



CHARLOTTE MECKLENBURG

**October 9, 2023
Work Session**

PLANNING COMMISSION

A City-County Agency providing public planning services to the City of Charlotte and the unincorporated areas of Mecklenburg County

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda

October 9, 2023

CMGC Room 267

1. **Call to Order & Introductions** (12:00 – 12:05pm)
 - Meeting protocols

2. **Minutes and Reports** (12:05 – 12:10pm)
 - Approve July 10 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (June 20) – *Attachment 2*
 - Zoning Committee Agenda Results (September 6 & October 3) – *Attachment 3 & 4*
 - Planning Committee Minutes (July 18) – *Attachment 5*
 - Charlotte Regional Transportation Planning Organization (September 20) – *Attachment 6*
 - Historic District Commission Meeting Results (September 13) – *Attachment 7*
 - FY2024 DRAFT Work Program – *Attachment 8*
 - Future Commission Agenda Topics – *Attachment 9*
 - Upcoming Meeting Dates – *Attachment 10*

3. **New Business** (12:10 – 2:00pm)
 - Update on UDO Implementation (Text Amendments), *Laura Harmon, Project Manager UDO Implementation* (25 minutes)
 - UDO User Experience Information Exchange, *moderated by Chairperson Welton* (60 minutes)
 - Comments from the Chair, *Chairperson Welton* (15 minutes)
 - Commission Community Engagement Activity
 - Commissioner Research/Homework, *Chairperson Welton* (10 minutes)

Agenda Topic		Meeting Date
Planning Commission	<ul style="list-style-type: none">• Mecklenburg County Park and Recreation 5-year plan and a Meck Playbook update	November 13
Planning Committee	<ul style="list-style-type: none">• October Mandatory Referrals• CAP Update	October 17

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes DRAFT

July 10, 2023

CMGC Room 267

ATTACHMENT 1

Attendance

Commissioners Present: Douglas Welton (Chairperson), Andrew Blumenthal (Vice Chairperson), Melissa Gaston, Shana Neeley, Clayton Sealey, Will Russell, Rick Winiker, Terry Lansdell, Courtney Rhodes and Erin Shaw

Commissioners Absent: Rebekah Whilden, RJ Harvey

Planning Staff Present: Alyson Craig (*Planning Director*), Renea Benjamin, Candice Rorie, Kristy Harpst, Monica Holmes

Call to Order & Introductions

The Chairperson called the meeting to order at 12:05 pm, welcomed those present and held introductions.

Minutes and Reports

Approval June Work Session Minutes

A motion was made by Commissioner Shaw and seconded by Commissioner Lansdell to approve the June 12, 2023 minutes. The vote was unanimous to approve the minutes.

New Business

Voting for Planning Committee and Zoning Committee Vice Chairs

The Planning Committee and Zoning Committee each nominated and voted for Vice Chairs for FY 2024. Wil Russell was unanimously voted in as Vice Chair of the Zoning Committee. Courtney Rhodes was unanimously voted in as Vice Chair of the Planning Committee.

Comments from the Commission

Chairperson Welton asked each Commissioner to provide information regarding any community engagement activities in which they participated.

Overview of Historic Districts Commission

Kristi Harpst, Program Manager of Historic Districts Commission (HDC) and Christa Lineberger, a Historic Districts Commission Member provided a detailed presentation on the history of Charlotte Historic Districts and the HDC submittal and review process. Kristi Harpst did not discuss the new Residential Infill Overlay nor the Neighborhood Character Overlay districts of the UDO due to time. She committed to returning to provide more information about those topics.

Other Commission Business

Chairperson Welton reviewed new activities and upcoming agenda topics he has planned for FY 2024. He reviewed the purpose of the three new ad-hoc committees and asked for feedback by Friday. Chairperson Welton suggested two books for the Commissioners to read. The Commission also discussed possible ideas for the upcoming Annual Commission Retreat in September. Chairperson Welton reviewed the Commission calendar.

Adjournment

The meeting adjourned at 2:00 pm.

Charlotte-Mecklenburg Planning Commission

Executive Committee Minutes

June 20, 2023

CMGC – Room 266

ATTACHMENT 2

Attendance

Commissioners Present: Keba Samuel (*Chairperson*), Phillip Gussman (*Vice Chairperson*), Douglas Welton, and Andrew Blumenthal

Planning Staff Present: Candice Rorie, Alysia Osborne, and Renea Benjamin

Call to Order

Chairperson Samuel called the meeting to order at 4:03 pm and welcomed those present.

Approval of Minutes

A motion was made by Commissioner Blumenthal and seconded by Commissioner Gussman to approve the May 15, 2023 minutes. The vote was unanimous to approve the minutes.

New Business

Chairperson Samuel began the discussion for the future work session topics. Commissioner Welton stated that Historic Districts Commission (HDC) will be making a presentation on the HDC process and decision making. As Chair Elect, he also mentioned ideas he has for the Commission moving forward such as setting the agenda for the year and creating ad-hoc committees. The Executive Committee discussed other important topics for future agendas of the Planning Committee and the roster for each committee.

Approval of Calendars

Chairperson Samuel reviewed the July and August calendars.

A motion was made by Vice Chairperson Gussman and seconded by Commission Blumenthal to approve. The vote was unanimous to approve the calendars.

