



CHARLOTTE MECKLENBURG

**April 10, 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

April 10, 2023

Room 267

1. Call to Order & Introductions (12:00 – 12:02pm)

- Meeting protocols

2. Minutes and Reports (12:02 – 12:05pm)

- Approve March 13th Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (February 20th) – *Attachment 2*
 - Zoning Committee Agenda Results (March 7th) – *Attachment 3*
 - Planning Committee Minutes (February 21st) – *Attachment 4*
 - Charlotte Regional Transportation Planning Organization (March 15th) – *Attachment 5*
 - Historic District Commission Meeting Results (March 8th) – *Attachment 6*
 - Upcoming Meeting Dates – *Attachment 7*

3. New Business (12:05 – 2:00pm)

- Charlotte Mecklenburg Schools Capital Planning, *Dennis LaCaria, Facilities and Real Estate Planning, Charlotte Mecklenburg Schools (45 minutes)*
- Community Area Planning Project Update, *Catherine Mahoney, Senior Project Manager, Long Range Planning (15 minutes)*
- Discussion on Work Program items, *Planning Commission Committee Members (15 minutes)*
- Work Program Committee Reports, *Planning Commission Committee Members (10 minutes)*
- Nominating Committee, *Keba Samuel, Chair (15 minutes)*

4. Future Work Session Agenda Topics

	Agenda Topic	Meeting Date
Planning Commission	<ul style="list-style-type: none">• Charlotte Water• Char-Meck Storm Water Services	May 8
Planning Committee	<ul style="list-style-type: none">• April Mandatory Referrals• Update on Community Area Planning• Park and Recreation presentation	April 18

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes

March 13, 2023

CMGC Room 267

Attendance

Commissioners Present: Keba Samuel (Chairperson), Phillip Gussman (Vice Chairperson), Douglas Welton, Andrew Blumenthal, Courtney Rhodes, Will Russell, Shana Neeley, Clayton Sealey, Terry Lansdell, Rebekah Whilden, and Rick Winiker

Commissioner Absent: Ronnie Harvey and Melissa Gaston

Planning Staff Present: Alyson Craig (*Interim Planning Director*), Shavon Davis, Candice Rorie, Kathy Cornett, Alysia Osborne, Catherine Mahoney, Tim Porter, Alan Goodwin, and Kevin May

Call to Order & Introductions

The Chairperson called the meeting to order at 12:09 pm, welcomed those present and went over the protocols of the meeting.

Minutes and Reports

Approval February 13 Work Session Minutes

A motion was made by Commissioner Lansdell and seconded by Commissioner Blumenthal to approve the February 13, 2023 minutes. The vote was unanimous to approve the minutes.

New Business

Charlotte Fire Department Planning and Infrastructure

Chairperson Samuel introduced Chief Johnson from the Charlotte Fire Department and said he will share a presentation that she thinks will be very helpful for the Commission to hear as they have been focusing heavily on city infrastructure matters, kind of parallel with what city council is studying. She reminded the Commission that this month they will have Charlotte Fire, next month they will have CMS, and in May they will have Charlotte Water and Sewer. The emphasis on infrastructure is just something that can help inform their work and as these entities create their own planning projections, it would be good to hear what their considerations are.

Chief Johnson addressed the Commission and turned the presentation over to Battalion Chief Blake Redden and the Charlotte Fire Department Planning Division staff.

Commissioner Sealey commented there was mention of the impediment that size of vehicles has and he knows that DC unveiled an electric firetruck that's probably half the size of the current apparatuses and asked are there any plans for Charlotte Fire to invest in those kind of vehicles. Chief Redden replied, right now they do have an electric engine company on order. Engine companies are really the smallest fire apparatus that they use right now, as far as getting any smaller than that would be really complicated. He does think there are looking at opportunities to supplement engine companies and ladder companies but it's very difficult given the dense urban nature of the city.

Chairperson Samuel wanted to make mention to those working on the checklist for rezoning, she thinks they need to call out emergency management and public safety as its own separate section in

that checklist as they're reviewing. She knows they've made mention to different types of infrastructure and public services but having that as its own category so they could continue to keep that as a focus.

Commissioner Welton asked has anyone considered what smaller vehicles would do to response time. Chief Johnson explained they are in the process of adjusting to the types of construction in apartment complexes and they are also looking into their engine companies and increasing their overall pump pressure.

