

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

Planning Commission

March 5, 2018
work session

Charlotte-Mecklenburg
Government Center
Room 267
Noon

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda

March 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 February 5, 2018 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*
 - Transportation & Planning Committee - *Attachment 7*
 - Upcoming Meeting Dates - *Attachment 8*
 - Work Plan - *Attachment 9*

12:20 – 2:00 (1 hour & 40 minutes)

3. On-Going Business

- Highway Safety (John Ham) – *Attachment 10* (10 minutes)
- Affordable Housing (Sam Spencer) – *Attachment 11* (35 minutes)
- Place Types/UDO Update (Taiwo Jaiyeoba, Planning) (20 minutes)
 - Update on Schedule, Advisory Committee & Summit
- Transit Oriented Development (TOD) Zoning District (35 minutes) (Monica Holmes, Planning)
 - Update on Approach & Process

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

Work Session Summary Minutes

February 5, 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

Commissioners Majeed and Watkins arrived at 12:19 pm. Commissioner Wiggins arrived at 12:21 pm.

Commissioner McMillan left at 1:35 pm. Commissioner Sullivan left at 1:55 pm. Commissioner Ham left at 2:00 pm.

Planning Staff Present: Taiwo Jaiyeoba (*Planning Director*), Scott Adams, Bob Cook, Kathy Cornett, Alan Goodwin, Laura Harmon, Monica Holmes, John Howard, Garett Johnson, Melony McCullough, Ed McKinney, Cheryl Neely, Tanakia Spinks (*temporary employee*), Stanley Watkins (*consultant*), and Katrina Young

Other City Staff Present: Pam Wideman (*Housing & Neighborhood Services Director*), Miles Vaughn (*Housing & Neighborhood Services*), and Terrie Hagler-Gray (*City Attorney's Office*)

Guests: Laura Searfoss (*Enterprise Community*)

Call to Order & Introductions

The Chairperson called the meeting to order at 12:05 pm, welcomed those present, and asked everyone to introduce themselves.

Minutes and Reports

Approval of January 8, 2018 Work Session Minutes

Commissioner Ham made a motion to approve the January 8, 2018 minutes, seconded by Commissioner Spencer. The minutes were approved unanimously.

Charlotte Regional Transportation Planning Organization (CRTPO) Report

Commissioner Nwasike provided an update in regards to the CRTPO newsletter. She will forward a copy to Cheryl Neely to distribute to the Commission.

Old Business/To Do Tasks Follow-up

2045 Metropolitan Transportation Plan (MTP) Follow up

Bob Cook with the Charlotte Regional Transportation Planning Organization (CRTPO) was present to address outstanding questions from the January 8 work session about the 2045 MTP. Mr. Cook explained that the 2045 MTP includes projects with dedicated funding. There are approximately 300 projects; however, 67 of those are funded to be completed in 2 horizon years. Funding for the MTP projects are at the federal, state and local level. CDOT and NCDOT's review and approval process is independent in regards to projects and funding but the agencies collaborate.

In regards to separated bike lanes, the MTP and CRTPO support the Complete Streets approach. However, the MTP does not design facilities. Design is more appropriate at the project development level after funding is secured. CRTPO collaborates with NCDOT and local governments to determine the best way to accommodate bicycle and pedestrian travel.

More detailed information can be accessed on the website at www.2045mtp.org.

Commissioner Spencer asked if there is any planning for autonomous vehicles. Mr. Cook replied yes, that is being considered.

Chairperson Ryan asked about plans for separated bike lanes and sidewalks along W. T. Harris Boulevard and other state roads. Mr. Cook explained that these types of roads are designed to move high volume traffic at high speeds. Consideration of these facilities will require collaboration with NCDOT and CDOT. He further explained that the community has to be very clear about what it wants when working with NCDOT. He also said that state funds cannot be used for standalone bike lanes and/or pedestrian walkways.

Commissioner Ham asked what can be done to address lighting along the interstates (I-85, I-77 and I-277). Mr. Cook said the Planning Commission could share their concerns with NCDOT. Commissioner Ham volunteered to draft a memo to NCDOT from the Planning Commission in regards to lighting along the interstates.

Commissioner McClung inquired about the high construction costs. Mr. Cook stated that construction costs are increasing and there is no indication that cost will be decreasing.

Commissioner Majeed said he has noticed a significant difference in the quality and visibility of the highway striping in South Carolina. He asked if NCDOT could use the same type of striping. Mr. Cook said CRTPO is involved in the long range planning for these types of improvements but they would have to contact CDOT about this.

Commissioner Watkins asked about the funding for lighting, striping, and other improvements. Mr. Cook explained that these are maintenance issues and generally are not high priorities. New construction and widening projects are NCDOT's top priorities.

Commissioner Wiggins expressed concern about the maintenance of bridges. She asked about the process for maintaining these structures and who handles the maintenance for bridges. Mr. Cook responded that NCDOT maintains the bridges.

The Commission agreed that Commissioner Ham will draft a memo to NCDOT regarding safety (lighting, striping, sidewalks, etc.) along interstates and state roads. The Commission will review and discuss the memo at their next meeting.

Affordable Housing Policy

Staff provided an update on the City's progress on creating affordable housing. The presentation focused on:

- City's Vision
- Comprehensive Housing Plan
- Regulatory Tools & Opportunities

Pam Wideman (Housing & Neighborhood Services) referenced the Planning Commission's Livable City Policy Statement, the October 3, 2016 City Council letter to the community, Unified Development Ordinance (UDO) update and other local efforts which address affordable housing. She reviewed the timeline in regards to creating the Affordable Housing Policy. She stated that they are at 66% of the affordable housing goal. A comprehensive strategic Affordable Housing plan is being developed that will complement the UDO and Place Types.

Ms. Wideman introduced Laura Searfoss (Enterprise Community). Ms. Searfoss shared important information about the Affordable Housing Study. Charlotte's Affordable Housing Plan has a three-pronged strategy:

1. Targeted housing investments
2. Expanded funding and financing tools
3. Additional policies, including development incentives

Following Ms. Searfoss' presentation, Ms. Harmon presented information on regulatory tools and opportunities. Her presentation focused on the legal framework, Place Types, UDO, and regulatory processes.

John Howard gave an overview of the Neighborhood Character Overlay District (NCOD), as an example of a regulatory tool.

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

Commissioner Ryan asked what are the issues with accessory dwelling units (ADUs). Ms. Harmon responded that there is a lack of awareness and resources.

Commissioner Watkins asked where are the folks that will use affordable housing. Ms. Wideman responded new residents, existing residents that are "cost burdened" and the aging population.

Commissioner Spencer inquired about the City's line on affordable housing. He noted that there is a spectrum with mandatory affordable housing being at the far end of the spectrum. Ms. Hagler-Gray said that voluntary affordable housing regulations with more teeth are probably okay.

The Commission asked about the number of existing affordable units in place and if this information can be included in rezoning reports.

Commissioner Nelson asked why affordable housing is not requested during the conditional rezoning process.

Commissioner McClung asked for a definition of affordable housing. Due to time constraints, Ms. Wideman will provide this information later.

Commissioner Samuel asked if there are plans to have tax incentives for businesses wanting to locate here if the business provides affordable housing dollars to a trust fund.

Commissioner Fryday said that we give away density and do not receive anything in return. He asked if there are incentives that can be used to negotiate affordable housing.

Commissioner Sullivan asked can we put deed restrictions on City owned property for affordable housing.

Commissioner Majeed asked if the NCOD is instituted by Council, would neighborhoods have to accept it. Mr. Howard responded yes.

Commissioner McClung asked what is the size of a neighborhood. Mr. Howard replied 15 acres with $\frac{3}{4}$ of the land developed.

Commissioner Majeed expressed concern about the Neighborhood Character Overlay District contributing to gentrification.

Commissioner Nelson asked if regulations can incorporate flexibility to increase affordability. Mr. Howard responded this would be voluntary.

Commissioner Watkins asked if places that already have churches and multi-family homes can participate in the NCOD. Mr. Howard responded they could if they are within the overlay district; however, the regulations will not apply to non-residential uses.

Commissioner Nwasike asked about the timeframe in regards to the NCOD. Mr. Howard replied by the end of 2018.

Following the question and answer session, Commissioners were asked to write their affordable housing comments related to reducing barriers, providing incentives, supporting protection and any other areas on post it notes. Below is a list of the comments:

Reducing Barriers

- Revisit ADO - too many regulations
- Don't use density in Place Types
- Why not garage location?
- Incentives for ADA practices included in property development (Feds want 40% above current requirements)

- Additional resources (manpower) when petitions come through that meet affordable goals to help expedite requests
- Zero parking minimum in TOD if affordable
- Parking exceptions for Affordable
- Super-fast tracking the petition process
- Permitting - meaning building permit is a “Red Herring”
- Promote to developers, community groups, Citizen Academy
- Define terms so that all can understand
- Lack of understanding of how to get from step 1 through the process
- What flexibility can we give affordable housing on other policies: tree save, design, etc.?

Providing Incentives

- Hold heights to 4 stories unless affordable
- Overlay that incentivizes the toolbox
- Contract time - can a builder fall short and get an incentive?
- City/County owned land - encourage affordable housing or contribution to Housing Trust or other program when approached by developers for purchase
- Overlay District
- Increasing building heights & units
- Allow Affordable Housing and encourage Market Rate Housing to be different - in scale, massing, materials, size, even on the same lot
- Tiered Incentive Structure - state & local tax incentives looking to relocate to Charlotte
- Can we use housing funds in place of affordable housing?
- Use incentives we have by expecting to see them used
- Don't increase density when it is inconsistent with area plan unless concessions
- Push the legal question on what we can request regarding Affordable Housing in Rezoning. It's not mandatory; a rezoning is a request.

Supporting Protection

- Neighborhood character overlays help protect
- Setbacks need to be limited by safety issues; fire, etc.
- Conservation District- conserve what's there
- Build complete streets, parks, bike lanes and greenways everywhere
- Need to make sure that building height does not become a deed restriction; money & growth implications
- Debunk myths about property value & mixed use
- “Affordable Impact” statistics in zoning book
- Advocate for affordable rezonings - Yes in my back yard, “YIMBY”
- Can increase length of time naturally Affordable Housing remains available
- Prohibit Airbnb and commercial properties in neighborhoods that raise prices
- Build complete streets, parks, bike lanes, greenways everywhere
- City purchase existing complexes to preserve current stock
- Diversity of housing types in Place Types
- Increase Housing Trust Fund amount

Other? (Questions, Ideas, Roles)

- Frame affordability as a land use issue
- Find advocates for Planning in community and use them
- Non-mandatory inclusionary zoning (fee in-lieu)?
- Assign a planning staff person to affordable housing on UDO & Rezoning
- Does conservation overlay have minimum mass?
- Deed restrictions on City owned properties requiring % affordable housing
- Solicit property owners with “dormant” property
- Ensure that UDO requirements do not inadvertently raise building costs to price out affordable housing
- Reach out pre-emptively to land owners or developers to inform of affordable incentives

Commissioner Spencer volunteered to review the comments and draft a statement from the Commission in regards to affordable housing. Commissioners Gussman and Samuel volunteered to will work with him. The Commission will review the statement at their next meeting.

Adjournment

The meeting adjourned at 2:04 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
02/15/18	Ardrey Kell & West Charlotte High School - Community Building Initiative Bus Tour	Howard
02/18/18	Town of Davidson Black History Month Education Series - Historic Preservation Efforts in Charlotte	Howard
02/19/18	Hyde Park Estates Community Meeting - Historic Preservation Opportunities	Howard
02/20/18	Charlotte Country Day School Administrative Staff - Community Building Initiative Bus Tour	Howard
02/21/18	Sustain Charlotte - GrowSmartCLT	Jaiyeoba, Lund & Rosen
02/22/18	Steele Creek Residents Association Annual Meeting	Cook, Bridges, Lyte-Graham, McCullough, & Rorie
02/24/18	Ballantyne Annual Priorities Meeting	Jaiyeoba, Cornett, Harmon & McCullough
02/28/18	Charlotte Hornets Staff - Community Building Initiative Bus Tour	Howard
03/01/18	Charlotte EAST Board - Spring Meet & Greet	Jaiyeoba, Frye & Sanders
03/05/18	Economic Development Staff Meeting - History of Second Ward/Brooklyn	Howard
03/20/18	Howie Acres Neighborhood Meeting - Historic Preservation Opportunities	Howard
03/29/18	Red Ventures - Community Building Initiative Bus Tour	Howard

City of Charlotte

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



Zoning Agenda

RESULTS

Monday, February 19, 2018

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*

5:30 P.M. ZONING MEETING, COUNCIL CHAMBERS**HISTORIC LANDMARK PUBLIC HEARING****4. Charlotte Firefighting Apparatus****Public hearing held**

A Public Hearing on the Question of adopting an ordinance for the property known as the "Charlotte Firefighting Apparatuses" (including the 1861 William Jeffers & Company Hand-Powered Pumper, the 1902 American Fire Company Metropolitan Steam-Powered Pumper, and the 1928 American LaFrance & Foamite Company Fire Truck) as an Historic Landmark.

