

# Planning Committee

---

## Agenda Packet

May 15, 2018 |  
Room 280  
5:00 p.m. |



Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Agenda  
May 15, 2018 – 5:00 p.m.  
CMGC – 2<sup>nd</sup> Floor, Room 280



Image from the South End Vision Plan

1. **Call to Order and Introductions (5:00-5:10PM)**

2. **Old Business (5:10-5:15PM)**

**Approve April 17, 2018 Minutes. Attachment 1 (Action Required)**

3. **Ongoing Business**

**South End Vision Plan Recommendation (5:15-6:15 PM)**

Committee Recommendation  
(Action required)

Monica Holmes

**Place Types (6:15-6:45PM)**

Follow-up from Summit  
(Committee discussion but no action required)

Kathy Cornett



**Planning Committee Meeting Minutes**

**April 17, 2018 – 5:00 p.m.**

**CMGC – 2<sup>nd</sup> Floor, Room 280**

---

**Attendance**

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

**Planning Committee Members Absent:** Commissioner Wiggins

**Planning Staff Present:** Kathy Cornett, Monica Holmes, Garet Johnson, Linda Keich, Kent Main, Melony McCullough, Ed McKinney, and Bryman Suttle

**Other Staff Present:** Angela Hagerman (City Real Estate) and Michael Tully and Jason Hughes (Mecklenburg County ABC Board)

**Welcome and Introductions**

Chairperson Ryan called the meeting to order at 5:08 p.m., welcomed those present and asked everyone to introduce themselves.

**Approval of Minutes**

*A motion was made by Commissioner Gussman and seconded by Commissioner Samuel to approve the March 20, 2018 minutes. The minutes were unanimously approved.*

**Mandatory Referral**

Chairperson Ryan asked the commissioners if they would like a presentation on any of the mandatory referrals. Commissioner Nwasike stated that she would like to learn more about M.R. #18-07. Commissioner Watkins stated she would like more information on M.R. #18-05.

**M.R. #18-05: Proposal by Mecklenburg County ABC Board to Acquire Property Located at 1625 Windsor Square in the Town of Matthews for an ABC Store**

Mecklenburg County ABC Board proposes to purchase 2 acres of land with an existing 5,578 sf building located in the Windsor Square Shopping Center (Tax Parcel 165-041-03) in the Town of Matthews for an ABC Store.

Commissioner Watkins asked how locations for ABC store are selected. Bryman Suttle gave an overview of the mandatory referral. He stated that he received feedback on this proposal from the Town of Matthews' Planning staff and that they support this mandatory referral. Commissioner Watkins asked if surrounding neighbors were allowed to have input. Mr. Suttle stated that the property will have to be rezoned for the proposed use and that the public will have the opportunity to comment during the rezoning process. Vice chairperson Ham asked how the parcel was previously used. Mr. Suttle answered as a restaurant.

The rules were suspended to allow representatives from Mecklenburg County ABC Board to speak. Mr. Michael Tully, Mecklenburg County ABC Board, stated that they are required to post a sign for 30 days noting the intent to locate an ABC store on a site. The sign has their phone number and website on it. Commissioner Samuel asked about the visibility of the sign, when was the sign posted, and if there were other efforts to inform the public. Mr. Tully replied that the sign was posted March 5 through April 6. Mr. Jason Hughes, Mecklenburg County ABC Board, said the sign met state requirements and that they also reached out to town officials. Commissioner Gussman asked how the County acquired the property. Mr. Suttle explained that the proposal is to purchase the property.

Chairperson Ryan asked about the impact of ABC stores on the community. Mr. Tully replied that they put a great deal of money into surveillance equipment on their sites. There are tag readers on top of all buildings and pictures are taken of all customers. As a result, there is a low theft rate. There is zero tolerance for crime.

Commissioner Watkins asked if they see other development or economic growth around their locations. Mr. Tully said they provide a service for nearby stores and restaurants. Mr. Hughes said that they recently purchased a store on Wilkinson Boulevard and property values in the area have increased. Commissioner Samuel asked if they strive to have a certain number of stores. Mr. Hughes answered that they look for areas that need their service.

*A motion was made by Commissioner Gussman and seconded by Commissioner Samuel to state that the Planning Committee reviewed M.R. #18-05 on April 17, 2018 and has no additional comments for the submitting agency. The motion was unanimously approved.*

***M.R. #18-06: Proposal by Mecklenburg County Asset & Facility Management to Acquire Property for the Future Expansion of Stewart Creek Greenway***

*Mecklenburg County Asset & Facility Management proposes to acquire two vacant parcels totaling approximately 5 acres located along Stewart Creek, in the Lakewood area of west Charlotte (Tax Parcels 071-143-25 and 071-131-44) for expansion of the greenway.*

*A motion was made by Commissioner Gussman and seconded by Commissioner Samuel to state that the Planning Committee reviewed M.R. #18-06 on April 17, 2018 and has no additional comments for the submitting agency. The motion was unanimously approved.*

***M.R. #18-07: Proposal by City Real Estate to Acquire Property Located at 11217 Providence Road West for a New Charlotte-Mecklenburg Police Department (CMPD) South Division Station***

*The City of Charlotte proposes to purchase 7.5 acres of vacant land for the construction of the CMPD South Division Station (Tax Parcel 223-132-08).*

Kent Main gave an overview of the mandatory referral and noted that the site is big enough to incorporate some form of affordable housing. Angela Hagerman, City Real Estate, stated that she has been looking for a site in this area for several months and explained some of the constraints in finding a location.