Commissioner Welton then asked have they done a response time analysis using a shorter vehicle, smaller vehicle or a more heterogeneous mix of vehicles to accomplish the same task. Miriam replied that is not something that they currently have the capacity to do. She would need to know what the difference in the dynamics of those vehicles would be, how fast they would travel along our specific roads, and the software that they use does not necessarily have the ability to make that determination. Lastly, Chief Johnson added that they are limited by speed limits on how fast their fire trucks could go so they have to take that into consideration.

Chairperson Samuel reminded Chief Johnson that she asked that question back in December, what efforts or resources are being explored in regard to innovative solutions to help manage growth and to help navigate in communities with navigation issues like older communities with narrow streets.

Commissioner Winiker referenced an article in the National Association of City Transportation Officials and shared his feedback saying wider roads, wider intersections, better parking and more parking to accommodate more cars; he does not think this is the direction that our city wants to go or should go as these all promote a much higher risk of danger to pedestrians and other people that are using the roads. So, as they all jockey for limited resources, whether it's space for fire centers or space on the road, he thinks looking at vehicle size assumes to be low hanging fruit as opposed to keeping a mindset of their suburban sprawl city.

Commissioner Lansdell said he'd heard in a previous presentation to the city that for every residence that is created it increases the response times and asked what are those response times. Chief Johnson explained for every new apartment, townhouse, or house, it's calculated as 0.38 calls for service.

Vice Chairperson Gussman wanted to highlight there is a changing in the evolution of their built environment that they all need to continue to work and deal with. He continued saying concerning the lane width, they have these problems with the new developments and older parts of the city so smaller vehicles could potentially makes access to those spaces easier.

Chairperson Samuel asked who on staff does the review of rezonings and Battalion Chief Redden replied right now only their prevention staff reviews rezonings.

Chairperson Samuel then said she heard him mention that they do work closely with CDOT and asked does this also apply to the rezoning process; are they partnering at that point and how early is that in a rezoning process. Battalion Chief Redden believes right now prevention gets plans each

month whenever the plans get sent out and this is when the review happens. Miriam clarified that prevention only looks at the design, they do not look at the impact because they don't have a way of estimating the number of calls or the impact response times. Lastly, the chair asked Miriam to elaborate on the relationship between housing cost and the number of incidents and Miriam referenced the How Does CFD Estimate Future Needs slide.

Interim Director Craig shared Battalion Chief Redden and Miriam are on the Interdepartmental team so that's very important as they continue in these planning efforts to make sure they are coordinated and they are involved. They are starting to talk together about how they are managing future growth and she thinks it's great to have both of them on that particular team and she looks forward to planning together.

Community Area Planning Update

Interim Director Craig advised Ms. Mahoney will give an update on the Community Area Planning process. They have now officially kicked this off and are live. Ms. Mahoney will talk a little about engagement and specifically what the workshops are going to look like. Going back to the action request, the action of the Commission is to please be involved, attend, and spread the word about these activities.

Chairperson Samuel asked for those who are trying to anticipate their engagement in this process, if she is on the west side for instance and she thinks the west side has some of the first engagement sessions, when is the next time to plug in for her geography. Ms. Mahoney replied they will be in each geography one week of the calendar year at three different dates, however, they have a suite of other options if that doesn't work such as attending their office hours every month or one can participate online.

Commissioner Whilden asked how many registrations for the workshops do they have so far. Ms. Mahoney replied very low numbers but they have goals of 100 minimum for each geography for in person events and they have other measures of success for the entire engagement effort. Commissioner Whilden then asked what handles are they using for social media and Ms. Mahoney advised they have an Instagram account and Corporate Communications is going to go above and beyond for them throughout the next few years because the Facebook page has been flagged.

Vice Chairperson Gussman asked will they be able to receive feedback and comment on any of the areas during the office hours. Ms. Mahoney replied you should be able to but she has to make sure that is clear for their staff. The specific exercises will not yet be available but the general types of feedback they could collect, that is a part of being equitable and inclusive.

Ms. Osborne added there are 2 components of the process that helps residents who are eager to start participating, one is the Community Workbook. This is a way for those areas or residents of neighborhoods who are waiting on their workshop to get started and the other piece is the Ambassador Toolkit.

Chairperson Samuel thinks the community reports that are on the website could be good conversation starters for neighborhoods also. The chair went on to say if there are any additional questions or need an additional peek, join them on Tuesday, March 21st.

