*Mayor and Council Communication*
*Memo Number: 27*
*Friday, April 16, 2010*

CHARLOTTE.

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## WEEK IN REVIEW:

| Mon (April 19) | Tues (April 20) | Wed (April 21) | Thurs (April 22) | Friday (April 23) |
|---|---|---|---|---|
| 12:00 PM<br>Housing and Neighborhood Development Committee,<br>Room 280<br><br>5:00 PM<br>Council Zoning Meeting,<br>Room CH-14 | | | 12:00 PM<br>Restructuring Government Committee,<br>Room 280<br><br>2:00 PM<br>Transportation and Planning Committee,<br>Room 280<br><br>3:30 PM<br>Economic Development Committee,<br>Room 280 | |

## CALENDAR DETAILS:

**Monday, April 19**

12:00 pm Housing and Neighborhood Development Committee, Room 280
**AGENDA:** Boarded-up structures ordinance; Housing Locational Policy

5:00 pm Council Zoning Meeting, Room CH-14

**Thursday, April 22**

12:00 pm Restructuring Government Committee, Room 280
**AGENDA:** Technology improvements at the Council Dias

2:00 pm Transportation and Planning Committee, Room 280
**AGENDA:** North Tryon Area Plan; Residential design standards and related zoning text amendments update

3:30 pm Economic Development Committee, Room 280
**AGENDA:** Small business strategy plan; Feed-in tariffs

**April and May calendars are attached at the end of this document.**

# INFORMATION:

**Proposed Crematorium in the Plaza-Midwood Neighborhood**

*Staff Resource: Debra Campbell, Planning, 704-336-2671, dcampbell@ci.charlotte.nc.us*

During the past week, there have been several media reports regarding zoning matters surrounding a crematory planned for 1516 Lyon Court off Central Avenue in the Plaza-Midwood neighborhood. Several City Council members have also made inquiries about this matter.

Over the years, the property has been used as a home, office and storage. The property is zoned B-1 which allows crematories by-right. This use is also allowed by-right in a number of other business districts (B-2, B-D, and BP) as well as in all Office zoning districts. Crematories are also allowed in residential districts when they are located within cemeteries. This particular property was not re-zoned by the business for this use; it has been zoned B-1 for a number of years. The Charlotte Zoning Ordinance does not provide for minimum distances between crematories in business districts and residential districts.

Application for review of the proposed use was made to Mecklenburg County on January 22, 2010 with numerous disciplines (building, electrical, plumbing, etc.) reviewing the application. City Engineering & Property Management was not included in the review since all work is taking place inside existing buildings, and no site work is involved. Mecklenburg County Air Quality reviewed the matter and determined that, given the proposed small size of the operation, it is exempt from state/local air quality permitting rules; and that it will not require any air filtration or control devices. (The proposed operator reports an anticipated 100 cremations per year, while a threshold of 533 per year would be necessary to require air permitting rules to be

applied. If operated properly, the facility is not expected to produce emissions of smoke or ash.) Additionally, the operator reports that no funeral-type services or viewings will be held on the premises, so traffic impacts should be minimal. Notes to the effect that fumes and odors would not be produced, and that viewings would not be held on the premises, have been attached to the approved plans.

Final approval was issued on March 9, 2010 with permits issued on April 9, 2010. Inspections will be conducted at the site by LUESA and Mecklenburg County Air Quality as work progresses.

There are four other crematories currently operating within the City, located at:

5716 Monroe Road (Sharon Memorial Park), zoned O-1(CD)
2839 Rosemont Street (Yates Wilbert Vault Company), zoned B-2
4601 Freedom Drive (Forest Lawn West Funeral & Cremation Service), zoned O-2 and R-4
1937 N. Sharon Amity Road ( J.B. Tallent Funeral Service), zoned O-2

Once operational, the Lyon Court operation will be periodically monitored to ensure that thresholds are not exceeded and that the facility is operating properly.

**April 23 – Realtors Care Day**
*Staff Resource: Jamie Banks, Neighborhood & Business Services, 704-432-5111, jbanks@charlottenc.gov*

The City of Charlotte and the Charlotte Regional Realtor® Association Housing Opportunity Foundation received one of two national designations as the 2010 Ambassador City. This recognition was given by the National Association of Realtors® (NAR) and the U.S. Conference of Mayors for their successful partnership on the Realtors® Care Day initiative. This is the second time since 2005 the City has been recognized for this successful public/private partnership aimed at expanding housing opportunities.

Realtors® Care Day is an all day, home-repair initiative to assist homeowners in Mecklenburg and Iredell counties. The project requires the involvement of hundreds of Realtors® and collaboration with the City of Charlotte and the Foundation's nonprofit housing partners. Realtors® Care Day serves as a model to other Realtor® associations and communities around the country.

The 2010 Realtors Care Day is scheduled for Friday, April 23, 2010. For more information, or to participate, please visit www.RealtorsCareDay.

# STIMULUS INFORMATION:

**Neighborhood Energy Programs to be Announced at Neighborhood Symposium**
*Staff Resource: Tom Warshauer, Neighborhood & Business Services, 704-336-4522, twarshauer@charlottenc.gov*

In order to meet upcoming deadlines regarding the use of federal stimulus funds, Neighborhood & Business Services will be rolling out three neighborhood focused energy efficiency programs on Saturday, April 17, 2010, at the Neighborhood Symposium. The programs are designed for citizens and business owners to promote the responsible use of energy and resource management. Applications will be received and reviewed beginning April 17, 2010. However, actual grant awards will not be made until federal funds have been awarded to the City of Charlotte. Award notification is anticipated soon

The following is a description of the three programs:

Commercial Building Retrofit Grant
Grant funds are available to commercial building owners located in the City's Business Corridor Revitalization Geography. This grant focuses on lowering the energy consumption of existing buildings by paying a percentage of energy efficiency retrofits including, but not limited to: energy audits, lighting, HVAC and tankless water heaters. The City will reimburse the grantee after all work/construction is completed. The total funding for this grant is $600,000, and no individual grant award will exceed $99,000.

Apartment Retrofit Grant
This grant is designed to improve the energy efficiency of existing apartment complexes and multi-family housing units within the City's Business Corridor Revitalization Geography. Eligible expenses include HVAC, energy efficient doors and windows, recycling programs, bicycle storage. The City will reimburse a percentage of the cost of eligible retrofits and allow direct billing from the contractor once work is complete. The total funding for this grant is $600,000, and no individual grant award will exceed $200,000.

Neighborhood Energy Challenge
This initiative is a way for neighbors to come together in their communities to develop innovative and practical strategies for improving their neighborhood's energy use. Five neighborhoods will be selected from around the entire City, regardless of location or economic conditions. Each neighborhood will receive two separate pools of funding: (1) $20,000 to develop energy improvements that benefit the entire neighborhood; (2) $60,000 that focuses on a scope of high impact energy efficiency improvements on homes in the neighborhood.

## ATTACHMENTS:

Council Follow-Up Report -- *attached at the end of this document*

Contents include:
-April 12 City Council Business Meeting

- Agenda Item #2 – Charlotte Railroad Improvements
- Agenda Item #25 – Irwin Creek Wastewater Treatment Plant Standby Generators