Adjournment

The meeting adjourned at 4:25 pm.

City of Charlotte

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



Zoning Agenda

RESULTS

Wednesday, September 6, 2023

Charlotte-Mecklenburg Government Center - Room 280

Zoning Committee Work Session

Douglas A. Welton, Chairperson

Terry Lansdell

Shana Neeley

Wil Russell

Clayton Sealey

Rebekah Whilden

Rick Winiker

Zoning Committee Work Session

Call to Order: 5:36 pm

Adjourned: 7:41 pm

Zoning Committee Members

Douglas A. Welton ✓	Shana Neeley ✓	Terry Lansdell ✓
Clayton Sealey ✓	Rebekah Whilden ✓	Rick Winiker ✓ Arrived at 5:57pm
Wil Russell ✓ Arrived at 5:40pm		

1. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC

Update: Petitioner is requesting deferral to October 3, 2023

Location: Approximately 1.66 acres located at the southeast intersection of Steele Creek Road and Rigsby Road, north of Dixie River Road. (Council District 3 - Watlington)

Current Zoning: N1-A (neighborhood 1-A zoning district)

Proposed Zoning: NS (neighborhood services)

Motion: Lansdell

2nd: Sealey

Vote: 6:0

2. Rezoning Petition: 2022-071 by MTB Holdings, LLC

Update: Petitioner is requesting deferral to December 5, 2023

Location: Approximately 2.11 acres located at the northeast intersection of East Exmore Street and Nations Crossings Road, west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: ML-2 (manufacturing and logistics - 2)

Proposed Zoning: TOD-CC (transit-oriented development - community center)

Motion: Lansdell

2nd: Sealey

Vote: 6:0

3. Rezoning Petition: 2022-099 by Levine Properties

Update: Petitioner is requesting deferral to October 3, 2023

Location: Approximately 0.94 acres located at the southeast intersection of Commonwealth Avenue and The Plaza, north of East Independence Boulevard. (Council District 1 - Anderson)

Current Zoning: O-2 PED (office, pedestrian overlay)

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

Motion: Lansdell

2nd: Sealey

Vote: 6:0

4. Rezoning Petition: 2022-109 by Urban Trends Real Estate, Inc.

Update: Petitioner is requesting deferral to October 3, 2023

Location: Approximately 2.09 acres located on the northeast side of The Plaza, south of Bridgeport Drive, and west of Barrington Drive. (Council District 5 - Molina)

Current Zoning: B-1 (neighborhood business) and R-4 (single family residential)

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

Motion: Lansdell

2nd: Sealey

Vote: 6:0

5. Rezoning Petition: 2020-027 by City of Charlotte & Crosland Southeast - Innovative Request

Approved

Location: Approximately located near the eastern intersection of N. Sharon Amity Road and Central Avenue.

Request: Innovative provisions are being requested by Dennis Walls of Land Design for the MX-2 portion of the former Eastland Mall site for petition 2020-027. The site is located near the eastern intersection of N. Sharon Amity Road and Central Avenue. The following items are the requested innovative provisions:

1. Townhome building Separation from 16 feet to 10 feet.
2. A minimum single-family detached lot area from 3,500 feet to 2,900 feet.
3. A minimum lot width from 40 feet to 27 feet for single-family detached units.
4. A minimum single-family side yard reduction from 5 feet to 4.5 feet.
5. Single-family setback / build to zone more that 6 feet from the setback, but no greater than 25 feet.

6. Rezoning Petition: 2022-049 by Turnstone Group, LLC
Recommended for Approval

Location: Approximately 9.84 acres located on the south side of Old Dowd Road at the intersection with Sam Wilson Road. (ETJ - BOCC: 2-Leake; Closest CC 3-Watlington)

Current Zoning: NS (neighborhood services)

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

Motion: Sealey

2nd: Whilden

Vote: 6:0

7. Rezoning Petition: 2022-060 by Providence Group Capital
Recommended for Approval

Location: Approximately 5.90 acres located on the west side of South Boulevard and east side of Old Pineville Road, north of East Woodlawn Road. (Council District 3 - Watlington)

Current Zoning: ML-1 (manufacturing and logistics - 1)

Proposed Zoning: TOD-CC (transit-oriented development, community center) and TOD-TR (transit-oriented development, transition)

Motion: Russell

2nd: Sealey

Vote: 5:2

8. Rezoning Petition: 2022-146 by KTED LLC
Recommended for Approval

Location: Approximately 3.9 acres located on the north side of Albemarle Road, west of Harrisburg Road, and south of Pence Road. (Council District 5-Molina)

Current Zoning: IC-1 (institutional campus) and R-12MF(CD) (multi-family residential, conditional)

Proposed Zoning: R-12MF(CD) (multi-family residential, conditional) and R-12MF(CD) SPA (multi-family residential, conditional, site plan amendment)

Motion: Neeley

2nd: Winiker

Vote: 7:0

9. Rezoning Petition: 2022-157 by Leon & Jennifer Chisolm
Recommended for Approval

Location: Approximately 4.2 acres located on the north side of Galloway Road, east of Mallard Creek Road, and west of Garrison Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1 - A)