Update on UDO Text Amendments and Tree Ordinance

Interim Director Craig explained there are 4 text amendments being proposed at this time, 3 to the UDO and 1 to the Tree Ordinance. Of the 4 text amendments, 2 of them are really minor corrections, clean up, and adjustments to make the administration of the ordinance easier and the other 2 have policy implications. Mr. Tim Porter and Mr. Allen Goodwin shared a slide presentation with further details.

Chairperson Samuel asked Mr. Porter to provide an example of how he would apply #4 from the Details of Proposed Changes slide. Mr. Porter replied for example, they have internally talked with the attorneys office about using fine dollars to produce tree protection signage. This clearly ties to multiple tree ordinance protection regulations, and land development standards; so it clearly connects to something they are already doing, that's already mandated by an ordinance. Lastly, he said it furthers the intent to have signage to actually give out free to customers and property owners.

County Commissioner Powell asked can they use the fined dollars to plant new native trees and Mr. Porter relied from his understanding yes, as long as they connect it to some type of tree planting effort they are already doing or that's outlined within the tree ordinance.

Interim Director Craig verified the schedule as is now would be April public hearing and May decision. Mr. Goodwin verified that is correct, May 15th decision.

Commissioner Welton asked would those then take in effect with everything else on June 1st. Mr. Goodwin replied yes, that was their goal, to have these in place and effective when the rest of the UDO goes into effect on June 1st.

Chairperson Samuel asked are the UDO Advisory Committee meetings open to the public. Interim Director Craig replied those meeting are really just a feedback workgroup and are intended to be just the committee but they record and post all of the meetings online on their YouTube site.

Commissioner Welton questioned an accessory drive-through; is that one with a window where you could walk up and get your prescription. Mr. Goodwin replied he thinks it is a drive-through if there is a vehicle lane associated with that, it classifies as an accessory drive-through. An establishment with just a walk-up window they wouldn't consider that to be an accessory drive-through.

Commissioner Blumenthal commented he would argue that a fast-food restaurant would not be an accessory drive-through, it's a drive-through establishment looking at the majority of where their business comes from and how that would then trickle down through the UDO going forward. He then asked are current accessory drive-throughs in these areas going to be grandfathered in. Mr. Goodwin replied yes, the UDO is not going to go backwards and address existing drive-throughs.

Commissioner Blumenthal mentioned they had a petition where there was 1 accessory drive-through and they were rezoning to add an additional window, would that just continue to be conditional rezonings going forward if they wanted to add drive-throughs. Mr. Goodwin replied if that were in a commercial district in a center, yes, they would need a conditional rezoning to modify their existing drive-through.

Discussion on Documents for Work Program Item #4

Chairperson Samuel reminded the Commission that they've received the draft last week of the documents that the Environmental and Sustainability subcommittee has been working on for their work program. They have received the checklist that ideally will be used by the Zoning Committee as they are reviewing the rezoning petitions and they've also received the updated Environmental and Sustainability Statement which in its current form, she thinks it's probably best suited to allow them to move forward with that work because it's pretty broad and they didn't want to further narrow the focus of that document.

Chairperson Samuel referenced the Environmental and Sustainability Subcommittee Roles and Responsibilities checklist and said initially when they adopted the work program, they said they would have a checklist to help them keep focus as they are reviewing zoning petitions. The checklist that the subcommittee presented encompasses so much more than just the environmental issues and she thought it worthy to keep all of those items in the checklist even though they are not related to environmental issues; things like displacement, park and open space, and things of that nature. She went on to say because of this, Commissioner Russell was prepared to make a motion to remove this item out of Work Program Item #4 and make the checklist its own work program number. Lastly, she said although the subcommittee created the list, they want it to better reflect the intended use of the document which is for Zoning Committee members to have this form to evaluate each petition as they already do, but this makes it a little more uniformed.

Commissioner Blumenthal commented he does not have another name for the document however, his proposal would be to make a motion to separate this out and then vote to adopt it in their April meeting. His second request would be for every Commissioner at the dais provide any feedback in the next 2 weeks. Lastly, as he was reading through the minutes from the February meeting, he wanted to make it very clear that the target audience for this checklist is solely Planning Commissioners. In no way shape or form is this supposed to add responsibility to the Planning staff, Zoning staff and everything that they do, however, as evident in the roles and responsibilities of the future Environmental Subcommittee that would be a part of this Planning Commission, they are going to work with Planning Staff to find ways to better integrate some of these things in as they start to retailor some of their rezoning processes.