Property Owner: Charlotte Fire Department

Location: 500 Dalton Avenue, Charlotte, North Carolina and 620 West 28th Street, Charlotte, North Carolina

5. Highland Mill No.1**Deferred to March 19, 2018**

A Public Hearing on the Question of adopting an ordinance for the property known as the "Highland Mill No.1" (listed under Tax Parcel Number 08104202 including the exteriors and interiors of the buildings and the land associated with tax parcel) as an Historic Landmark.

Property Owner: White Point Paces Partners

Location: 340 East Sixteenth Street, Charlotte, North Carolina

6. Wilmore Elementary School**Public hearing held**

A Public Hearing on the Question of adopting an ordinance for the property known as the "Wilmore Elementary School" (listed under Tax Parcel Number 11907801 including the exterior and interior of the building and the land associated with tax parcel) as an Historic Landmark.

Property Owner: Charlotte-Mecklenburg Board of Education

Location: 428 West Boulevard, Charlotte, North Carolina

ZONING DECISIONS**7. Rezoning Petition: 2017-171 by Century Communities****City Council Deferred decision to March 19, 2018**

Location: Approximately 36.7 acres located on the south side Ardrey Kelly Road, west of Wade Ardrey Road and east of Travis Gulch Drive. (Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)

Proposed Zoning: MX-2 (INNOV) (mixed use, innovative) with five-year vest rights.

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to **DEFER** this petition to their March 6, 2018 meeting.

8. Rezoning Petition: 2017-142 by Judson Stringfellow**Approved**

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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

9. Rezoning Petition: 2017-146 by North State Development, LLC**Approved**

Location: Approximately 4.35 acres located on the west side of Old Ardrey Kell Road, south of Providence Road West. (Council District 7 - Driggs)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

10. Rezoning Petition: 2017-147 by QuickTrip Corporation**City Council voted to withdrawal this petition**

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)

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend **DENIAL** of this petition.

Staff Recommendation:

Staff does not recommend approval of this petition as the proposal expands the parking for the previously approved commercial use and further extends commercial zoning into an established neighborhood.

11. Rezoning Petition: 2017-148 by Eastgroup Properties, LP**Approved**

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)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

12. Rezoning Petition: 2017-151 by The Housing Partnership**Approved**

Location: Approximately 3.69 acres located on Nolley Court, off of Galleria Boulevard, west of Monroe Road. (Council District 6 - Bokhari)

Current Zoning: NS (neighborhood service)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

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

13. Rezoning Petition: 2017-153 by JDSI, LLC**Approved**

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)

Zoning Committee Recommendation:

Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

14. Rezoning Petition: 2017-156 by Mark Miller**Approved**

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)

Zoning Committee Recommendation:

Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

15. Rezoning Petition: 2017-160 by Madison Simmons Homes & Communities, LLC**Approved**

Location: Approximately 2.08 acres located on the west side of Providence Road, south of Fairview Road. (Council District 6 - Bokhari)

Current Zoning: R-3 (single family residential)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition

16. Rezoning Petition: 2017-162 by Craig Calcasola**Approved**

Location: Approximately 0.35 acres located on the north side of West Worthington Avenue between Wilmore Walk Drive and Wickford Place. (Council District 3 - Mayfield)

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

Proposed Zoning: UR-1(CD) SPA (urban residential, conditional, site plan amendment)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

17. Rezoning Petition: 2017-166 by KP Development, LLC**Approved**

Location: Approximately 3.22 acres located on the south side of Tuckaseegee Road, west of I-85. (Council District 3 - Mayfield)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

18. Rezoning Petition: 2017-167 by Beaver Creek CRE, LLC**Decision deferral to March 19, 2018**

Location: Approximately 2.11 acres located on the north side of Independence Boulevard, bounded by Pierson Drive., Bamboo Street and Wilshire Place. (Council District 5 - Newton)

Current Zoning: B-2 (general business)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff does not recommend approval of this petition in its current form due to the requested LED and video signage increases and building heights.

19. Rezoning Petition: 2017-170 by South 48, LLC**Approved**

Location: Approximately 1.4 acres located on the east side of South Boulevard, north of Ideal Way and south of Atherton Street. (Council District 1 - Egleston)

Current Zoning: B-2 (general business)

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 petition.

20. Rezoning Petition: 2017-173 by Ram Reality Advisors**Approved**

Location: Approximately 1.42 acres located at the corner of Hawkins Street and Doggett Street, south of Worthington Avenue. (Council District 3 - Mayfield)

Current Zoning: MUDD (mixed use development)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

21. Rezoning Petition: 2017-174 by Lindsay Dorrier, III**Approved**

Summary of Petition:

- 1) add a new definition for "wineries";
- 2) adds "wineries" as a new use in the same urban and industrial zoning districts where breweries are currently permitted; and
- 3) adds the identical prescribed conditions for "wineries" as currently exists for breweries.

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend **APPROVAL** of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

ZONING HEARINGS**22. Rezoning Petition: 2017-050 by Circa Investments, LLC****Public Hearing Deferred to April 16, 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)

23. Rezoning Petition: 2017-132 by Mattamy Homes**Public Hearing Deferred to March 19, 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

24. Rezoning Petition: 2017-161 by Central Piedmont Community College**Public Hearing Deferred to March 19, 2018**

Location: Approximately 1.76 acres located on the southeast of Charlottetown Avenue, between Elizabeth Avenue and East 5th Street. (Council District 1 - Egleston)

Current Zoning: B-2 (general business), O-2 (office), and NS (neighborhood service)

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

25. Rezoning Petition: 2017-184 by Sean Brady

Public Hearing Held

Location: Approximately 8.56 acres located on the south side of Mount Holly-Huntersville Road, east of Rozzelles Ferry Road and west of Brookshire Boulevard. (Council District 2 - Harlow)

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

Proposed Zoning: R-12 LWPA (multi-family residential, Lake Wylie watershed-overlay, protected area)

Staff Recommendation:

Staff does not recommend approval of this petition in its current form.

26. Rezoning Petition: 2017-185 by High Family Partnership I, LP

Public Hearing Held

Location: Approximately 11.75 acres located on the east side of David Taylor Drive, north of West Mallard Creek Church Road. (Council District 4 - Phipps)

Current Zoning: O-1 (CD) (office, conditional)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to density, transportation, and tree save as well as other technical issues.

27. Rezoning Petition: 2017-190 by C4 Investments, LLC

Public Hearing Held

Location: Approximately 9.82 acres located on the east side of West Sugar Creek Road, east of Merlane Drive. (Council District 4 - Phipps)

Current Zoning: R-4 (single family residential)

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

Staff Recommendation:

Staff recommends approval of this upon resolution of outstanding issues related to density, transportation and tree save.

28. Rezoning Petition: 2017-187 by Maga Development LLC

Public Hearing Held

Location: Approximately 79.3 acres located on the northeast side of Old Moores Chapel Road, north of Moores Chapel Road east of I-485. (District 3 - Mayfield and Outside City Limits)

Current Zoning: R-3 (single family residential), R-4 (single family residential), R-5 (single family residential), and R-8 LWPA (single family residential, Lake Wylie Protected Area)

Proposed Zoning: R-6 LWPA (single family residential, Lake Wylie Protected Area)

Staff Recommendation:

Staff recommends approval of this conventional petition.

29. Rezoning Petition: 2017-188 by Providence Group Capital, LLC
Public Hearing Deferred to March 19, 2018

Location: Approximately 5.96 acres on the west side of Old Pineville Road, south of Freeland Lane, north of East Peterson Drive. (Council District 3 - Mayfield)

Current Zoning: 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 site design, rail corridor, and technical data.

30. Rezoning Petition: 2017-163 by Miller Development Company
Public Hearing Held

Location: Approximately 0.21 located on the southeast side of North Davidson Street, south of East 36th Street. (Council District 1 - Egleston)

Current Zoning: NS (neighborhood services)

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

Staff Recommendation:

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

31. Rezoning Petition: 2017-179 Davis Development, Inc.
Public Hearing Deferred to March 19, 2018

Location: Approximately 19.52 acres located on the north side of Mallard Creek Road, east of I-485. (Outside City Limits)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-12MF (CD) (multi-family residential, conditional)

32. Rezoning Petition: 2017-169 by City of Charlotte Solid Waste Services
Public Hearing Held

Summary of petition:

- 1) Add and modify definitions and update words to terms currently used by Solid Waste Services; and
- 2) Amend the requirements regarding solid waste containers, compactors, recycle containers, solid waste and recycling handling areas and service entrances to align with a complete update to Chapter 10 of the Municipal Code, approved by City Council on September 11, 2017, effective January 1, 2018.

Staff recommendation:

Staff recommends approval of this petition.

33. Rezoning Petition: 2017-172 by City of Charlotte-Real Estate
Public Hearing Held

Location: Approximately 0.84 acres located on the two northwest corners of the intersection of Harrill Street and Belmont Avenue. (Council District 1 - Egleston)

Current Zoning: B-1 (neighborhood business)

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.

34. Rezoning Petition: 2017-175 by 332 West Bland Street, LLC
Public Hearing Held

Location: Approximately 1.37 acres bounded by South Mint Street, West Bland Street and South Church Street. (Council District 3 - Mayfield)

Current Zoning: I-2 (general industrial)

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

Staff Recommendation:

Staff recommends approval of this petition.

35. Rezoning Petition: 2017-178 by Atlantic Coast Contractors, Inc.
Public Hearing Held

Location: Approximately 4.34 acres located at the end of Cressida Drive, near the intersection of South Boulevard and East Westinghouse Boulevard. (Council District 6 - Bokhari)

Current Zoning: I-1 (light industrial)

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

Staff Recommendation:

Staff recommends approval of this petition upon resolution of the requested technical revisions.

36. Rezoning Petition: 2017-181 by Dakota Legacy Group
Public Hearing Held

Location: Approximately 3.58 acres located on the east side of IKEA Boulevard and south of University Pointe Boulevard. (Council District 4 - Phipps)

Current Zoning: CC (commercial center)

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

Staff Recommendation:

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

37. Rezoning Petition: 2017-189 by SL Horton Road, LLC
Public Hearing Held

Location: Approximately 42.6 acres located at the end of Horton Road, east of Garrison Road, west of I-485. (Outside City Limits)

Current Zoning: R-3 AIR LLWPA (single family residential, Airport noise overlay, Lake Wylie Protected Area)

Proposed Zoning: I-1 (CD) AIR LLWPA (general industrial, conditional, Airport noise overlay, Lake Wylie Protected Area)

Staff Recommendation:

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment as well as several technical issues.

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
January 16, 2018 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

APPROVED
FEBRUARY 20, 2018

Attendance

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

Planning Staff Present: Scott Adams, Kathy Cornett, Alan Goodwin, Garet Johnson, Sonda Kennedy, Julia Lund, Melony McCullough, Ed McKinney, Catherine Mahoney, Grant Meacci, Amanda Rosen, Bryman Suttle, and Stanley Watkins (*Consultant - City Strata Consulting*)

Other Staff Present: Tracey Newsome (Charlotte Department of Transportation), John Muth and Brian Nadolny (Charlotte Area Transit System), and Dennis LaCaria (Mecklenburg County)

Welcome and Introductions

Chairperson Ryan called the meeting to order at 5:03 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

A motion was made by Commissioner Wiggins and seconded by Commissioner Watkins to approve the December 19, 2017 minutes. The minutes were unanimously approved.