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

Motion: Neeley

2nd: Winiker

Vote: 7:0

10. Rezoning Petition: 2022-183 by Blu South LLC
Recommended for Approval

Location: Approximately 32.42 acres located along the north side of Interstate 485, west of China Grove Church Road, and south of East Westinghouse Boulevard. (Council District 3 - Watlington)

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

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

Motion: Sealey

2nd: Neeley

Vote: 7:0

11. Rezoning Petition: 2022-212 by Chipotle Mexican Grill of Colorado, LLC

Recommended for Approval

Location: Approximately 0.86 acres located in the northwest quadrant of the intersection of Park Road and East Woodlawn Road, south of Drexel Place. (Council District 6 - Bokhari)

Current Zoning: B-1(CD) (neighborhood business, conditional)

Proposed Zoning: MUDD(CD) (mixed use development, conditional)

Motion: Lansdell

2nd: Whilden

Vote: 7:0

12. Rezoning Petition: 2022-219 by Scott Allred

Recommended for Approval

Location: Approximately 13.02 acres located on the south side of Albemarle Road, east of Manchester Lane, and west of Wilgrove-Mint Hill Road. (Council District 5 - Molina)

Current Zoning: CG (general commercial) and N1-A (neighborhood 1 - A)

Proposed Zoning: R-8MF (CD) (multi-family residential, conditional)

Motion: Sealey

2nd: Neeley

Vote: 7:0

13. Rezoning Petition: 2023-013 by Toll Brothers Apartment Living

Recommended Denial

Location: Approximately 19.75 acres located on the north side of Choate Circle between Legree Lane and Freshwell Road. (Council District 3- Watlington)

Current Zoning: N1-A (neighborhood 1-A)

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

Motion: Lansdell

2nd: Winiker

Vote: 5:2

14. Rezoning Petition: 2023-014 by Charlotte Truck Center, Inc.

Recommended for Approval

Location: Approximately 1.29 acres located on the south side of Cannon Avenue, east of North Graham Street, and north of Interstate 85. (Council District 1- Anderson)

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: B-2(CD) (general business, conditional)

Motion: Sealey

2nd: Lansdell

Vote: 7:0

15. Rezoning Petition: 2023-022 by Charter Properties, Inc.
Recommended for Approval

Location: Approximately 14.46 located west of N Tryon Street, east of Morehead Road, and north of Floyd Smith Office Park Drive. (Council District 4- Johnson)

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: R-8MF(CD) (multifamily residential, conditional)

Motion: Sealey

2nd: Neeley

Vote: 6:1

16. Rezoning Petition: 2023-027 by 401 S. College St. NC, LLC
Recommended for Approval

Location: Approximately 2.73 acres bound by the south side of South College Street, west side of East Martin Luther King Jr. Boulevard, north side of South Brevard Street, and east side of East Brooklyn Village Avenue. (Council District 1- Anderson)

Current Zoning: UC (uptown core)

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

Motion: Lansdell

2nd: Sealey

Vote: 7:0

17. Rezoning Petition: 2023-029 by MAGIC, LLC
Recommended for Approval

Location: Approximately 16.65 acres located on the east side of Northlake Centre Parkway, south of Interstate 485, and west of Interstate 77. (ETJ - BOCC: 3-Powell; Closet CC 4-Johnson)

Current Zoning: B-2(CD) (general business, conditional)

Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

Motion: Neeley

2nd: Sealey

Vote: 7:0

18. Rezoning Petition: 2023-030 by Rhyne Land Holdings, LLC
Recommended for Approval

Location: Approximately 123.80 acres located on the south side of University City Boulevard, northeast of Interstate 485, and east of Back Creek Church Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

Current Zoning: MX-2 with 5-year vested rights (mixed use district)

Proposed Zoning: I-2(CD) (general industrial, conditional) and MX-2(mixed use district)

Motion: Sealey

2nd: Winiker

Vote: 7:0

19. Rezoning Petition: 2023-049 by Wells Fargo Bank
Recommended for Approval

Location: Approximately 30.1 acres located along the north side of Vance Davis Drive and west side of Old Statesville Road, south of Interstate 485. (Council District 4-Johnson)

Current Zoning: OFC (office)

Proposed Zoning: ML-1 (manufacturing and logistics 1)

Motion: Neeley

2nd: Whilden

Vote: 7:0

20. Rezoning Petition: 2023-050 by Mudassar Mohammed
Recommended for Approval

Location: Approximately 0.219 acres located on the east side of Donna Avenue, south of Atmore Street, and north of The Plaza. (Council District 1-Anderson)

Current Zoning: ML-1 (manufacturing and logistics 1)

Proposed Zoning: N1-D (neighborhood 1-D)

Motion: Lansdell

2nd: Russell

Vote: 7:0

City of Charlotte

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



Zoning Agenda

RESULTS

Tuesday, October 3, 2023

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Douglas A. Welton, Chairperson

Terry Lansdell

Shana Neeley

Wil Russell

Clayton Sealey

Rebekah Whilden

Rick Winiker

Zoning Committee Work Session

Call to Order: 5:35 pm

Adjourned: 7:01 pm

Zoning Committee Members

<i>Douglas A. Welton</i> ✓	<i>Shana Neeley</i> ✓	<i>Terry Lansdell</i> ✓
<i>Clayton Sealey</i> ✓	<i>Rebekah Whilden</i> ✓	<i>Rick Winiker</i> ✓
<i>Wil Russell</i> ✓		

1. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC

Update: Petitioner is requesting deferral to October 31, 2023

Location: Approximately 1.66 acres located at the southeast intersection of Steele Creek Road and Rigsby Road, north of Dixie River Road. (Council District 3 - Watlington)

Current Zoning: N1-A (neighborhood 1-A zoning district)

Proposed Zoning: NS (neighborhood services)

Motion: Lansdell

2nd: Whilden

Vote: 7:0

2. Rezoning Petition: 2022-096 by Kairoi Residential

Update: Petitioner is requesting deferral to October 31, 2023

Location: Approximately 33.03 acres located along the west side of John Adams Road, south side of Galloway Road, north of West Mallard Creek Church Road, and east of Interstate 85. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A), RE-3(CD) (research, conditional), OFC (office), CG (general commercial), B-1(CD) (neighborhood business, conditional)

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

Motion: Lansdell

2nd: Whilden

Vote: 7:0

3. Rezoning Petition: 2022-099 by Levine Properties

Update: Petitioner is requesting deferral to October 31, 2023

Location: Approximately 0.94 acres located at the southeast intersection of Commonwealth Avenue and The Plaza, north of East Independence Boulevard. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

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

Motion: Lansdell

2nd: Whilden

Vote: 7:0

4. Rezoning Petition: 2023-106 by Charlotte Planning, Design, & Development - Text Amendment

Recommended for Approval

This text amendment will allow multi-family attached, multi-family stacked, and multi-dwelling development in the general commercial (CG) and regional commercial (CR) zoning districts when located in a Centers Place Type.

Motion: Winiker

2nd: Sealey

Vote: 7:0

5. Rezoning Petition: 2022-005 by Tribek Properties, Inc.

Recommended for Approval

Location: Approximately 2.97 acres located on the west side of West W.T. Harris Boulevard, south of Mt. Holly-Huntersville Road, and north of Interstate 485. (Council District 4 - Johnson)

Current Zoning: NS (neighborhood services)

Proposed Zoning: NS SPA (neighborhood services, site plan amendment)

Motion: Winiker

2nd: Neeley

Vote: 6:1

6. Rezoning Petition: 2022-066 by Wood Partners

Recommended for Approval

Location: Approximately 13.50 acres located at the northeast intersection of Albemarle Road and Novant Health Parkway, west of Cresswind Boulevard. (ETJ - BOCC: 4-Jerell; Closest CC 5-Molina)

Current Zoning: NS (neighborhood services), B-1(CD) (neighborhood business, conditional), and R-3 (single family residential)

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

Motion: Lansdell

2nd: Whilden

Vote: 7:0

7. Rezoning Petition: 2022-109 by Urban Trends Real Estate, Inc.

Recommended for Approval

Location: Approximately 2.09 acres located on the northeast side of The Plaza, south of Bridgeport Drive, and west of Barrington Drive. (Council District 5 - Molina)

Current Zoning: B-1 (neighborhood business) and R-4 (single family residential)

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

Motion: Neeley

2nd: Russell

Vote: 7:0

8. Rezoning Petition: 2022-218 by Mattamy Homes
Recommended for Approval

Location: Approximately 15.93 acres located on the west side of Milhaven Lane, south of Juniper Drive, and east of Interstate 77.

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: R-8MF(CD) (single family residential, conditional)

Motion: Neeley

2nd: Winiker

Vote: 7:0

9. Rezoning Petition: 2023-011 by Brian Foushee

Zoning Committee deferred recommendation to October 31, 2023

Location: Approximately 24.96 acres located on the south side of Allen Road East and east side of Citadel Place, west of Allen Road South. (Council District 1- Anderson)

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

Motion: Neeley

2nd: Winiker

Vote: 6:1

10. Rezoning Petition: 2023-013 by Toll Brothers Apartment Living

Recommended for Approval

Location: Approximately 19.75 acres located on the north side of Choate Circle between Legree Lane and Freshwell Road. (Council District 3- Watlington)

Current Zoning: N1-A (neighborhood 1-A)

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

Motion: Winiker

2nd: Sealey

Vote: 6:1

11. Rezoning Petition: 2023-024 by Childress Klein Properties
Recommended for Approval

Location: Approximately 83.65 acres located along the north side of Ridge Road, south of Mallard Creek Road, and east of Interstate 485. (Council District 4- Johnson)

Current Zoning: N1-A (neighborhood 1-A), CC (commercial center), INST (institutional), I-1(CD) (light industrial, conditional)

Proposed Zoning: I-1(CD) (light Industrial, conditional), MX-1 (mixed use) with 5-year vested rights

Motion: Lansdell

2nd: Russell

Vote: 7:0

12. Rezoning Petition: 2023-031 by Crescent Communities, LLC
Recommended for Approval

Location: Approximately 2.766 acres located on the west side of S Tryon Street, north side of Carson Boulevard, and east side of Winnifred Street. (Council District 2 - Graham)

Current Zoning: UC (urban core)

Proposed Zoning: UMUD-O (uptown mixed-use district, optional)

