
| 12. | 1924 MERRIMAN AVENUE
CASE No. 2017-714
WILMORE
MATTHEW ALEXANDER, APPLICANT | 365 DAY STAY OF DEMOLITION |
|-----|--|-----------------------------------|

CRTPO TECHNICAL COORDINATING COMMITTEE
Summary Meeting Minutes
Charlotte-Mecklenburg Government Center
Room 280
January 4, 2018

Voting Members: *Chair* – Sherry Ashley (Statesville), *Vice-Chair* – Dennis Rorie (Waxhaw), Liz Babson (CDOT), David McDonald (CATS), Dan Leaver (Charlotte E&PM), Ed McKinney (C-M Planning), Andrew Grant (Cornelius), Travis Johnson (Davidson), Bill Coxe (Huntersville), Todd Huntsinger – alt for Patrick Sadek (Indian Trail), Matthew Todd (Iredell County), Susan Habina Woolard (Matthews), Megan Green (Mecklenburg County – LUESA Air Quality), Nathan Farber – alt for Steve Frey (Mint Hill), Cami Wecklerly (Mooresville), Brett Canipe – alt for Scott Cole (NCDOT – Div. 10), Anil Panicker – alt for Mark Stafford (NCDOT – Div. 12), Travis Morgan (Pineville), Kevin Parker – alt for Chris Easterly (Stallings), Erika Martin (Troutman), Bjorn Hansen (Union County), Will Washam (Bicycle Focus Area Representative), Gwen Cook (Greenway Focus Area Representative), Scott Correll (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), Liz Babson (CDOT), Andy Grzymiski (CDOT), Anna Gallup (CDOT), David Harrison (CDOT), Wendy Taylor (NCDOT – Div. 10), Lee Ainsworth (NCDOT – Div. 10), John Cook (NCDOT – Div. 12)

Guests: Nick Landa (RS&H), Todd Steiss (WSP), Joe Lesch (Gresham Smith), Kevin Walsh (HDR), Steve Blakley (Kimley Horn)

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

1. Adoption of the Agenda

Mr. Pleasant asked if any changes to the agenda are necessary. Hearing none, the January agenda was adopted by acclamation.

2. Consideration of Consent Agenda

Mr. Pleasant explained that the consent agenda for the January meeting contained the December 7 TCC meeting minutes and the following two TIP amendments for CRTPO discretionary projects:

- Belk Greenway Phase 1 – Charlotte (EB-5929): Accelerate STBG-DA funding for preliminary engineering from FY 2019 to FY 2018 to begin the municipal agreement process.
- Mallard Creek Church Road Multi-Use Path – Charlotte (EB-5832): Reallocate \$110,000 in TAP and \$27,000 in local funds from preliminary engineering to right-of-way in FY 2018.

Motion:

David McDonald made a motion to adopt the consent agenda. Sherry Ashley seconded the motion. The motion passed unanimously.

TCC BUSINESS ITEMS

3.1 Election of Officers

Presenter: Danny Pleasant

Summary/Action Requested:

Mr. Pleasant stated that it is the responsibility of the TCC to annually elect new officers during the first meeting of the year. He then opened the nominations for Chair of the TCC.

Chair Nominations:

Bill Coxe nominated Ms. Ashley for Chair of the TCC for 2018. No other nominations were put forth.

Mr. Coxe made a motion to close the nominations; Travis Johnson seconded the motion.

Ms. Sherry Ashley was elected Chair of the TCC for 2018 by acclamation.

Vice-Chair Nominations:

Susan Habina Woolard nominated Dennis Rorie for Vice-Chair of the TCC for 2018. No other nominations were put forth.

Mr. Coxe made a motion to close the nominations; Ms. Habina Woolard seconded the motion.

Mr. Dennis Rorie was elected Vice-Chair of the TCC for 2018 by acclamation.

Ms. Ashley then presided over the remainder of meeting and thanked Mr. Pleasant and Mr. Coxe for their leadership of the TCC for the past several years.

3.2 Election of Focus Area Representatives

Presenter: Neil Burke

Summary/Action Requested:

- Mr. Burke explained that the Bicycle and Pedestrian Work Group (BPWG) discussed this topic at its December 11 meeting.
- He explained that the BPWG recommended the re-appointment of the focus area representatives and alternates for 2018 with an adjustment to the pedestrian representative membership within Charlotte DOT.
- The following delegates and alternates were recommended by the BPWG and the associated member jurisdictions:

Focus Area	Delegate	Alternate	Agency
Bicycle	Will Washam	Tim Gibbs	Cornelius/CDOT
Greenway	Gwen Cook	Joyce Figueroa	Mecklenburg County
Pedestrian	Scott Correll	David Harrison	CDOT
Public Health	Dick Winters	Allison Nelson	Mecklenburg County

Motion:

Andrew Grant made a motion to elect the Bicycle, Greenway, Pedestrian and Public Health Focus Area Delegates and Alternates for 2018. Erika Martin seconded the motion. Upon being put to a vote, the motion passed unanimously.