Mandatory Referral

M.R. #17-36: Proposal by Mecklenburg County to Dispose of Property Located at Fourth and Graham Streets for Mixed Use Development to Include Affordable Housing

Mecklenburg County proposes to sell 1 acre of surplus land located near the corner of West Fourth and South Graham streets (Tax Parcels 073-16-201 & 202 and 073-16-101, 103 & 106) to support the County's real estate strategy and Mecklenburg County Board of Commissioner's policy on affordable housing.

Catherine Mahoney (Planning) briefly explained the mandatory referral. She stated that the County was approached by a private developer interested in purchasing two parcels for mixed use development that would include 40 affordable housing units or 35% of the total development; whichever is greater.

Both parcels are currently zoned UMUD and they fall within the boundary of the *Charlotte Center City 2020 Vision Plan*; which does not make a specific land use recommendation for the site. However, the plan does encourage a mix of housing and redevelopment of surface parking lots to create neighborhoods uptown. It also references creating a multi-modal network in the area around the proposed Charlotte Gateway Station.

The private developer's proposal is consistent with the goal to provide mixed uses and affordable housing in the area. However, it is inconsistent with the *Charlotte Center City 2020 Vision Plan* goal of a local and regional multi-modal transportation hub.

Commissioner Wiggins asked if this property is for mixed use only and how a transportation hub would affect the development of affordable housing. Garett Johnson (Planning) said that the request is to dispose of the property and that the County would be able to continue with the sale.

Ms. Mahoney explained that there have been a lot of conversations between CATS and the County; Planning staff is encouraging those conversations to continue. She said that representatives from CATS and the County are available for questions.

Chairperson Ryan said that she needed clarification because she did not understand why the County wanted to sell the property. Denis LaCaria (County) explained that the County was approached by a private developer interested in purchasing the property. However, CATS would like control of the parcels and would honor the affordable housing commitment. Chairperson Ryan asked why sell the property, regardless of affordability. Mr. LaCaria answered that CATS will also turn the property over to private developers. Commissioner Watkins stated that she is concerned about the transition of the property from the County to CATS. She asked if the private developer will provide assurance that affordable housing will be built.

Mr. Muth stated that the *Charlotte Center City 2020 Vision Plan* talks about creating a regional multi-modal hub that would include the Greyhound Station, Amtrak and connections to the light rail system. The subject parcels have been identified as property that is needed for development of the Gateway Station. It would have to be determined if this site is best used for affordable housing or if affordable housing would be incorporated on other properties as part of the Gateway Station development.

Commissioner Wiggins stated that both, affordable housing and the Gateway Station are desperately needed.

Commissioner Samuel asked that a stipulation be included in the sale that guarantees any purchaser will develop affordable housing units. Mr. LaCaria said affordable housing will not be ignored. Commissioner Samuel said that she will support CATS acquiring the property if there is a guarantee that affordable housing would be developed. Commissioner Nwasike asked how many units have been set aside for affordable housing. Commissioner Wiggins stated that both, affordable housing and the Gateway Station are desperately needed.

Mr. Muth said that CATS has been working with North Carolina Department of Transportation (NCDOT) for almost 20 years on a multi-modal station for this area. He said that the County, the City, the rail and the State own parcels in the area. The plan is to get the entire rail infrastructure built on these properties. Mr. Muth said that CATS will work with the County on how the City and CATS can purchase this property. He said that the City is very interested in purchasing this property; combining it with other properties and making it part of the overall Gateway Station master development.

A motion was made by Commissioner Wiggins and seconded by Commissioner Samuel to state that the Planning Committee reviewed M.R. #17-34 on January 16, 2018 and makes the following comment: It is appropriate for the County to dispose of these parcels in either of two fashions; either to the developer that has asked to build affordable housing, as outlined in the mandatory referral, as a part of their complex or more importantly to the CATS Station Project. If the property is sold to the CATS Gateway Station Project, the commitment to build units of affordable housing will remain.

The motion was seconded, however; there was further discussion. Commissioner Samuel said that she wants to ensure that there is a guarantee that the affordable housing piece is not diminished by the purchase; whether it is CATS or a private developer. Commissioner Watkins asked if a private developer will take into consideration the Gateway Station. Mr. LaCaria stated that he does not think any developer would ignore the realities of what is going on in the area and would definitely consider the Gateway Station.

Commissioner Samuel said that she fully supports CATS and thinks their vision should be considered if they have been working on the project this long. She would hate for a private developer to circumvent all the work that CATS has done. She fully supports the transition to CATS as long as the guarantee of affordable housing remains. John Muth (CATS) re-iterated that they have received federal funding and this project has gained momentum in the last eighteen months. He referenced City Council's letter to the Community stating that affordable housing is a high priority and will be considered during this project development.

Commissioner Nwasike asked how many total units will be available. Mr. LaCaria stated that the developer did not provide the final number because discussions have not been finalized. Mr. Muth explained that the affordable housing may not be on these parcels but he hopes to factor in a large amount of affordable housing in the overall master development.

Commissioner Watkins asked how this fits in with Place Types. Chairperson Ryan said the Committee has not discussed Place Types in Uptown yet. Commissioner Nwasike asked if the street that goes through the property is well used and how many units will be impacted by abandoning the street.

Mr. LaCaria said that whoever develops the master plan for the site will look at all of the parcels and determine where streets, pedestrian connections, etc. will be located.

Commissioner Wiggins added a friendly amendment to the motion to send the recommendation to CATS and the County.

A motion was made by Commissioner Wiggins and seconded by Commissioner Samuel to state that the Planning Committee reviewed M.R. #17-34 on January 16, 2018 and makes the following comment to Mecklenburg County and Charlotte Area Transit System (CATS): It is appropriate for the County to dispose of these parcels in either of two fashions; either to the developer that has asked to build affordable housing, as outlined in the mandatory referral, as a part of their complex or more importantly to the CATS Station Project. If the property is sold to the CATS Gateway Station Project, the commitment to build units of affordable housing will remain. The motion was unanimously approved.

South End Vision Plan Update

Ed McKinney (Planning) explained that the Transportation and Planning Committee has not developed their new meeting schedule. Staff will bring the draft *South End Vision Plan* back to the Planning Committee for a recommendation after meeting with the new Transportation and Planning Committee (TAP).

Commissioner Wiggins shared that recently there was a nice article in the newspaper expressing sadness that two art galleries are leaving South End. She encourages maintenance of the Gallery Walk.

Place Types

Kathy Cornett (Planning) followed up on outstanding questions about Place Types from the previous Committee meeting. Commissioner Wiggins asked if copies of the Camiros interviews of Planning Commissioners are available on the project website for the public to view. Ms. Cornett said that staff has notes from those interviews, but they are not posted on the project webpage. Committee members asked for a list of the additional Summit-related events and dates. Ms. Cornett said that there will be events on Thursday and Friday. Staff is working through the details and will share the information with the Committee when it is finalized.

At the last meeting, Ms. Cornett shared a sample Place Type sheet and explained that staff will continue to receive feedback, however; the drafts will not be updated at this time.

Place Types Schedule

Ms. Cornett reviewed key milestones on the schedule which includes the Summit on March 24 that will include several input opportunities. She said that the Committee requested that staff overlay meetings with City Council and the TAP Committee. The TAP Committee has not developed their new meeting schedule. Staff will update the Place Types schedule once the TAP Committee meeting schedule is available. However, the topics that staff would like to discuss with them are listed on the schedule. Ms. Cornett pointed out that the schedule is being revised to show completing the Place Type Sheets' review in March and not February.

She stated that after the Committee reviews the draft Place Type Sheets, the drafts will be released to the public for review. Staff will track the comments but the sheets will not be revised during the review process. This will allow full consideration of all comments received before changes are made. The Committee will also review other elements of the document and receive updates on community involvement. During the review and adoption phase, the Committee will formally receive public comment and will make a recommendation to Council on the Place Types Policy Document.

Place Types Engagement Update

Ms. Cornett gave an update on public engagement activities and the Summit. She said that staff is continuing to update the website with fresh content. Staff has uploaded the Planning Committee presentation from last month with a recording of the presentation and will do the same after this meeting. Staff is summarizing information from the online polls on the 'What We've Heard' page. The blog launched on December 19 with the first article titled 'Planning for 400,000 new neighbors.' December 19 and 20 experienced the most daily views ever with 221 views in two days.

Staff will continue to use the suite of online engagement tools to raise awareness of the project and engage the community around specific themes to prepare the public for the Summit. In December, the focus was on Growth and Vision and in January, the focus was on Neighborhoods. In February, the focus will be on Activity Centers. During this phase we will provide information about the economic importance of centers, get input on ideal characteristics of future centers, and highlight transitions between centers and surrounding neighborhoods.

A newsletter will be distributed at the end of this month to our mailing list which has 1,900 subscribers. It will also be shared on the project website and via social media.

Ms. Cornett summarized upcoming public engagement activities by reminding the Committee that the intent of the Summit is to provide an in-person event and engage the community around key issues that require hands-on input.

Place Types Overview

Next, Ms. Cornett transitioned to the Place Type sheet review. She reminded the Committee that this is a single project with two major parts. The first part of this project, Place Types, provides the vision and policy guidance.

Place Types is a new classification system for Charlotte to guide growth and development. The classifications are similar to typical land use categories such as residential, employment, and industrial. Place Types include design elements that guide the form and pattern of development in addition to use. They are not ordinance or law.

The second part of this project is the Unified Development Ordinance – this is the process to develop the rules that govern development, including the zoning ordinance. These projects are aligned to ensure our vision is implementable with our tools.

Ms. Cornett referenced the use of existing tools as the foundation for this process. *Centers, Corridors, and Wedges* and the *General Development Policies* provide a high level vision and guidance for how Charlotte will grow.

The adopted future land use map is a more refined tool used to guide decisions related to growth. She explained that area plans provide the additional level of policy guidance to address form and pattern. However, area plans lack guidance and specificity for a large part of the community. Much of the City is lacking in policy guidance related to form and pattern of development and mixed use development was not addressed in older plans. Currently, a variety of zoning tools are used to implement land use recommendations.

The Appendix will include the methodology for developing the Place Types Plan and how policies we use today inform the development of our new tools. It will also include the methodology for updating the Place Types Plan and the Place Types Map and a glossary of terms.

Ms. Cornett highlighted the current Place Types Palette. Place Types are divided into four major categories: Open Space, Neighborhoods, Sectors, and Centers. Those categories are divided into 14 total Place Types. At this meeting, the discussion will focus on the Neighborhood category.

Neighborhood 1, 2 & 3

Ms. Cornett provided highlights from each Neighborhood Place Type Sheet. She said that after each set of highlights, Alan Goodwin (Planning) will provide examples of how the Unified Development Ordinance (UDO) will implement some of these elements.

There are four place types in the Neighborhood category. The main differences between these four places types are types of permitted land uses, building types, building heights, and types of open spaces. Each Neighborhood Place Type is cumulative and they build upon each other. Neighborhood 1 uses are allowed in Neighborhood 2 and 3 and Neighborhood 2 uses are allowed in Neighborhood 3. Neighborhood 1 and 2 permits residential, civic and institutional land uses. Nonresidential uses are introduced at a small scale in Neighborhood 3 and are permitted in Neighborhood Node.

Neighborhood 1 is the least intense place in this category. It is a residential neighborhood characterized by detached homes with a uniform rhythm and pattern which is established by having one principal building per lot at a consistent distance from the street and from each other. Buildings are low-rise and may include detached houses, detached accessory dwelling units, and plex houses. The predominant type of open space is private yards.

Alan Goodwin (Planning) explained the connection to the Zoning Ordinance. He noted that North Carolina law limits what can be regulated such as design. Setbacks, yards and heights can be regulated. Mr. Goodwin pointed out that the current ordinance regulates permitted uses in single family zoning districts. It does not reference building types.

The UDO could regulate the types of buildings allowed in each zoning district. For example, zoning districts in a Neighborhood 1 Place Type could limit the permitted building types to those supported by the building type's policies. He also stated that the new ordinance could establish a context-based "build-to-zone", which will inform where new buildings are placed. Commissioner Wiggins said that she likes that a building setback could vary.

Commissioner Gussman said he wonders if a build-to-zone is the best way to handle infill. He agrees that a house on a block that has a different setback does disrupt the rhythm of a street. Mr. Goodwin stated that during this process, there will be conversations about some of the policies that the community may or may not support. The final decision will be reflected in the ordinance.