Motion: Sealey

2nd: Whilden

Vote: 6:1

13. Rezoning Petition: 2023-035 by Alliance Industrial Partners, LLC
Recommended for Approval

Location: Approximately 10.34 acres located north of Shopton Road, east of Sandy Porter Road, and west of Pinecrest Drive. (Council District 3 - Watlington)

Current Zoning: N1-A ANDO (Neighborhood 1, Airport Noise Disclosure Overlay)

Proposed Zoning: I-1(CD) ANDO (Light Industrial, Conditional, Airport Noise Disclosure Overlay)

Motion: Lansdell

2nd: Whilden

Vote: 7:0

14. Rezoning Petition: 2023-044 by Morris Holdings II, LLC
Recommended for Approval

Location: Approximately 63.22 acres located on the north and south side of Morris Estate Drive, east of North Graham Street, and west of IBM Drive. (Council District 2 - Graham)

Current Zoning: RE-3 (research)

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

Motion: Lansdell

2nd: Sealey

Vote: 7:0

15. Rezoning Petition: 2023-051 by Portman Holdings
Recommended for Approval

Location: Approximately 1.1 acres located on the east side of South Tryon Street, south of West Tremont Avenue, and north of Rampart Street. (Council District 3 - Watlington)

Current Zoning: TOD-NC (transit-oriented development-neighborhood center)

Proposed Zoning: TOD-UC (transit-oriented development-urban center)

Motion: Sealey

2nd: Whilden

Vote: 7:0

16. Rezoning Petition: 2023-088 by On Cleveland, LLC
Recommended for Approval

Location: Approximately 0.517 acres located at the southeast intersection of Cleveland Avenue and East Worthington Avenue, south of East Boulevard. (Council District 1 - Anderson)

Current Zoning: NS HDO (neighborhood services, historic district overlay)

Proposed Zoning: NC(EX) HDO (neighborhood center, exception, historic district overlay)

Motion: Whilden

2nd: Sealey

Vote: 7:0

**17. Rezoning Petition: 2023-099 by Beacon Partners; ABMAR GK
Twin Lakes, LLC; ES 10000 Twin Lakes, LLC; and TKC XIX LLC**
Recommended for Approval

Location: Approximately 64 acres located on the south side of Vance Davis Drive, east of Twin Lakes Parkway, and west of Old Statesville Road. (Council District 4 - Johnson)

Current Zoning: OFC (office flex campus)

Proposed Zoning: ML-1 (manufacturing and logistics - 1)

Motion: Winiker

2nd: Lansdell

Vote: 7:0

July 18, 2023 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Andrew Blumenthal, Vice Chairperson Courtney Rhodes; and Commissioners Melissa Gaston, Erin Shaw, Ronnie Harvey, and Theresa McDonald

Planning Staff Present: Kathy Cornett, Zenia Duhaney, and Erin Hinson

Other Staff: Bethany Fritts, Asset and Facility Management, Elizabeth Kitts, Real Estate, and Ebony Wells, General Services

Welcome and Introductions

Chairperson Andrew Blumenthal called the meeting to order at 5:05 p.m., welcomed everyone, and introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines

The meeting was livestreamed on YouTube. A link for the public to view the meeting's livestream is posted on the Planning, Design & Development Department's webpage.

Approval of Minutes

A motion was made by Commissioner Melissa Gaston and seconded by Vice Chairperson Rhodes to approve the June 20, 2023, minutes. The minutes were unanimously approved. 6-0

Mandatory Referrals

M.R. #23-31 | The City of Charlotte's Planning, Design & Development Department (PDD) proposes to acquire approximately 9.45 acres (PID# 227-092-17) located off Lakeside Drive for tree canopy preservation.

M.R. #23-32 | Mecklenburg County Park and Recreation proposes to acquire ~52 acres (PID #s 03522104, 03522105, 03522106, 03522107, 03522110, 03522109A, 03522109B, 03512106, 03512105 + 03512124) located off Old Plank Rd + close to Highway 16 for a future neighborhood park.

Chairperson Blumenthal asked if any mandatory referral should be pulled for discussion. Hearing no response, a motion was made to approve the mandatory referrals.

A motion was made by Commissioner Gaston and seconded by Commissioner Harvey stating that the Planning Committee reviewed M.R.#23-31 and M.R. #23-32, on July 18, 2023, and has no additional comments for the submitting agencies. The motion was approved. 6-0

Community Area

Kathy Cornett, Planning, updated commissioners regarding workshop series. The team is currently halfway through the series of scheduled workshops. For the month of August, the team will be compiling information and preparing for the next series of workshops in the fall. Erin Hinson, Planner provided an update on the engagement numbers for the first series of workshops.

Action Items

- Planning Academy Graduate Reunion & Fellowship Brunch scheduled for Saturday, August 5, 2023, from 10:30 am – noon at the Urban Design Center. Commissioners are welcomed to attend.
- Staff will update commissioners about the achieved engagement strategy targets and how these compare to pre-established targets at either the next Planning Committee meeting or at the Planning Commission Retreat.
- Chairperson Blumenthal requested that staff provide a list of the seven remaining community areas. Kathy Cornett will send list to commissioners.
- Commissioners should attend workshops when feasible and will keep a track of commission attendance.
- Training for commissioners is the Thursday before scheduled workshops. Commissioners must attend training in order to help facilitate workshops. The training is area specific.