3.3 Mecklenburg County Greenway CMAQ Funding Reallocation Request

Presenter: Gwen Cook, Mecklenburg County Park and Recreation

Summary/Action Requested:

Ms. Cook 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. Cook began her presentation by stating the recommended action from the Project Oversight Committee (POC) was for the TCC to Recommend to the CRTPO Board that it reallocate the \$1,383,870 in CMAQ funding programmed to the Walker Branch Greenway to the Barton Creek Greenway.
- She explained that the CRTPO approved \$1,383,870 in CMAQ funding for the Walker Branch Greenway project in July of 2016.
 - Later in 2016, Mecklenburg County was unable to provide local match for the Walker Branch Greenway due to increased cost estimates.
- Ms. Cook stated that the CRTPO approved \$881,280 in CMAQ funding for the Barton Creek Greenway in July of 2010.
- She explained that construction is scheduled to begin on the Barton Creek Greenway project in the first quarter of 2018 and there is currently a \$1,383,870 budget deficit for construction.
- Ms. Cook explained that she presented the reallocation of CMAQ funds from Walker Branch Greenway to Barton Creek Greenway during the October 18 Transportation Staff Meeting, and the consensus reached was to present the information to the POC and have the committee develop a recommendation for the TCC.
- During its November 9 meeting, the POC recommended that the Barton Creek Greenway be scored using the updated CMAQ criteria, and staff was directed to determine if there were other unfunded CMAQ requests that may be eligible for this funding.
- Staff presented an update during the December 14 POC meeting regarding the rescoring of Barton Creek Greenway.
 - The project received a score of 66 using CRTPO's CMAQ methodology.
 - There were no other project submittals that were awaiting CMAQ funding.

Mr. Coxe emphasized that Ms. Cook acknowledged within her presentation that the CMAQ funding programmed for Walker Branch Greenway was to be returned to the CRTPO for consideration of reallocation to other eligible projects. He added that the POC had determined that there were no additional projects that were eligible for the returned funds; therefore the committee had recommended that the funds should be allocated to the Barton Creek Greenway project.

Motion:

Ms. Martin made the motion to recommend to the MPO that it reallocate \$1,383,870 in CMAQ funding from the Walker Branch Greenway to the Barton Creek Greenway and amend the 2018-2027 TIP. Dick Winters seconded the motion. The motion passed unanimously.

TCC INFORMATION REPORTS

4.1. FY 2019 Unified Planning Work Program Development

Presenter: Robert Cook

Summary:

Mr. Cook 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. Cook began his presentation by stating that he will provide an update on the development of the FY 2019 UPWP since the December TCC meeting and seek consensus that a draft can be submitted to NCDOT for review.
- Mr. Cook stated that he received clarification from NCDOT following the December TCC meeting that STBG-DA funds allocated for planning purposes can carry over into future fiscal years.
- He explained that the unobligated balances have not been provided yet; however, the PL unobligated balance will be less than \$100,000, and the STBG-DA unobligated balance may be more substantial.
- Mr. Cook then provided an estimated overview of CRTPO's funding levels for FY 2019. He indicated that CRTPO does not have the final numbers for FY 2019 from NCDOT and FHWA, but should receive these soon.
- He reviewed the five local planning project submittals received from member jurisdictions, and stated that he is optimistic that the CRTPO may be able to provide some level of financial assistance to these projects.
 - Once the unobligated balances are known, the UPWP subcommittee will develop a recommendation to the TCC regarding local planning project funding.
- Mr. Cook then reviewed the potential allocations of the \$2.1 million by task code for FY 2019.
- He concluded his presentation by stating that the next steps in the UPWP development process were to present a draft to the CRTPO Board during the meeting on January 17 and to submit the draft UPWP to NCDOT for its review.

Mr. Coxie stated that a prioritization process should be developed when there is not enough funding to fulfill all local planning project requests. Mr. Cook responded to explain that the UPWP subcommittee will develop the list of prioritized projects for this fiscal year. He added that the Southwest Bypass Alternative Study should be given priority because adoption of the CRTPO's CTP was contingent on this study.

Ms. Ashley asked if the TCC had any objections to the submission of a DRAFT UPWP to NCDOT for review. No concerns were raised by TCC members.

4.2. 2045 Metropolitan Transportation Plan

Presenter: Robert Cook

Summary:

Mr. Cook provided an update on the current status of the 2045 MTP:

- Draft chapter content has been completed and staff is providing comments to the consultant.
- The draft air quality conformity document is complete.
- The public comment period on the draft 2045 MTP report and air quality conformity document will begin on January 16.
- Public outreach events are in the process of being scheduled. Outreach will be conducted at existing events and presentations to small groups.