Commissioner Watkins asked if yards and setbacks are considered when utilities are installed and if setbacks impact the cost and location of utilities. Ms. Cornett answered that the utility companies are responsible for the location of utilities and the zoning ordinance does not address utilities.

Chairperson Ryan stated that Place Types address what is above ground. She said that if it is underground, it is not a planning issue. The build-to-line is really fundamental in other cities. Chairperson Ryan said it seems like Place Types addresses the public realm. She questioned why we are leading off with "A typical mix of land uses" if we are going toward a form based code. She suggests being silent on use if we are focusing on form.

Chairperson Ryan asked if we want to diversify neighborhoods, can a house be located behind a house or can a duplex or triplex be located in the middle of the block in Neighborhood 1. She added that this is an opportunity to diversify our neighborhoods and places like Alexander Michael's Restaurant should be allowed in residential neighborhoods.

Chairperson Ryan commented that the symbol for non-residential looks like a school/government building. She also suggested using the word "Respect" in the goals instead of "Protect". Commissioner Wiggins said that she likes the variation of buildings and she thinks places like Alexander Michael's should be located in more neighborhoods. She said that granny flats need to be addressed because it is state law. Mr. Goodwin said they are an accessory dwelling unit.

Chairperson Ryan asked if front doors have to front a street or can they orient toward open spaces. Mr. Goodwin said that we cannot regulate design for a single family/two family home.

Commissioner Nwasike asked how big are the neighborhoods (square footage, blocks, etc.) in the different categories. Ms. Cornett explained that this is part of the methodology. She said that Dilworth could be Neighborhood 1, 2 or 3 in some areas. Vice-chairperson Hamm asked what percentage of land would be located in Neighborhood 1.

Ms. Cornett gave an overview of Neighborhood 2. She explained that this is where we begin to accommodate moderate-intensity residential uses; sometimes referred to as the missing middle. Neighborhood 2 accommodates residential uses characterized by attached building types which may include townhomes or house courts. Buildings are low rise but the moderate intensity of this Place Type provides a good transition between Neighborhood 1 and Neighborhood 3. They share similar characteristics to Neighborhood 1 such as being residential in scale and having a similar relationship between the building and the street with somewhat of a front yard area that is typically shared.

Mr. Goodwin summarized the connection to the UDO. The current ordinance does not require Neighborhood 2 building types (such as townhomes) to orient to the street. Also, there is no requirement for raised entrances for privacy. The UDO would require principal buildings to orient to, and connect with, the street. A minimum ground floor height above grade requirement could be another zoning tool used to achieve the goals of this policy. It could also set a maximum building length, which could differ according to the building type. Commissioner Wiggins asked how recommending raised entrances for townhomes meet ADA requirements.

Commissioner Gussman asked how an existing single family neighborhood transforms to include a range of housing types and uses. Commissioner Wiggins responded that this is happening near South Park along Sulkirk.

Ms. Cornett gave an overview of Neighborhood 3. This is still a residential neighborhood but it allows more moderate to high intensity residential uses and provides for a range of housing types including multi-family buildings. Buildings may range from 1 to 4 stories. Most buildings are 3 to 4 stories. Neighborhood 3, like Neighborhood 2, includes shared common open spaces. This place type is often located near employment areas and shopping centers and can provide a transition between Neighborhood 1, 2, and a Neighborhood Node.

Again, Mr. Goodwin summarized the connection to the UDO. He said that the current ordinance does not set a maximum building length and that the UDO could set a maximum building length, which could differ according to the building type.

Ms. Cornett reviewed next steps in the process. In February, staff will review Neighborhood Node, complete the review of Activity Centers, and provide updates on the Place Type/UDO Summit. Ms. Cornett shared a sample Regional Activity Center Place Type Sheet. In March, staff will review Sectors and Open Space Place Types and host the Summit. In April, the discussion will center on what was heard at the Summit and updates to the schedule.

Commissioner Gussman said that it will be important to show examples when presenting this information to the community. This will help them understand the difference between what is required today and what is being proposed. Commissioner Nwasike asked if the requirements will raise housing prices and impact affordability.

Chairperson Ryan shared that she is thrilled with the stoops and their contribution to the public realm. In regards to the missing middle, she suggested that consideration be given to the height limit of 4 stories. She said that most multi-family buildings are built at 6 stories. She asked if those should be in Neighborhood 3. She asked if there is a height bonus for affordable units. Chairperson Ryan recommends limiting building lengths to 180' to eliminate the Texas Donut. She thinks this could influence affordability. Commissioner Wiggins asked what is wrong with a Texas Donut. Chairperson Ryan replied that the parking decks make the buildings longer. Commissioner Wiggins said that particular design is convenient for some residents. Chairperson Ryan suggested thinking of the future and designing for transit use, autonomous vehicles, etc.; not the convenience of parking. Ms. Johnson said that the information from tonight's meeting will be placed on the web and she passed out the Regional Activity Center handout.

Adjournment

The meeting adjourned at 6:54 p.m.

**MEETING AGENDA –FEBRUARY 14, 2018 ROOM 267 ON THE 2ND FLOOR OF THE
GOVERNMENT CENTER.**

HDC WORKSHOP – 12:00 PM

HDC WORKSHOP – 12:00 PM

HDC MEETING PROCEDURES

HDC MEETING: 1:00 – 7:00

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

CONTINUED FROM JANUARY

- | | | |
|----|---|-----------|
| 1. | _318 WEST 10 TH STREET
CASE # HDC 2017-706
WINDOW REPLACEMENT
FOURTH WARD | APPROVED |
| 2. | 800 WOODRUFF PLACE
CASE # HDC 2017-682
NEW CONSTRUCTION
WESLEY HEIGHTS | APPROVED |
| 3. | 1630 DILWORTH ROAD WEST
CASE # HDC 2017-636
ACCESSORY STRUCTURE
DILWORTH | DENIED |
| 4. | 601 WEST KINGSTON AVENUE
CASE # HDC 2017-742
MULTI-FAMILY NEW CONSTRUCTION
WILMORE | CONTINUED |

ADDITIONS

- | | | |
|----|--|-----------|
| 5. | 409 RENSSELAER AVENUE
CASE # HDC 2017-683
DILWORTH | CONTINUED |
| 6. | 518 WEST KINGSTON AVENUE
CASE # HDC 2018-014
WILMORE | APPROVED |
| 7. | 1843 THOMAS AVENUE
CASE # HDC 2018-025
PLAZA MIDWOOD | APPROVED |

COMMERCIAL FAÇADE CHANGES

- | | | |
|----|--|----------|
| 8. | 301 WEST SUMMIT AVENUE
CASE # HDC 2018-033
WILMORE | APPROVED |
|----|--|----------|

DEMOLITION

- | | | |
|----|--|--------------|
| 9. | 1916 MERRIMAN AVENUE
CASE # HDC 2018-057
WILMORE | 365 DAY STAY |
|----|--|--------------|



Charlotte Regional Transportation Planning Organization

Meeting Agenda Packet

Wednesday February 21, 2018

6:00 pm

Charlotte-Mecklenburg
Government Center
Room 267 (Second Floor)
600 East Fourth Street
Charlotte, NC 28202

CRTPO Staff Contact:
Robert W. Cook, AICP
Secretary
(704) 336-2205
rwcook@charlottenc.gov

February 21, 2018 Agenda Items

- ❖ Transportation Improvement Program (TIP) Amendment
- ❖ 2045 Metropolitan Transportation Plan Update
- ❖ FY-2018 and FY-2019 Unified Planning Work Programs
- ❖ CRTPO Self-Certification

CRTPO BOARD MEMBERS

Michael Johnson, Chair
Council Member, City of Statesville

Paul Bailey, Vice-Chair
Mayor, Town of Matthews

City of Charlotte
Town of Cornelius
Town of Davidson
Town of Fairview
Town of Huntersville
Town of Indian Trail
Iredell County
Town of Marshville
Town of Marvin

Town of Matthews
Mecklenburg County
Metropolitan Transit Commission
Town of Mineral Springs
Town of Mint Hill
City of Monroe
Town of Mooresville
NCDOT
Town of Pineville

Town of Stallings
City of Statesville
Town of Troutman
Union County
Town of Waxhaw
Town of Weddington
Village of Wesley Chapel
Town of Wingate

Title VI Policy

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

TO: CRTPO Delegates & Alternates

FROM: Robert W. Cook, AICP

CRTPO Secretary

DATE: February 15, 2018

**SUBJECT: February 2018 Meeting
Charlotte Regional Transportation Planning Organization
Wednesday, February 21, 2018, 6:00 PM**

The February 2018 meeting of the Charlotte Regional Transportation Planning Organization (CRTPO) is scheduled for Wednesday, February 21, 2018.

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

Accessing the Charlotte-Mecklenburg Government Center

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

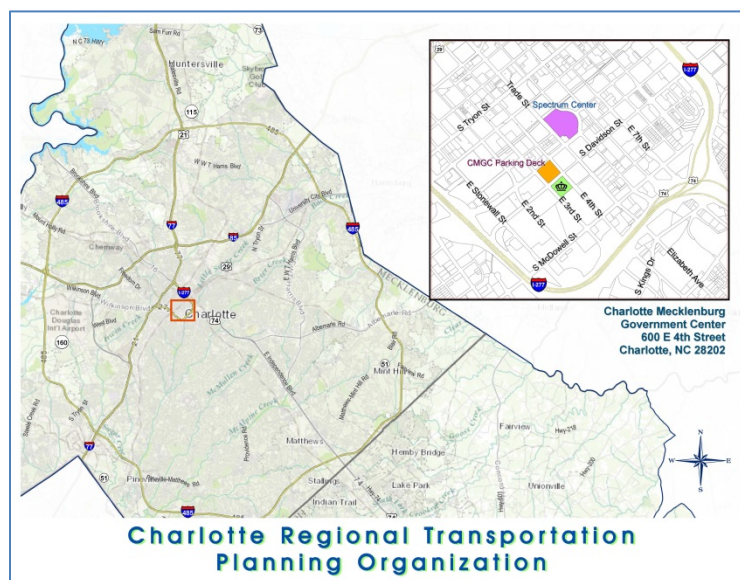
There are two ways to enter the Government Center. Enter via the large staircase on the Davidson St. side or through the plaza entrance facing E. Fourth St. (This is a handicapped accessible entrance.) Once inside the building, security staff will assist you to Room 267.

Non-Discrimination Policy

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

The Charlotte Regional Transportation Planning Organization coordinates transportation planning initiatives in Iredell and Mecklenburg Counties and the urbanized portion of Union County. The Metropolitan Planning Organization (MPO) board of the CRTPO reviews and votes on consensus-based technical recommendations provided by the Technical Coordinating Committee (TCC).

Unless otherwise noted, CRTPO TCC and MPO meetings are held in Room 267 (second floor) of the Charlotte-Mecklenburg Government Center (CMGC), located at 600 East Fourth Street in Uptown Charlotte.



Parking is available in the CMGC parking deck on Davidson Street between Third and Fourth Streets. Parking tickets from the CMGC Deck can be validated by CRTPO staff if they are brought to the meeting.

There are two ways to enter the CMGC. Enter via the large staircase on the Davidson Street side or through the plaza entrance facing E. Fourth St. (This is a handicapped accessible entrance.) Once inside the building, security staff will assist you to Room 267. Security measures have been improved recently, so please allow more time for entering the building.

In compliance with the Americans with Disabilities Act (ADA), accommodations will be provided for persons who require assistance in order to participate in Charlotte Regional Transportation Planning Organization meetings. If assistance is needed or to request this document in an alternative format, please contact CRTPO at (704) 336-2205 or (704) 336-5123 (fax).

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

[Click here](#) to view the 2018 Delegates Handbook to view the Glossary of Terms & Acronyms.

**Charlotte Regional
Transportation Planning Organization**
February 21, 2018
Room 267, Charlotte-Mecklenburg Government Center

6:00 PM Meeting Agenda
Room 267

1. **Call to Order** Michael Johnson
2. **Adoption of the Agenda** Michael Johnson
3. **Public Comment Period** Michael Johnson
CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes.
4. **Ethics Awareness & Conflict of Interest Reminder** Michael Johnson
5. **Approval of Minutes** Michael Johnson
ACTION REQUESTED: Approve the January 2018 meeting minutes as presented.