Planning Committee Members Discussion – Action Items

Committee members voiced that they would like the future presentations listed below. The committee will work on compiling a list to present at the next Executive Committee meeting. Chairperson Blumenthal would like short presentations presented to the Planning Committee that last approximately 20-30 minutes.

- Catawba Lands Conservancy
- Sustain Charlotte and Carolina Thread Trail
- A collaborative meeting between Park & Rec, County Commissioners, & Planning Committee
- Urban Arboretum Trail and other trails i.e., Transit Trail, Carolina Thread Trail, etc.
- CATS Initiatives. Also, the plans for Roadways and Highways. (Save for Planning Commission Meeting)
- Park & Rec – Understanding the Park & Recreation strategy for buying smaller parcels. 10-Minute idea.
- Sustain Charlotte presentation on bicycling and connectivity. Find out more about connectivity on the ground as it relates to running or biking clubs.

Chairperson Blumenthal reminded commissioners that there are no Planning Committee or Commission meetings in the month of August. Also, the Planning Commission Retreat is scheduled for Friday, September 8, 2023. After further discussion the meeting was adjourned.

Adjourn – The meeting adjourned at 5:32 pm



**BOARD MEETING
AGENDA PACKET
September 20, 2023
6:00 PM**

CRTPO Staff Contact:
Neil Burke, AICP PTP
704-336-2205
Neil.Burke@charlottenc.gov

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

Agenda Items:

- Consent Agenda:
 - 2024-2033 TIP Amendments
 - FY 2024 Unified Planning Work Program (UPWP) Amendment
 - Union County Transportation FTA 5307 TIP Amendment
- CRTPO Discretionary Grants Program Policy Guide Revisions
- 2024 CRTPO Orientation
- Planning Area Boundary Adoption
- Transfer of Planning Responsibilities Memoranda of Agreement
- CRTPO Strategic Plan Implementation Update
- CONNECT Beyond Update
- FTA Section 5307 Transit Agency Annual Reports
- FY 2023 CRTPO Public Engagement Summary

CRTPO BOARD MEMBERS

Ron Pappas, Chair
Mayor, Town of Waxhaw

Lisa Qualls, Vice-Chair
Mayor Pro Tem, Town of Mooresville

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.

6:00 PM Meeting Agenda

1. Call to Order **Ron Pappas**

2. Adoption of the Agenda **Ron Pappas**

3. Public Comment Period **Ron Pappas**
 CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes.

4. Ethics Awareness & Conflict of Interest Reminder **Ron Pappas**

5. Consent Agenda **Ron Pappas**
 All items below are considered to be routine by the CRTPO Board or have been the subject of detailed presentations at previous meetings. There will be no separate discussion on these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda.

- a) August 16, 2023 CRTPO Board Meeting Minutes
- b) 2024-2033 TIP Amendments
- c) FY 2024 Unified Planning Work Program (UPWP) Amendment
- d) Union County Transportation FTA Section 5307 TIP Amendment

Attachments: [August 16, 2023 CRTPO Board Minutes](#); [2024-2033 TIP Amendments Memorandum](#); [2020-2029 TIP Amendments](#); [FY 2024 UPWP Amendment](#); [Union County FTA 5307 TIP Memorandum](#)

6. CRTPO Discretionary Grants Program Policy Guide Revisions **Jennifer Stafford**
Action Requested: Approve the Discretionary Grants Program Policy Guide Revisions.

Background:

- The CRTPO Board adopted the CRTPO Discretionary Grants Program Policy Guide in February 2019.
- The Policy is used to prioritize and program all locally administered projects within the planning area.
- The Project Oversight Committee developed the Policy revisions throughout seven meetings in 2023.
- Information presentations were given in August at the Transportation Staff, TCC, and the Board meetings.

Attachment: [CRTPO Discretionary Grants Program Policy Guide Revisions Memorandum](#)

7. 2024 CRTPO Orientation **Judy Dellert**
Action Requested: FYI.

Background:

- The CRTPO will hold its biennial orientation for new and existing Board members in early January 2024.
- The orientation provides an opportunity for new and returning Board members to learn more about the roles and responsibilities of the CRTPO.
- A poll will be presented during the meeting to gain your input on potential orientation topics.

- Following the meeting, a doodle poll will be emailed requesting Board member availability to attend the orientation the week of January 8, 2024.

8. [Planning Area Boundary Adoption](#)

Robert Cook

Action Requested: FYI.

Background:

- See attached memorandum for additional details.

Attachments: [Planning Area Boundary Memorandum](#); [Planning Area Map](#)

9. [Transfer of Planning Responsibilities Memoranda of Agreement](#)

Robert Cook

Action Requested: FYI.

Background:

- See attached memorandum for additional details.

Attachments: [Transfer of Planning Responsibilities Memoranda of Agreement Memorandum](#); [Draft Memorandum of Agreement with RFATS](#); [Metrolina Region MPO Urbanized Areas](#)

10. [CRTPO Strategic Plan Implementation Update](#)

Brian Elgort

Action Requested: FYI.