OTHER REPORTS

5.1. NCDOT Report

Brett Canipe provided an update on behalf of NCDOT-Division 10:

- Paving has been suspended on the Monroe Expressway and US 74 superstreet projects in Union County due to colder temperatures.
- The Independence Boulevard project is now complete.
- The project to convert the existing bus lanes along US 74 to express lanes is planned to be let in May.
- A contract has been awarded for the South Trade Street widening project in Matthews.
- The Charlotte-Monroe Executive Airport has received a \$912,000 grant from the Department of Aviation to rehabilitate the runway and improve taxiway lighting.
- Meetings will be held for the NC 73 corridor and improvements to the interchange with I-77. Meeting times and locations are in the process of being finalized.
 - February 5 in Huntersville
 - February 6 in Denver

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

- A public meeting will be held on the East Broad Street corridor improvement project in Statesville on Tuesday, January 30.
- A project to replace the Wilkinson Boulevard Bridge (US 29/74) over the Catawba River between Charlotte and Gastonia has funded with NCDOT maintenance funds, and this project will begin in the next several years. TCC members want assurance that bicycle and pedestrian accommodations will be included within the scope of this project.
- 25% design plans are complete for the realignment of US 21/NC 115 and Houston Road/ Flower House Loop intersection in Troutman.
- Consultants retained by Division 12 are working on cross-section alternatives for the US 21/NC 115 corridor improvement project in Troutman. These alternatives should be finalized within the next month.

5.2. Bicycle and Pedestrian Work Group Report

Mr. Bridges provided an overview of this afternoon's agenda by explaining that updates will be provided on the Little Sugar Creek Greenway and the Downtown Matthews pedestrian crossing.

5.3. Upcoming Issues

Mr. Cook explained that the CRTPO orientation will be held on Wednesday, January 10, 2018 beginning at 5:00 p.m. at the Harris Conference Center in Charlotte. TCC members are strongly encouraged to attend.

Mr. Coxie reminded the TCC that quarterly updates are due soon for the CRTPO discretionary projects. These updates help to determine project funding shortfalls and future TIP amendments for schedule changes.

6. Adjourn: Ms. Ashley determined that the agenda had been adequately completed and adjourned the meeting at 10:46 a.m.

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	4:00 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 Committee¹			
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)			
02-19-18	10:30 am	City Council TAP Committee	Conference Room CH-14 Basement – CMGC
02-21-18	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC
02-22-18	5:00 pm	UDO Advisory Committee	Conference Room 280 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no meetings scheduled at this time.

¹ Because February is a short month, the Zoning Committee Work Session is March 6, 2018.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

March 2018

Date	Time	Purpose	Location
Planning Commission			
03-05-18	12:00 pm	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
03-20-18	4:00 pm	Work Session	Conference Room 274 2 nd Floor – CMGC
Planning Committee			
03-20-18	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
03-06-18	4:30 pm	Topic Discussion	Innovation Station 8 th Floor – CMGC
03-06-18	5:30 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
03-19-18	5:00 pm	City Council Dinner Meeting	Conference Room CH-14 Basement – CMGC
03-19-18	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
Other Committee(s)			
03-21-18	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC
03-22-18	5:00 pm	UDO Advisory Committee	Conference Room 280 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no meetings scheduled at this time.

Charlotte-Mecklenburg Planning Commission **2018 Work Plan**

Adopted November 6, 2017

	Priority	Focus & Input	Outcome(s)
Full Planning Commission	Updated Vision “Our Charlotte - The shared story of our aspirational future”	Work Session Topic Discussions <ul style="list-style-type: none"> Charlotte’s History & Growth Walkability & Streets 15-minute Livable Communities (activity centers & Place Types) Game Changers (e.g. autonomous vehicles, aging in place) Affordability & Planning Policy 	<ul style="list-style-type: none"> Informing the work on an updated aspirational vision (part of the Place Type Policy Document) Informing the work of the committees
	Communication With City Council	<ul style="list-style-type: none"> Providing and sharing updates on Commission work with City Council 	<ul style="list-style-type: none"> Place Type & UDO Report Work Plan Report Annual Report
Planning Committee	Place Types & Unified Development Ordinance	<ul style="list-style-type: none"> Updated Vision (part of Place Type Policy Document) Place Type Policy Document (Place Type development & link to zoning) Civic Engagement Unified Development Ordinance (priorities: TOD, Neighborhood Conservation Districts, Affordable Housing) 	<ul style="list-style-type: none"> Recommendation on: Updated vision & Place Type Policy Document (draft) Informing the civic engagement process Staff updates on UDO schedule, work and ordinance development
	South End Vision Plan	<ul style="list-style-type: none"> Review and input 	<ul style="list-style-type: none"> Recommendation on: South End Vision Plan
Zoning Committee	Education Issues & policies impacting rezoning decisions	<ul style="list-style-type: none"> Better educated Zoning Committee and Community about growth issues, policies, and processes impacting rezoning decisions 	<ul style="list-style-type: none"> Working with staff to incorporate education/discussion sessions before Committee meetings
	Rezoning Review More time to review and discuss petitions	<ul style="list-style-type: none"> More time for Committee to review and discuss rezoning cases 	<ul style="list-style-type: none"> Working with staff to identify ways to provide more time in the rezoning review for the Committee