ATTACHMENT: Draft January 2018 minutes
6. **TIP Amendment: South Fork Crooked Creek Greenway** Neil Burke
ACTION REQUESTED: Accelerate preliminary engineering funding from FY 2019 to FY 2018 to begin the Municipal Agreement and Design phase of the project located in Indian Trail.

BACKGROUND: See the attached memorandum for details.

ATTACHMENTS: Memorandum and map
7. **2045 Metropolitan Transportation Plan** Robert Cook
ACTION REQUESTED: FYI

BACKGROUND:
 - A 30-day public comment period on the draft plan and related air quality conformity determination report ended on February 16.
 - Comments received during the comment period will be reviewed. Comments received after the agenda packet's distribution will be provided under separate cover.
 - The Board will be asked to adopt the 2045 MTP and make an air quality conformity determination at the March meeting.*ATTACHMENTS: Comment log; Sierra Club letter*
8. **Unified Planning Work Program** Robert Cook
a. FY 2018 Amendments
ACTION REQUESTED: FYI

BACKGROUND: See the attached memorandum for details.

ATTACHMENT: Memorandum

b. FY 2019 UPWP Status

ACTION REQUESTED: FYI

BACKGROUND:

- *The UPWP is an annual listing of projects, priorities and work tasks and is essentially the CRTPO's annual budget.*
- *It reflects short-range planning needs and describes what is planned for the fiscal year.*
- *Information provided in the UPWP includes the agencies responsible for specific tasks, project costs and funding sources.*
- *Final action on the FY 2019 UPWP will be requested at the March meeting.*

9. CRTPO Self-Certification

Robert Cook

ACTION REQUESTED: FYI

BACKGROUND: See the attached memorandum for details.

10. Upcoming Agenda Items

Robert Cook

ACTION REQUESTED: FYI

BACKGROUND:

- *A schedule of upcoming action items will be provided.*

11. Adjourn

CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION

Charlotte-Mecklenburg Government Center, Room 267

January 29, 2018 Meeting

Summary Minutes

Members Attending:

Greg Phipps (Charlotte), Michael Miltich (Cornelius), Jane Campbell (Davidson), Brian Hines (Huntersville), Jerry Morse (Indian Trail), James Mallory (Iredell County), Norma Carpenter (Marshville), Paul Bailey (Matthews), Pat Cotham (Mecklenburg County), Frederick Becker (Mineral Springs), Eddie Dingler (Mooresville), Michael Johnson (Statesville), Richard Helms (Union County), Steve Maher (Waxhaw), Scott Buzzard (Weddington), Brad Horvath (Wesley Chapel), Tracy Dodson (NCBOT-Division 10), John Pope (NCBOT-Division 12)

Non-Voting Members Attending:

Victoria Nwasike (Charlotte-Mecklenburg Planning Commission), Jim Walker (NC Turnpike Authority), Russell Wing (Union County Planning Board)

NOTE: This meeting was originally scheduled for Wednesday, January 17, but was rescheduled due to inclement weather.

1. Call to Order

Vice-Chairman Michael Johnson called the January 2018 CRTPO meeting to order at 6:03 PM. Board members were asked to introduce themselves.

2. Election of Officers

Vice-Chairman Johnson opened the floor for nominations for 2017 CRTPO board chair. John Pope nominated Vice-Chairman Johnson. Additional nominations were requested, however, no additional nominations were put forth. Brad Horvath made a motion to close the nominations; Eddie Dingler seconded the motion. The motion was approved unanimously. Upon being put to a vote, Vice-Chairman Johnson was unanimously elected chairman for 2018.

Chairman Johnson then asked for nominations for CRTPO board vice-chair. Tracy Dodson nominated Paul Bailey. Brian Hines nominated Michael Miltich. No additional nominations were put forth. Upon being put to a vote, Mayor Bailey was elected vice-chairman for 2018.

3. Adoption of the Agenda

Summary:

Chairman Johnson asked if any changes to the agenda were necessary. No changes were identified.

Motion:

Jane Campbell made a motion to adopt the agenda as presented. Vice-Chairman Bailey seconded the motion. Upon being put to a vote, the motion to adopt the agenda as presented was approved unanimously.

4. Public Comment Period

There were no public comments.

5. Ethics Awareness & Conflict of Interest Reminder

Mr. Cook read the ethics awareness and conflict of interest reminder. No conflicts were identified.

6. Approval of Minutes

Summary:

Chairman Johnson requested action on the November 2017 meeting minutes.

Motion:

Dr. Miltich made a motion to approve the November 2017 meeting minutes as presented. Mayor Becker seconded the motion. Upon being put to a vote, the November 2017 meeting minutes were unanimously approved.

7. 2018 Meeting Calendar

Presenters:

Robert Cook

Summary:

Mr. Cook stated that the Board's bylaws require that its monthly meetings be held on the third Wednesday of each month. The third Wednesday of November is the day before Thanksgiving. He indicated that Wednesday, November 14 and Wednesday, November 28 are options for rescheduling the meeting.

Motion:

Ms. Campbell made a motion to move the November 2018 meeting to Wednesday, November 28. Brian Hines seconded the motion. Upon being put to a vote, the motion was unanimously approved.

8. Transportation Improvement Program (TIP) Amendments

a. Mecklenburg County Greenway CMAQ Funding Reallocation

Presenter:

Gwen Cook

Summary:

Ms. Cook provided information to the Board via a Power Point presentation, the contents of which are incorporated into the minutes. The presentation's purpose was to obtain the Board's approval of a reallocation of \$1,383,870 in Congestion Mitigation & Air Quality (CMAQ) funds from the Walker Branch Greenway to the Barton Creek Greenway, and to amend the TIP accordingly. Both greenway projects were reviewed. Allocating funds to the Barton Creek project will fill a funding gap that will allow an important link in the greenway system to be completed. The project will connect the Mallard Creek Greenway to University Place and the J.W. Clay Boulevard LYNX Blue Line station. Mecklenburg County is unable to provide the local match on the Walker Branch project due to increased project cost estimates. The Project Oversight Committee and TCC both reviewed the proposal and unanimously recommended that the Board approve the reallocation and TIP amendment. The POC and TCC findings were detailed in a memorandum in the agenda packet.

Motion:

Mayor Becker made a motion to approve the request to shift the funds and amend the TIP as requested. Ms. Campbell seconded the motion. Upon being put to a vote, the motion was unanimously approved.

b. Miscellaneous Amendments

Presenter:

Neil Burke

Summary:

The presentation's purpose was to seek the Board's approval of changes to two projects: Belk Greenway Connector, Phase 1 and the Mallard Creek Church Road Multi-Use Path. Mr. Burke explained that the City of Charlotte is the sponsor of both projects and is seeking to accelerate preliminary engineering on the Belk Greenway project from FY 2019 to FY 2018, and to reallocate \$110,000 in Transportation Alternatives Program (TAP) funding and \$27,000 in local funds from the preliminary engineering phase to the right-of-way acquisition phase. The TCC unanimously recommended that the Board approve the amendments.

Motion:

Dr. Miltich made a motion to approve the amendments as presented. Vice-Chairman Bailey seconded the motion. Upon being put to a vote, the motion was unanimously approved.

c. CRTPO Discretionary Projects Amendments

Presenter:

Bill Cox

Summary:

Mr. Coxe provided information to the Board via a Power Point presentation, the contents of which are incorporated into the minutes. The presentation's purpose was to seek the Board's approval of the following:

1. Approve the reallocation of \$7.5 million in available Bonus Allocation (BA) funds as detailed in the table below.
2. Move \$2,759,411 of 2021 STBG-DA funds from TIP project U-5906 to U-5908 and the same amount of Bonus Allocation funds from U-5908 to U-5906.
3. Remove TIP project U-5904 from the TIP
4. Amend the 2018-27 TIP to include these changes

TIP ID	Project	Current BA Funding	Recommended Additional BA Funding 11/15/17	Total BA funds after amendment
U-5767	US 21 (Statesville Rd) Widening Project	0	\$500,000	\$500,000
U-5905	Lakeview Rd Upgrade (Reames Rd to NC 115)	\$7,000,000	\$2,000,000	\$9,000,000
C-5613H	Lakeview Rd Roundabout Intersection Upgrade	0	\$1,000,000	\$1,000,000
U-5907	Potts-Sloan-Beatty Connector	\$2,050,000	\$1,700,000	\$3,750,000
U-5908	NC 115 Two-Way Pair (Main St Upgrade)	\$4,000,000	\$2,300,000	\$6,300,000
Total			\$7,500,000	

Details for each request were provided. The sources of the available BA funds were explained. It was noted that if BA funds are not obligated by June 2020, they will no longer be available for projects. Mr. Coxe stated that the agenda included an error by stating that the TCC's recommendation was unanimous; the Town of Cornelius cast a dissenting vote when this matter was brought before the TCC.

The Board discussed the matter after Mr. Coxe's presentation. Dr. Miltich contested the process used to prepare the funds' reallocation recommendation and requested that the matter be sent back to the Project Oversight Committee and TCC for reconsideration. Dr. Miltich made a motion to that effect which was seconded by Richard Helms. Questions and discussion followed. Mr. Coxe discussed the process used by the POC and TCC to prepare the recommendation. He discussed the quarterly update process where project sponsors are asked to report on their projects' statuses. Projects known to need additional funds were selected to receive additional funds; the Northcross Drive Extension project in Cornelius was not known to have a funding shortfall at the time the recommendation was first made. When shortfall information about the Northcross Drive Extension was provided, the POC revisited the issue but still decided to proceed with the original recommendation. Greg Phipps asked about the additional reviews and asked what was to be gained if the issue had already been reviewed twice. Mr. Hines addressed Huntersville's support for the NC 115 Two-Way Pair project.

Motion:

Chairman Johnson called for a vote on Dr. Miltich's motion to send the matter back to the Project Oversight Committee and TCC for reconsideration. Upon being put to a vote, seven votes were cast in favor of the motion and 51 votes were cast in opposition-the motion failed.

A motion was made by Ms. Campbell and seconded by Mr. Hines to approve the reallocation of \$7.5 million in available Bonus Allocation (BA) funds as detailed in the table above (item 1). Upon being put to a vote, 51 votes were cast in favor of the motion and seven votes were cast in opposition-the motion was adopted.

Ms. Campbell made a motion to approve the requests outlined in items 2-4 listed above. Eddie Dingler seconded the motion. Upon being put to a vote, the motion passed. The Town of Weddington voted in opposition.

9. Draft 2019 Unified Planning Work Program

Presenter:

Robert Cook

Summary:

Mr. Cook provided information to the Board via a Power Point presentation, the contents of which are incorporated into the minutes. The presentation's purpose was to update the Board on the preparation of the FY 2019 UPWP. He stated that action was not being requested, but that consensus was being sought on draft funding allocations. An overview of the UPWP was provided. The UPWP is the CRTPO's budget. Funding levels were reviewed. Mr. Cook stated that he had very recently received a letter from NCDOT stating that, due to the lack of an approved federal budget, the amount of Planning (PL) funds available was still at the estimate stage. The CRTPO has an unobligated balance of previous years' PL funds of only \$19,713. In past years, unobligated balances have been the funding source for local transportation planning projects. Unless there is a substantial unobligated balance of STBG-DA funds, the CRTPO will not be able to fund the five proposed local projects. Potential allocations were reviewed. No concerns were identified by the Board.

10. 2045 Metropolitan Transportation Plan

Presenter:

Robert Cook

Summary:

The presentation's purpose was to update the Board on the MTP's status. The public comment period began on January 16 and will end on February 16. Several comments had already been received and dealt with a variety of issues, including several expressing concern with projects not being funded until the 2045 horizon year. All comments will be presented to the board for review at the February meeting. Staff's public outreach efforts were reviewed. Adoption is scheduled for the March meeting.

11. Upcoming Agenda Items & Revised Agenda Format

Presenter:

Robert Cook

Summary:

The February agenda will likely include at least one TIP amendment. Comments received during the 2045 MTP comment period will be reviewed. Mr. Cook also stated that the staffing assessment recommended in the 2016 certification review will get underway next month. A steering committee meeting will be held on February 21.

Chairman Johnson thanked staff for the work on the 2018 orientation.