Background:

- The CRTPO's Strategic Plan allows staff to link day-to-day planning activities to its mission, long-term vision, goals, and actionable strategies. The Strategic Plan was adopted in November 2021.
- The purpose of this presentation is to summarize the major accomplishments made towards implementation of Goals 1 and 6 of the Strategic Plan.

Attachment: [CRTPO Strategic Plan Implementation Update](#)

11. [CONNECT Beyond Update](#)

Jason Wager, Centralina Regional Council

Action Requested: FYI.

Background:

- CONNECT Beyond is a regional mobility vision and plan that provides residents and visitors real solutions to improve access to jobs, education, and medical services, and supports our region's continued economic competitiveness and quality of life.
- The plan's over 120 recommendations are a blueprint for implementing a robust, integrated public transit network that will combine high capacity transit lines, enhanced bus services, local mobility options, and innovative transportation technologies.
- CONNECT Beyond's plan was endorsed by the CRTPO in the Fall of 2021.
- This presentation will provide an update on current CONNECT Beyond implementation activities and highlight key projects advancing the plan's recommendations.

12. FTA Section 5307 Transit Agency Annual Reports

Jerrel Leonard

Action Requested: FYI.

Background:

- The CRTPO Board adopted a memorandum of understanding (MOU) in July 2021 that outlines the process and methodology for the annual apportionment and distribution of FTA Section 5307 funds.
- The MOU requires recipients of Section 5307 funds to report annually to the CRTPO on the status of funds awarded to them.
- Reports will be provided by the following presenters: Theresa Torres (Union County Transportation), Richard Buchanan (Mecklenburg Transportation System), Bradley Johnson (Iredell County Area Transportation System), and Crystal Givens (CATS).

13. FY 2023 CRTPO Public Engagement Summary

Judy Dellert

Action Requested: FYI.

Background:

- The purpose of this presentation is to provide a report on the CRTPO’s FY 2023 public engagement activities.
- This presentation will also provide a preview of anticipated public engagement activities throughout FY 2024.

14. Upcoming Agenda Items

Neil Burke

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

15. Board Member Comments

Ron Pappas

16. Adjourn



CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA

September 13, 2023

CMCG ROOM 267/WebEx Option for Public Participation

HDC WORKSHOP 12:00 PM

Staff Announcements

[Ervin Building National Register Public Hearing](#)
Pre Application Reviews, [821 Woodruff Place](#) and
[224-236 W. Kingston Avenue](#)
[Proposed Elizabeth Local Historic District](#)
[Elizabeth Comments](#)

HDC MEETING: 1:00 – 7:00

- Call to Order
- Approve Minutes
- Applications for Certificates of Appropriateness
- Adjourn

CONSENT

FRONT PORCH RESTORATION

1. 918 Magnolia Av (PID 12111824)
HDCRMI-[2023-00736](#)
Dilworth
Mary Pendleton Whisnant & Jessica Hindman,
Applicants
APPROVED WITH CONDITIONS

SHARED DRIVEWAY

2. 205 & 209 Grandin Rd (PID 07101508; 07101509)
HDCRMI-[2023-00746](#)
Wesley Heights
Angie Lauer, Applicant
APPROVED WITH CONDITIONS

NOT HEARD AT THE AUGUST 9 MEETING

3. 2310 Charlotte Dr (PID: 12112402)
HDCRMI-[2023-00256](#)
Dilworth
Angie Lauer, Applicant
APPROVED WITH CONDITIONS, accessory building
CONTINUED, addition

PORCH ENCLOSURE & WINDOW REPLACEMENT

4. 320 E Park Av (PID 12307611)
HDCRMI-[2023-00377](#)
Dilworth
Sean Smith & Jeanna Holmes, Applicants
APPROVED WITH CONDITIONS

NEW CONSTRUCTION/RESTORATION

5. 424-428 West Bv (PID: 11907801)
HDCCMA-[2023-00283](#)
Wilmore
Brittany Lins & Collin Brown, Applicants
CONTINUED

WINDOW REPLACEMENT, AFTER-THE-FACT

6. 227 W Park Av (PID: 11908918)
HDCRMI-[2022-00774](#)
Wilmore
Andrew Wrenn & Keith Wesolowski, Applicants
DENIED

CONTINUED FROM THE JULY 12 MEETING

7. 820 Woodruff Pl (PID: 07103501)
HDCRMA-[2023-00321](#)
Wesley Heights
Angie Lauer, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM THE AUGUST 9 MEETING

8. 1921 Charlotte Dr (PID: 12111901)
HDCCMA-[2023-00115](#)
Dilworth
Erica Kennedy, Applicant
DENIED

NEW CASES

WINDOW REPLACEMENT

9. 1012 Condon St (PID 07841303)
HDCRMI-[2023-00460](#)
McCrorey Heights
Lakita & George Holland III, Applicants
APPROVED WITH CONDITIONS

EXTERIOR RENOVATION/SITE WORK

10. 421 N Poplar St (PID 07802101)
HDCRMA-[2023-00448](#)
Fourth Ward
Matt Majors, Applicant
APPROVED WITH CONDITIONS, 3-story buildings
CONTINUED, 1-story building