Commissioner Nwasike asked how this site will work in the future since the area is so large. She added that she thinks this is a good location. Ms. Hagerman said that because the area is so large, CMPD has a plan that ultimately divides the area into two - north and south divisions. She said that one of the constraints is for the site to be located near I-485.

Chairperson Ryan said that she has heard of Police Departments working with affordable housing projects and stated that she would like for the Planning Commission's support to go on record.

*A motion was made by Commissioner Gussman and seconded by Vice Chairperson Ham to state that the Planning Committee reviewed M.R. #18-07 on April 17, 2018 and would like to make the following comment. The Planning Committee is supportive of affordable housing and applauds the partnership with CMPD to make this happen and sincerely hopes that this is the start of other partnerships. The motion was unanimously approved.*

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

Ed McKinney (Planning) gave an update on the *South End Vision Plan*. He explained the Transportation and Planning Committee's (TAP) role and noted that the schedule dates are subject to change. He said that Monica Holmes (Planning) will give a quick overview of the document to remind everyone of how the plan is organized. She will also focus on some of the Committee's comments. Mr. McKinney stated that the revised plan will be available May 7 for the Committee to review.

Ms. Holmes reviewed the handout documenting comments from the Committee. She explained Council's involvement to date and summarized the overall process. She stated that any changes to the document will be summarized and shared throughout the adoption process. She hopes to get a recommendation from the TAP Committee and Planning Committee to take City Council. Her desire is for Council to adopt the plan on May 30.

Chairperson Ryan asked how will the changes get incorporated into the plan. Mr. McKinney stated that the errata will list the page number and explain the change. Ms. Holmes continued with her presentation. This is the same presentation that was given to City Council. Click [here](#) to view presentation.

Chairperson Ryan asked what "raising the design bar" means. She also asked about podium buildings and shared her concern about some of the images. Ms. Holmes responded elements in Transit Oriented Development-A (TOD-A) and added that the design guidelines go into more details. Mr. McKinney stated that getting this plan adopted by Council is a great first step and will strengthen other TOD zoning efforts.

Mr. McKinney reviewed some of the Committee's comments on the handout. The comments are organized to align with the document. He said that staff edited some of the comments. Click [here](#) to view the handout.

Commissioner Watkins asked if large trucks and certain vehicles will be prohibited on certain streets. Mr. McKinney stated that the intent is not to exclude those kinds of vehicles. In some areas, the neighborhood streets will change. There will be streets that have bicycle and pedestrian amenities or on-street parking. The delivery truck will be different on that kind of street but will still have access to businesses.

Commissioner Nwasike said that she sees a lot of transition streets on the east side and in Dilworth but not on the west side. She asked if that is because there are not as many residential homes. Ms. Holmes stated that it is because there are more offices. She added that in Wilmore the transition happens more rapidly. That first block does not exist the same way that it does on the Dilworth side. Commissioner Nwasike said that it will be helpful to explain this in the document.

### **Place Types**

Kathy Cornett (Planning) reviewed items discussed at the March Planning Committee meeting. She highlighted the Committee's discussion on the Neighborhood Place Types, especially heights in Neighborhood 3 and Node. There was a lot of discussion on the Neighborhood Node and Centers Place Types policies. The discussion centered on more height being needed in some Centers and too much height being allowed by right in Center City. There was also concern about everything inside the loop being one Place Type.

There were also continued questions about how and when Place Types will be mapped. Ms. Cornett said as a reminder, they will be mapped in a separate phase – one that will have public input – after the Place Type Manual is adopted.

The Committee discussed the Place Types Summit. Ms. Cornett summarized participation. Approximately 450 people attended the three events. 91% of summit attendees said it was helpful. There was good representation of various age groups. However, it was noted that the west side of Charlotte was lacking in representation and that future outreach efforts can focus on this geography.

Staff summarized the feedback from Council, City leadership (City Manager), Planning Commission, and the Ordinance Advisory Committee. As a result, staff is re-examining options for moving forward.

Chairperson Ryan said that her table was confused about Place Types. Commissioner Watkins said that everyone did not participate at her table because they may have been intimidated by the developers. Commissioner Samuel stated that it could have been a lot of information for the community to absorb.



Commissioner Nwasike asked what the next steps are to engage the public. Ms. Cornett said that staff is working through that. Chairperson Ryan asked what staff hoped to learn and what staff learned. Ms. Cornett replied to hear from the community. Chairperson Ryan thinks that this is fundamentally difficult. She wonders if it was a missed opportunity to allow the public to talk about what they want the city to be. Ms. Cornett said that can be done as we move forward. Chairperson Ryan added that participation shows that a lot of people care about our city.

Commissioner Nwasike suggested that staff overlay Place Types over Ballantyne because participants want to know what this looks like for them. This could later be replicated throughout the city. Chairperson Ryan said that maybe the focus should be on neighborhood summits in targeted areas.

### **Adjournment**

The meeting adjourned at 7:16 p.m.