12. Adjourn

The meeting adjourned at 7:03 PM.

Charlotte Regional Transportation Planning Organization

Action Item Summary

Agenda Item 6

Subject: TIP Amendment: South Fork Crooked Creek Greenway

- **Purpose / Scope:** *Approve a 2018-2027 TIP amendment for a locally administered project in Indian Trail.*
- **TCC Review:** *At its February 1 meeting, the TCC unanimously recommended that the CRTPO Board approve the TIP amendment.*
- **Attachment:** 2018-2017 TIP Amendment memorandum; Map
- **Background:** *See the attached memorandum for details.*

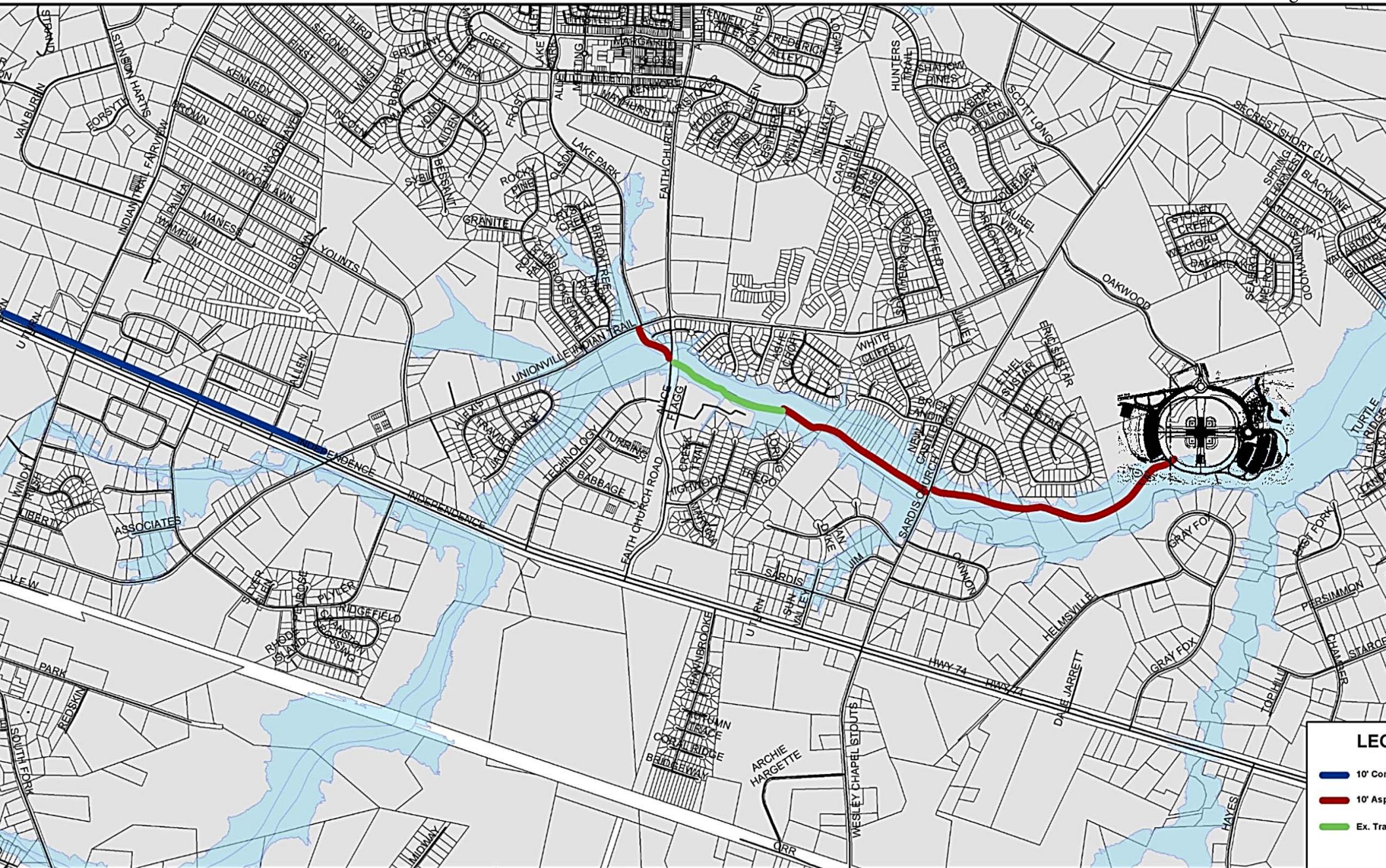
TO: CRTPO Delegates & Alternates
 FROM: Neil Burke, AICP PTP
 Planning Coordinator
 DATE: February 14, 2018

**SUBJECT: 2018-2027 TIP Amendment for locally administered project in Indian Trail
 February 21, 2018 CRTPO Meeting**

ACTION REQUESTED: Approve a 2018-2027 TIP amendment for a locally administered project in Indian Trail.

TCC RECOMMENDATION: The TCC unanimously recommended that the CRTPO Board approve the TIP amendment during the February 1 TCC meeting.

TIP ID	Jurisdiction	Project and Amendment Summary	Recommended TIP Revision
EB-5723	INDIAN TRAIL	<p>US 74 Multi-Use Path: Western Limit of Indian Trail to Sardis Church Road</p> <p>Accelerate preliminary engineering funding from FY 2019 to FY 2018 to begin the Municipal Agreement and Design phase of the project.</p>	<p>PRELIMINARY ENGINEERING</p> <p>FY 2018 - \$145,000 (TAP)</p> <p>FY 2018 - \$36,000 (Local)</p> <p>RIGHT-OF-WAY</p> <p>FY 2019 - \$100,000 (TAP)</p> <p>FY 2019 - \$25,000 (Local)</p> <p>CONSTRUCTION</p> <p>FY 2020 - \$1,879,000 (STBG-DA)</p> <p>FY 2020 - \$868,000 (TAP)</p> <p>FY 2020 - \$687,000 (Local)</p>



- LEGEND**
- 10' Corridor
 - 10' Asphalt
 - Existing Trail

HWY 74 Multi-Use Path/ South Fork Greenway



Town of Indian Trail
130 Blythe Drive
Indian Trail, NC 28079



TOIT Engineering Department

Drawn By: Engineering Department

Sheet No. 1 of 1

1 inch = 1,250 feet

Charlotte Regional Transportation Planning Organization

Information Item Summary

Agenda Item 7

Subject: 2045 Metropolitan Transportation Plan

- **Purpose / Scope:** *Information*
- **Attachments:** *Comment Log; Letter from Sierra Club*
- **Background:**
 - *A 30-day public comment period on the draft plan and related air quality conformity determination report ended on February 16.*
 - *Comments received during the comment period will be reviewed. Comments received after the agenda packet's distribution will be provided under separate cover.*
 - *The Board will be asked to adopt the 2045 MTP and make an air quality conformity determination at the March meeting.*

	Date	Commentor	Agency	Issue	Comment
1	1/16/2018	Gibilaro, Carl	NCDOT	U-5108, Northcross Dr Ext	I was taking a look at Appendix D of the Draft conformity determination report and have a question. If you look at the attached (Appendix D, Page 17) shouldn't U-5108 now start at NC 73 (Sam Furr Road) instead of at Westmoreland Road or is the change reflected somewhere else? This is the project Sean and I talked to you about a few weeks ago that we wanted to extend.
2	1/22/2018	Grant, Andrew	Cornelius	I-3311, I-5405, I-4750 (I-77 Express Lanes Project)	Please provide information on the funding sources for the managed lanes connection to I-277. Were the two direct connects' cost savings included in the \$7.5M of "extra" Bonus Allocation funds that the POC has recently recommended reallocation? If so, why is the total cost savings only \$7.5M, and not more? Also, please confirm all of the projects' savings that were included in the POC's \$7.5M (original cost/allocation and new cost/allocation), as I believe there are approximately 3 - 4 BA projects that will be delivered cheaper than originally thought.
3	1/24/2018	Andersen, Christine		3151 - Ardrey Kell Rd.	Please lend my voice to those who are calling for widening on Ardrey Kell Rd. as an immediate need! Rea Farms is yet to be completed and another townhouse neighborhood is on the books for development. We can barely take the traffic we have now. Waiting until 2045 for this problem to be addressed is ridiculous.
4	1/25/2018	Huss, David		3147 - Ballantyne Commons Pkwy, 3150 - Johnston Rd, 3151 - Ardrey Kell Rd.	I would suggest that these projects are needed now, but definitely need to be addressed prior to the dates in the draft. It's already to the point that traffic in these areas are hindering growth.

	Date	Commentor	Agency	Issue	Comment
5	1/30/2018	Ferr, Inga			<p>Many projects pushed to 2045 are needed now. City is growing at a huge rate!</p> <p>Mooreville should get more projects due to population growth. Funds should be allocated proportional to traffic volume and population.</p> <p>Too many funds are allocated for pedestrian/bike lanes. They are not needed on every road. We see these unused in many areas. I77 in the main city has the fiasco of toll lanes, while \$200 M is spent just few miles up. Meanwhile the only viable side road, old 115, has no expabtion planned. This road gets at a stand still together with i77!</p>
6	2/2/2018	Davis, Patricia		E123 - NC 115/Faith Rd-Campus Lane Intersection Improvements	<p>The improvement of intersection NC115 and Faith Rd. is long overdue. It is a very dangerous situation with crumbling pavement along the ravine side of Faith Rd. and very heavy traffic with long delays to pass through the intersection. Traffic is increasing due to more houses being built off of Faith Rd., and even though Faith Rd. was resurfaced, pot holes have appeared on the east bound side of Faith Rd. just east of NC115, maybe due to the heavy truck traffic? When I-77 has traffic problems, NC115 is total gridlock. Please consider the improvements to this intersection and start work ASAP before individuals suffer serious accidents.</p>
7	2/4/2018	Eschert, Ray		<p>3148: widening from Ardrey Kell to Ballantyne Commons Parkway / McKee Road</p> <p>3147 : Widening of Ballantyne Commons Parkway from Annalexa Lane to Williams Pond Lane</p> <p>3150 : Johnston Road widen from Lancaster Highway to Ballantyne Commons Parkway.</p> <p>3151: Ardrey Kell Road widen from Marvin Road to Tom Short Road</p>	<p>As a resident of South Charlotte since 1978 I have to stress that there are 4 road projects that need to be expedited and moved forward sooner than the Horizon year indicated. The Southern area that these road service are being overly stressed due to the impact not just from our growth within but more so because of the growth and expansion in both Union County and South Carolina / Fort Mill. Which feed through our area daily. There must be relief sooner than later before the roads become parking lots (which is already somewhat of a daily issue now) Consideration on these projects is appreciated.</p>

	Date	Commentor	Agency	Issue	Comment
8	2/5/2018	Schwebel, Irving		<p>3148: widening from Ardrey Kell to Ballantyne Commons Parkway / McKee Road</p> <p>3147 : Widening of Ballantyne Commons Parkway from Annalexa Lane to Williams Pond Lane</p> <p>3150 : Johnston Road widen from Lancaster Highway to Ballantyne Commons Parkway.</p> <p>3151: Ardrey Kell Road widen from Marvin Road to Tom Short Road</p>	<p>The need to accelerate MTP projects 3148,3147,3150 and 3151 has never been greater. MTP 3151 is not due to 2045 and my great concern is how to move emergency vehicles when this road is bottle necked. There is more growth planned for this area in addition to the congestion that exists. Ardrey Kell is a major corridor for those vehicles from South Carolina. There is a high school and elementary school located on Ardrey Kell. Have any tests been performed to test the time it would take for first responders to arrive at these two schools now vs a 4 lane road?</p> <p>All other cases will begin to erode growth and development in this area due to congestion. I urge CRTPO to think what would happen if there is a loss of growth and a loss of revenue.</p>
9	2/6/2018	Nwasike, Victoria		<p>3148 (Providence Rd)</p> <p>3147 (Ballantyne Commons Pkwy)</p> <p>3150 (Johnston Rd)</p> <p>3151 (Ardrey Kell Rd.)</p>	<p>I would like to leave a public comment about the following Projects included in the 2045 MTP:</p> <p>3148 (Providence Rd)</p> <p>3147 (Ballantyne Commons Pkwy)</p> <p>3150 (Johnston Rd)</p> <p>3151 (Ardrey Kell Rd.)</p> <p>These projects are vital to reduce congestion and improve mobility in the South Charlotte/Ballantyne area, especially as development continues to grow at a rapid rate. It would be appreciated if these projects can be considered for funding sooner than what is projected in the MTP since they are greatly needed in our already congested area.</p>
10	2/6/2018	Howard, John	West Boulevard Neighborhood Coalition	Other Projects	<p>West Boulevard/NC 160 Recommended Projects:</p> <ol style="list-style-type: none"> 1. Replace train overpass bridge on West Boulevard between Old Steele Creek and Holabird with wider sidewalk. 2. Realign West Tyvola Road with West Boulevard 3. Full streetscape improvement from I-77 to Billy Graham Parkway 4. I-77 underpass improvements (lighting, art, sidewalks)