ADDITION

11. 2111 Dilworth Rd E (PID 12112517)
HDCRMI-[2023-00452](#)
Dilworth
Nathan Steinhauer, Applicant
APPROVED WITH CONDITIONS
12. 1147 Linganore Pl (PID 12310407)
HDCRMI-[2023-00461](#)
Dilworth
Angie Lauer, Applicant
APPLICANT DEFERRED

NOT HEARD

WINDOW REPLACEMENT, AFTER-THE-FACT

13. 1615 The Plaza (PID: 08118709)
HDCRMI-[2022-00590](#)
Plaza Midwood
Karen & Donald Cates, Applicants

ADDITION, WINDOWS/DOORS, SITE WORK, ROOF, FENCE, AFTER THE FACT

14. 1509 Belvedere Av (PID 08119103)
HDCRMAA-[2023-00446](#)
Plaza Midwood
Iuri Kazaryan, Applicant

FY 2024 PLANNING COMMISSION WORK PROGRAM DRAFT ATTACHMENT 8

(September 2023 to June 2024)

The Planning Commission identified the FY2024 Work Program recommendations at the 2023 Planning Commission Retreat held on September 8, 2023 at the Mint Museum Uptown. Work Program focus areas were selected for the upcoming year along with objectives, success measures, targets, and Commissioners' accountabilities.

WORK PROGRAM FOCUS	OBJECTIVE(S)	MEASURE OF SUCCESS	TARGET SCHEDULE
1. Planning Commission Ad-Hoc Committees	1.1 <i>Pipeline Committee</i> : Identification of potential future planning Commissioners 1.2 <i>Community Committee</i> : Raise awareness among community about the role the Planning Commission 1.3 <i>Collaboration Committee</i> : Enhance Commission influence 1.4 <i>Environmental and Sustainability Committee</i> :	A. <i>Pipeline Committee</i> : B. <i>Community Committee</i> : C. <i>Collaboration Committee</i> : D. <i>Environmental and Sustainability Committee</i> :	a) Ongoing b) Ongoing c) Ongoing d) Ongoing
2. Community Area Planning (CAP)/Alignment Rezoning (ARZ)	1.1 Support and promote the public engagement and education efforts around Community Area Planning (CAP) 1.2 Support and promote the public engagement and education efforts around the Alignment Rezoning (ARZ)	FOR BOTH CAP AND ARZ PROJECTS: A) Review and provide feedback on public engagement campaign B) Assist in amplifying the strategy to reach unidentified or underrepresented audiences for a more effective engagement campaign (C) Distribute/share information with public on planning efforts/initiatives and engagement opportunities (contingent upon approval by Charlotte Planning Dept and communications department of Mecklenburg County) D) Attend public engagement events hosted by PDD to assist in capturing public comment	a) Through June 2024 b) Through June 2024

FY 2024 PLANNING COMMISSION WORK PROGRAM DRAFT

(September 2023 to June 2024)

<p>3. UDO Implementation</p>	<p>1.1 Assist in educating the community about the implementation of the UDO 1.2 Provide a recommendation on UDO Text Amendments to City Council</p>	<p>A) Actively participate in UDO implementation education and engagement opportunities to assist in informing the community with accurate and updated information B) Review the UDO proposed text amendments and provide feedback to staff C) Provide recommendations on the UDO text amendments to the Charlotte City Council D) When deemed necessary, provide an advisory statement to City Council to facilitate adoption of any given text amendments</p>	<p>a) Through July 2024</p>
<p>6. FY 2023 Commissioner Focus Areas: Guiding Documents Review (Rules of Procedure)</p>	<p>1.1 Revise the Commission's Rules of Procedure for necessary and/or preferred modifications as decided by the Commission</p>	<p>A) Identify and present to Commission proposed revisions to the Rules of Procedures B) Commission to review all revisions and adopt accepted revisions</p>	<p>a) November 2023 b) December 2023</p>

Work Session Future Agenda topics

2023 -2024

Agenda Item

JULY

Overview of Historic Districts Commission (HDC)

SEPTEMBER

RETREAT - PDD Overview, leadership training/teambuilding, Work Program, Committee work

OCTOBER

UDO User Experience Information Exchange

NOVEMBER

*Mecklenburg County Park and Recreation 5-year plan
*Meck Playbook update

DECEMBER

*State of the Canopy and Trees Strategy report
*TreesCharlotte

JANUARY

N.E.S.T. Commission and Managing displacement

FEBRUARY

County & City Economic Development and Planning

MARCH

Municipal Service Districts: What are they for? What are they planning? Why should be care?

APRIL

New Construction Technologies

MAY

*Transportation - A look ahead with CDOT, NCDOT & Vision Zero
*Overview on City's bike and pedestrian programs

JUNE

*Data Science and Planning - How did the policy map get made?
*Overview of Quality of Life dashboard

Upcoming Meeting Dates

October 2023

Monday, October 16	4:00pm-4:30pm	Planning Commission Executive Committee Meeting
Tuesday, October 17	5:00pm-7:00pm	Planning Committee Meeting
Tuesday, October 31	5:30pm-7:30pm	Zoning Committee Work Session

November 2023

Monday, November 13	12:00pm-2:00pm	Planning Commission Work Session
Monday, November 20	4:00pm-4:30pm	Planning Commission Executive Committee Meeting
Tuesday, November 21	5:00pm-7:00pm	Planning Committee Meeting