	Date	Commentor	Agency	Issue	Comment
11	2/9/2018	Falcone, Larry		Union County Projects	<p>I live in Stallings, NC in Union County and I serve on the Transportation Advisory Committee for Stallings. We are excited about all of the funded road projects effecting Stallings but have some concerns. Are main concern is Safety but are other concerns are how the proposed projects effect our already over crowded roadways and how the new projects effect them. A blatant example is at the intersection of Stallings Rd and Hwy 74/Monroe Bypass Rd. As you exit 74 either North or South Stallings Rd is widened a short distance and then narrows down to the current two lane Rd. On the South side that leaves a 50 to 75 yard stretch of narrow road before it widens to the newly constructed intersection and traffic light at Indian Trail/Matthews Rd. How idiotic! Surely DOT and the Turnpike authority could have at least extended that short piece of road to include that newly constructed intersection. We see this happening at many other projects and after reviewing the 2045 plan it is apparent that this will happen again and again. Another example is when the Weddington interchange at I-485 is built will Weddington and Pleasant Plains Rds be improved at the same time to handle the heavy traffic that the interchange will dump on these roads? I realize that it all comes down to funding but I think some careful thought needs to be put forth before the engineering for these projects goes forward.</p>
12	2/13/2018	Rumple, Joyce		1016 - Old Mountain Road	<p>I am writing in response to the long-term project by 2045 for the Troutman area--specifically widening Old Mountain Road (from North main Street to Buffalo Shoals Road) from two lanes to four lanes with a median, wide outside lanes and sidewalks. As a homeowner in this area, I am very much against this plan. In addition to taking the front yards of the homeowners on this stretch of road, it would increase traffic and make it more difficult than it currently is for homeowners to pull out of their driveways. Also, why would sidewalks be needed in this area? What is the justification for spending \$102 million on this project?</p>
13	2/14/2018	Shaw, Mark		E375 - Gilead Road Widening	<p>Where can I find information about this specific project?</p>
14	2/15/2018	Huntsinger, Todd	Town of Indian Trail	Indian Trail Projects	<p>Upon reviewing the 2045 comp plan, it doesn't appear that any other small scale widening projects within the roadway network of our jurisdiction (within Indian Trail) complement the present high profile projects. In our opinion, we feel that 2 lanes project branching out of major project such as the connector and Monroe road widening should be looked for widening in this long range program.</p>

	Date	Commentor	Agency	Issue	Comment
15	2/15/2018	Williams, Jon		NC 218 Projects	Is there any plans to widen or do anything about the traffic on Hwy 218?
16	2/15/2018	Talley, Charles		Additional Transit Projects	It is most important that more mass public transportation become available in North Carolina, especially in Mecklenburg, Gaston, Iredell and Catawba counties.



Comments on the CRTPO 2045 Metropolitan Transportation Plan

By the Central Piedmont Group, Sierra Club

Feb. 16, 2018

The Central Piedmont Group of the Sierra Club, with over 2800 members, covers 10 counties surrounding the greater Charlotte area, and thus covers all of the CRTPO planning area. Our mission to protect and enjoy the natural environment makes many aspects of the Metropolitan Transportation Plan (MTP) relevant.

The overall plan is thorough and includes most of the important features expected in such a plan, although we fear much useful detail was lost in the collapse of 18 chapters into 5. These comments will focus on two aspects of the plan, land use and the environment.

Land Use.

MTP Goal 5 (Encourage regional collaboration and linkages between transportation and land use planning) and the list of objectives are all good and presented well, but there is an important caveat, the CRTPO has no role in land use decisions. These decisions are made by the cities and towns in the region, which raises a question about how this goal is to be implemented. This plan has departed from the previous coverage in two significant ways: the elimination of several previously listed potential implementation strategies, and inclusion of a section on scenario planning.

The 2040 MTP included a statement “These land use patterns have a significant effect on travel patterns, including number of trips, trip length and time, and the choice of mode.” This is a critical consideration that must precede most other planning efforts if we hope to transition to a more sustainable transportation network. The 2040 MTP, Chapter 12 listed performance measures and also strategies, such as these, under land use:

- Transportation-Land Use Plans with Locals(sic) Governments
- Develop Overlay Districts to manage Development Densities and Form
- Encourage Regional Activity Centers
- Live-Work Proximity Incentives
- Require MPO review for Regional Scale Developments
- Growth Management Restriction.

Dropping these is a step backward, even though questions remain on their implementation.

On the other hand, the 2045 MTP does include a discussion and example of scenario planning, which could be an effective tool for addressing the above weaknesses. The disappointment is that there seemed to be no plan to perform a real analysis with the next step being the MTP

update four years from now. We urge a more rapid application, including, for example, an analysis of a revenue-neutral replacement of highway widenings with accelerated transit.

Environment.

The 2045 MTP provides fair coverage of air quality and water impacts but has scaled back its treatment of greenhouse gases (GHG) from the 2040 MTP. This change is being made while:

Transportation has moved up from second to the largest source of GHG emissions;

Each year since the last report, we have experienced “the hottest year ever”;

The federal government has abdicated their responsibility on the issue, thus putting the onus on local governments, which is occurring in Charlotte

New federal rules on measuring and reporting GHG emissions were issued earlier this year, a requirement of MAP-21, mentioned for other measures in the plan.

Rather than scaling back on the most significant environmental issue, the CRTPO should be exploring every opportunity to lower VMT, bring about a modal shift away from single-occupant vehicles and provide for infrastructure in support of a transition to an electrically-driven system. We urge that an objective to lower GHG emissions be added to goal no. 3 and that you restore material that discusses steps to achieve such an objective. We also urge that the federal rule on GHG reporting be fully adhered to.

There is a discussion of performance planning on page 159 and among the targets noted is Mobil Source Emissions reduction for all CMAQ funded projects. The measure should cover all highway projects, not just those funded by CMAQ. Tables 5-15 (performance metrics) and 5-16 (health metrics) on pgs. 168 & 169 provide 2045 targets, but it would really be more useful to include targets for 2025 and 2035.

For the Central Piedmont Group, Sierra Club
 Roger Diedrich, Transportation Chair
 10128 Vanguard Parkway
 Huntersville, NC 28078
 704-727-0554

Charlotte Regional Transportation Planning Organization

Information Item Summary

Agenda Item 8a

Subject: FY-2018 Unified Planning Work Program

- **Purpose / Scope:** *Information*
- **TCC Review:** *This information item was presented to the TCC at their February 1, 2018 meeting.*
- **Attachment:** *FY-2018 Unified Planning Work Program amendments*
- **Background:**
 - *Adjustments to the FY 2018 UPWP are necessary to reallocate funds to task codes experiencing shortfalls.*
 - *No policy or priority changes are proposed.*
 - *This item is being presented for information only; however, a request will be made at the March meeting to recommend that the CRTPO Board approve amendments.*
 - *The UPWP is an annual listing of projects, priorities and work tasks and is essentially the CRTPO's annual budget.*
 - *It reflects short-range planning needs and describes what is planned for the fiscal year.*
 - *Information provided in the UPWP includes the agencies responsible for specific tasks, project costs and funding sources.*

TO: CRTPO Delegates & Alternates
 FROM: Robert W. Cook, AICP
 CRTPO Secretary
 DATE: February 16, 2018

SUBJECT: FY 2018 UPWP Amendment

ACTION REQUESTED: This agenda item is being presented for information only. Action will be requested at the March meeting.

BACKGROUND:

- The Unified Planning Work Program (UPWP) is an annual listing of projects, priorities and work tasks, and is essentially the CRTPO's annual budget.
- A review of mid-year expenditures has found that adjustments to the FY 2018 UPWP are necessary to reallocate funds to task codes experiencing shortfalls.
- No policy or priority changes are proposed.
- The amendment will shift funds between task codes; no additional funding is being requested.

DRAFT PROPOSED ALLOCATION CHANGES

Funds are proposed to be reallocated from the following two task codes:

Task Code	Task Code Description	Funds to be Reallocated
IV-9	Financial Planning	10,500
V-2	Air Quality/Conformity Analysis	35,000
V-3	Planning Work Program	13,750
VI-6	Public Involvement	20,000
VI-8	Transportation Enhancement Planning	11,000
VI-9	Environmental Analysis & Pre-TIP Planning	22,000
VI-10	Corridor Protection & Special Studies	20,000
VI-12	Management & Operations	20,000
Total		152,250

Reallocated funds shown in the table above are proposed to be allocated to the following task codes:

Task Code	Task Code Description	Funds to be Allocated
II-10	GIS Analysis	4,000
IV-2	Highway Element of LRTP	79,250
IV-4	Bicycle & Pedestrian	11,000

Task Code	Task Code Description	Funds to be Allocated
	Element of LRTP	
V-1	Congestion Management Strategies	58,000
Total		152,250

Funds are shown at 100% level (80% federal funds + 20% local match)

Charlotte Regional Transportation Planning Organization

Information Item Summary

Agenda Item 8b

Subject: Draft FY-2019 Unified Planning Work Program

- **Purpose / Scope:** *Information*
- **TCC Review:** *This information item was presented to the TCC at their February 1, 2018 meeting.*
- **Attachment:** *None*
- **Background:**
 - *The UPWP is an annual listing of projects, priorities and work tasks and is essentially the CRTPO's annual budget.*
 - *It reflects short-range planning needs and describes what is planned for the fiscal year.*
 - *Information provided in the UPWP includes the agencies responsible for specific tasks, project costs and funding sources.*

Charlotte Regional Transportation Planning Organization

Information Item Summary

Agenda Item 9

Subject: CRTPO Self-Certification

- **Purpose / Scope:** *Information*
- **Attachment:** *Memo*
- **Background:**
 - *Federal regulations (23 CFR1 450.334) require MPOs to annually self-certify to the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) that its planning process is addressing the major issues facing the urban area and is being conducted in accordance with all applicable requirements of the metropolitan planning process and related requirements.*
 - *In North Carolina, this process is linked to the adoption of the Unified Planning Work Program (UPWP).*

TO: CRTPO Delegates & Alternates
FROM: Robert W. Cook, AICP
CRTPO Secretary
DATE: February 16, 2018

SUBJECT: CRTPO Self-Certification

ACTION REQUESTED: No action is requested at this meeting. Action will be requested at the March meeting.

BACKGROUND:

- Federal regulations (23 CFR¹ 450.334) require MPOs to annually self-certify to the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) that its planning process is addressing the major issues facing the urban area and is being conducted in accordance with all applicable requirements of the metropolitan planning process and related requirements.
- In North Carolina, this process is linked to the adoption of the Unified Planning Work Program (UPWP).
- Listed below is a checklist that contains eleven questions. Staff has provided responses (in green text). The responses will be reviewed at an upcoming Transportation Staff meeting and the final responses will be presented to the TCC at its March meeting, at which time it will be asked to make a recommendation to the Board.

CHECKLIST QUESTIONS

1. Is the MPO properly designated by agreement between the Governor and 75% of the urbanized area, including the central city, and in accordance in procedures set forth in state and local law (if applicable)? [23 U.S.C.² 134 (b); 49 U.S.C. 5303 (c); 23 CFR 450.306 (a)]
YES
2. Does the policy board include elected officials, major modes of transportation providers and appropriate state officials? [23 U.S.C. 134 (b); 49 U.S.C. 5303 (c); 23 CFR 450.306 (i)]
YES. The CRTPO's Memorandum of Understanding was updated to include the Metropolitan Transit Commission as a voting member of the CRTPO policy board.
3. Does the MPO boundary encompass the existing urbanized area and the contiguous area expected to become urbanized within the 20-yr forecast period? [23 U.S.C. 134 (c), 49 U.S.C. 5303 (d); 23 CFR 450.308 (a)]
An official boundary has been established by the CRTPO policy board. The most recent activity on this topic occurred in April 2015 when the policy board unanimously approved an expansion of the planning area to include all of Iredell County.
4. Is there a currently adopted Unified Planning Work Program (UPWP)? 23 CFR 450.314
 - a. Is there an adopted prospectus?
 - b. Are tasks and products clearly outlined?
 - c. Is the UPWP consistent with the MTP?
 - d. Is the work identified in the UPWP completed in a timely fashion?**YES to all of the above.**

5. Does the area have a valid transportation planning process?

23 U.S.C. 134; 23 CFR 450

- a. Is the transportation planning process continuous, cooperative and comprehensive?
- b. Is there a valid MTP?
- c. Did the MTP have at least a 20-year horizon at the time of adoption?
- d. Does the MTP address the ten planning factors³?
- e. Does the MTP cover all modes applicable to the CRTPO area?
- f. Is the MTP financially constrained?
- g. Does the MTP include funding for the maintenance and operation of the system?
- h. Does the MTP conform to the State Implementation Plan (SIP)?
- i. Is the MTP updated/reevaluated in a timely fashion (at least every 4 years)?

YES to all of the above. The CRTPO is now preparing an update to its current, valid MTP.

6. Is there a valid TIP? 23 CFR 450.324, 326, 328, 330, 332

- a. Is the TIP consistent with the MTP?
- b. Is the TIP fiscally constrained?
- c. Is the TIP developed cooperatively with the state and local transit operators?
- d. Is the TIP updated at least every 4 years and adopted by the MPO and the Governor?

YES to all of the above.

7. Does the area have a valid Congestion Management Process (CMP)? 23 CFR 450.320

- a. Is it consistent with the MTP?
- b. Was it used for the development of the TIP?
- c. Is it monitored and reevaluated to meet the needs of the area?

YES to all of the above. The CRTPO is now finalizing an update to its Congestion Management Process.

8. Does the area have a process for including environmental mitigation (23 CFR 450.324(g)(10)) discussions in the planning process? If so, how?

CRTPO's draft 2045 MTP includes a thorough discussion of environmental mitigation. Also, the MTP roadway project ranking methodology includes a component that assesses project impacts on the natural environment.

9. Does the planning process meet the following requirements:

- a. 23 U.S.C. 134, 49 U.S.C. 5303, and this subpart;
- b. In nonattainment and maintenance areas, sections 174 and 176 (c) and (d) of the Clean Air Act, as amended (42 U.S.C. 7504, 7506 (c) and (d)) and 40 CFR part 93;
- c. Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d-1) and 49 CFR part 21;
- d. 49 U.S.C. 5332, prohibiting discrimination on the basis of race, color, creed, national origin, sex, or age in employment or business opportunity;
- e. The appropriate sections of the current federal transportation funding bill regarding the involvement of disadvantaged business enterprises in USDOT funded projects;
- f. 23 CFR part 230, regarding the implementation of an equal employment opportunity program on Federal and Federal-aid highway construction contracts;
- g. The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) and 49 CFR parts 27, 37, and 38;
- h. The Older Americans Act, as amended (42 U.S.C. 6101), prohibiting discrimination on the basis of age in programs or activities receiving Federal financial assistance;

- i. Section 324 of title 23 U.S.C. regarding the prohibition of discrimination based on gender; and
- j. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and 49 CFR part 27 regarding discrimination against individuals with disabilities.
- k. All other applicable provisions of Federal law. (e.g. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations)

YES to all of the above.

10. Does the area have an adopted PIP/Public Participation Plan? 23 CRR 450.316 (b)(1)
- a. Did the public participate in the development of the PIP?
 - b. Was the PIP made available for public review for at least 45-days prior to adoption?
 - c. Is adequate notice provided for public meetings?
 - d. Are meetings held at convenient times and at accessible locations?
 - e. Is the public given an opportunity to provide oral and/or written comments on the planning process?
 - f. Is the PIP periodically reviewed and updated to ensure its effectiveness?
 - g. Are plans/program documents available in an electronic accessible format, i.e. MPO website?

YES to all of the above. The PIP was most recently updated in November 2017.

11. Does the area have a process for including environmental, state, other transportation, historic, local land use and economic development agencies in the planning process? (23 CFR 450.324(h)) If so, how?

CRTPO maintains a database that includes all pertinent federal, state and local agencies involved in the above-mentioned endeavors. Not-for-profit organizations are also included in the database. The agencies and organizations receive all CRTPO policy board agenda packets and other public meeting notifications (e.g., public comment period notifications).

Also, CRTPO conducted a Resource Agency Consultation process for the development of the 2045 MTP to ensure that all appropriate agencies were provided the opportunity to become involved in the MTP's preparation.

¹ Code of Federal Regulations

² United States Code

³ The ten planning factors are:

- 1. Support the economic vitality of the metropolitan area
- 2. Increase the safety of the transportation system for motorized and non-motorized users
- 3. Increase the security of the transportation system for motorized and non-motorized users
- 4. Increase the accessibility and mobility of people and for freight
- 5. Protect and enhance the environment, promote energy conservation, and improve the quality of life
- 6. Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight
- 7. Promote efficient system management and operation

8. *Emphasize the preservation of the existing transportation system.*
9. *Improve the resiliency and reliability of the transportation system and reduce or mitigate storm water impacts of surface transportation*
10. *Enhance travel and tourism*

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 Grzynski (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. Coxe 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. Coxe 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.

TAP Committee Report

February 19, 2018

Deb Ryan

City Council Members Present:

Julie
Greg
Larken
Dimple
Tariq

Planning Commission Members Present:

Phillip
Deb

Ed discussed Tiny Houses separating them into wheeled vs. foundation based units, saying wheeled units are like Recreational Vehicles, while foundation based units can be classified as Detached or ADUs.

He discussed Keyo Park West Development and the by right development of a tiny home there along with a larger adjacent parcel that could have 57 by right units on it.

He said that in Charlotte there was no minimum dwelling size and that staff did not recommend one as it would run counter to neighborhood diversity and affordability.

He explained how the Tree Ordinance allows smaller lots and homes to be clustered allowed smaller if more trees are saved, and that staff does not support changing that policy as it is intended to protect the city's tree canopy.

John Howard presented the Conservation District concept that staff is now calling the Neighborhood Character Overlay District. His main points included:

- Six cities in NC have these districts (Raleigh has 19 districts)
- They are for established neighborhoods
- Lot size, lot width, set back, side yards, parking, height
- Led by neighborhoods
- NC does not allow architectural design
- Doesn't change underlying zoning

Dimple...How does it help with diversity housing types?

Greg... Who is the neighborhood? How do you get a new housing type if neighbors want to keep it out?

Julie...How would you change an overlay district?

Tariq...What is the urgency of this initiative now? Why not wait for the UDO? Wouldn't this overlay be counterproductive to affordability?

Larken... Does this codify NIMBYism?

Danny Pleasant said Planning Commission would consider the Overlay District and make a recommendation to Council in March/April.

Julie...Eastland Mall Vision Plan is needed.

Next meeting... maybe Monday at 10:30, date to follow.

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
03-26-18	10:30 am – 12:00 pm	City Council TAP Committee	Conference Room 280 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

Place Types/UDO Meetings

Planning to Win: Charlotte's Vision

03-22-18	5:00 pm – 7:00 pm	UNC Charlotte PORTAL Building, 9319 Robert D. Snyder Road
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Coffee Talk

03-23-18	8:00 am – 9:30 am	Charlotte Powerhouse Studio, 1507 Camden Road
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Summit

03-24-18	8:30 am – 1:30 pm	UNC Charlotte Center City, 320 East 9 th Street
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Charlotte-Mecklenburg Planning Commission

Meeting Schedule

April 2018

Date	Time	Purpose	Location
Planning Commission			
04-02-18	12:00 pm	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
04-17-18	4:00 pm	Work Session	Conference Room 274 2 nd Floor – CMGC
Planning Committee			
04-17-18	5:00 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
04-03-18	5:30 pm	Work Session	Conference Room 280 2 nd Floor – CMGC
04-16-18	5:00 pm	City Council Dinner Meeting	Conference Room CH-14 Basement – CMGC
04-16-18	5:30 pm	City Rezoning	Meeting Chamber Lobby Level – CMGC
Other Committee(s)			
04-18-18	6:00 pm	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC
04-23-18	10:30 am – 12:00 pm	City Council TAP Committee	Conference Room 280 2 nd Floor – CMGC
04-26-18	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

Charlotte Mecklenburg Planning Commission

Charlotte Safety Overview

February 2018

In order for Charlotte to be a world-class city, our community must be safe for all citizens. And Mayor Lyles couldn't agree more, as she communicated to President Trump while visiting the White House on February 12, 2018. According to our mayor, "the citizens of Charlotte expect the mayor and City Council to work with the federal government to ensure that our transit system, highways, water and energy infrastructure are world class." We have some work to do!

Lighting

Charlotte highways are dark at night. There are numerous light poles along our highways that are dark (I-77, I-485 & I-85). Conversely, on I-77 in the Tyvola Road area, there are lights that are on during the day. I-485 is extremely dark (and many interchanges to enter/exit I-485 are dark making it hard to see how to enter the highway). In October 2016, it was discovered that 900 lights along interstates were burned out in Mecklenburg County (as reported by WSOC-TV). These are not traits of a "world class city".

Next steps:

- NCDOT officials pledged to commit \$31 million into the project that is supposed to light up interstate highways in Mecklenburg County by March 2018 (status?)
- Work with the NCDOT to get an update on when lighting project to convert burned out bulbs to LED on Charlotte highways will be completed (Dan Gallagher, CDOT Planning Manager can assist)
- Check with Duke Energy on the status of providing roadway lights on highway interchanges (starting to see lights installed along I-485 interchanges)

Highway Line Striping

We recognize that highway construction is inevitable in Charlotte. It's everywhere and proof that our city is growing. However, it is very challenging to drive through some construction areas because the line striping is either very light, does not flow safely or overlaps previous line striping so you are unsure which lane to use. This danger is amplified during inclement weather. Also, numerous Charlotte highways have faded line stripes, which make it extremely difficult to determine what lane you should be in. How do we get those repainted?

Next steps:

- Work with construction contractors on a strategy to create better line striping during construction projects and upon completion (through CDOT)
- How do we get more vibrant striping (new & existing stripes)
- Reflectors need to be added to line striping

Sidewalks

It was reported in the Charlotte Observer on Monday, February 19 that the City has 45 ideas to make the SouthPark area better for pedestrians and cyclists (and roughly \$10 million dollars to make it happen). Funding for this project came from a Capital Improvement Program. Five other neighborhoods citywide will also receive funding for pedestrian and cyclist projects.

How can our City receive funding for sidewalks along areas that are designated as state highways (although the highway may consist of various residential communities, shopping destinations and businesses of all sizes)? We should think “complete streets” (streets that are designed to be safe and comfortable for all users, including pedestrians, bicyclists, transit riders, motorists and individuals). A perfect example is Harris Boulevard.

Next steps:

- Identify which state highways have sidewalks and which ones do not
- The city needs to commit funds for sidewalks in instances where the state will not cover the cost (and receive approval to use the “right of way” for any city funded sidewalks.)

Charlotte-Mecklenburg Planning Commission
Statement & Vision on Affordable Housing
Second Draft - February 26, 2018

Every neighborhood in the Charlotte-Mecklenburg Community should be open and accessible to every member of our community. In addition, every member of our community should be able to live, work, and grow in every zip code in the Queen City. **That is why diversity of housing types and price-points is important, and that is why we see affordability as a land use issue.**

Diverse price-point housing and affordable housing are priorities for the Charlotte-Mecklenburg community. Both the Charlotte City Council in their October 2016 Letter to the Community, and the Charlotte-Mecklenburg Opportunity Task Force in their Leading on Opportunity Report, joined hundreds of community leaders and shelter seekers in supporting this priority. **That is why we support continued work from the Charlotte City Council, the Charlotte-Mecklenburg Planning Commission, and the Planning Department to reduce barriers, provide incentives, and protect existing affordable housing.**