Commissioner Blumenthal advised Chairperson Samuel that he would like to make a motion to separate this checklist and bring it back in a month for final adoption while they then move forward with the statement and roles and responsibilities today.

For clarity, Chairperson Samuel restated that Commissioner Blumenthal proposed a motion to take this from Work Program Item #4 and make this its own work program item. They will then create an Item #7 in the Work Program and the subcommittee will accept additional feedback over the next

10 days because she would like that to be a tighter window for that committee to meet afterwards, etcetera.

Commissioner Whilden seconded the motion and proposed a name for the checklist: The Environmental and Sustainability Rezoning Considerations Checklist. The Committee discussed other potential names for the checklist and Commissioner Blumenthal proposed they figure out the name for the checklist in Executive Committee.

Chairperson Samuel advised the amended motion on the floor is to take this out of Work Program Item #4 and to adopt the name in Executive Committee on Monday the 20th. The motion was seconded by Commissioner Whilden and the vote was unanimous.

A motion was made by Commissioner Whilden and seconded by Commissioner Blumenthal to adopt the Roles and Responsibilities draft as final as well as the Environmental Statement. The vote was unanimous.

Other Business

Notes from the Chair

Chairperson Samuel shared that she presented to the Board of County Commissioners the night of the Zoning Committee, because of that Vice Chairperson Gussman could not attend. She said the county commissioners are highly interested in their work as evident by Commissioner Powell's attendance today. She wanted to note that they should definitely attend more meetings from the BOCC, even if it's a subcommittee meeting, and as her tenure on this board will end soon, just making sure those lines of communication remain completely open and initiated by this board to the BOCC.

The Nominating Committee will be announced in the April work session. The Nominating Committee will be charged with finding their next 2 leaders of this board and nominations will be taken by the Nominating Committee through Thursday, April 27th, so those who are considering leading this body please make note of that deadline. The Nominating Committee will bring forth their recommended nominees for the Chair and Vice Chair of the Planning Commission in their May work session and the June work session is when the vote happens. Finally, Chairperson Samuel said she is going to commit to finalizing dates for the Community Conversations meetings and they are targeting April for 1 possibly 2 sessions.

Commissioner Powell thanked everyone for their service whether they were appointed by the city or the county and she wanted everyone to remember that it is Charlotte Mecklenburg Planning Commission, not just Charlotte so the partnership matters. She is thankful that the Commission is thinking beyond just what has historically been thought of.

Adjournment

The meeting adjourned at 2:11 pm.

Charlotte-Mecklenburg Planning Commission

Executive Committee Minutes

February 20, 2023

CMGC – Room 266

Attendance

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

Planning Staff Present: Alyson Craig (*Interim Planning Director*), Shavon Davis, and Candice Rorie

Call to Order

Chairperson Samuel called the meeting to order at 4:13 pm and welcomed those present.

Approval of Minutes

A motion was made by Commissioner Welton and seconded by Commissioner Blumenthal to approve the January 17, 2023 minutes. The vote was unanimous to approve the minutes.

New Business

Chairperson Samuel review the future work session agenda topics. She advised in March, Chief Johnson will come and talk to them about infrastructure and planning for Charlotte Fire, what they use in their projections and planning for facilities, etcetera, in terms of growth for our city. They will have the area planning update and she does want to add a presentation from Commissioner Lansdell who is their appointment to CRTPO because there is some recent activity that she would like the Commission to be aware of, this may be about 5 minutes.

Ms. Rorie asked could that presentation be a part of the Committee reports and the chair agreed.

Chairperson Samuel continued saying in April, they will hear from CMS and they are still working on other topics for April and May.

Interim Director Craig said one suggestion for April might be the UDO text amendments, they probably wouldn't have filed by then but still it's worth having a conversation about it. Commissioner Welton mentioned the public engagement sessions and thinks it would be good when they come to talk to them, by then, they would have gotten a little feedback.

Vice Chairperson Gussman commented he would like to continue to hold up the report out from the airport. He would like to hear an update on their development as they are seeing more and more of that and the exploding number of rezoning coming out that way, it wouldn't hurt to have a better understanding.

Chairperson Samuel advised they do have Charlotte Water and Sewer for May. She reviewed the list of agenda topics that they created about a month or two ago saying what's left is the airport, CSX, parking and construction technology, CMS, Charlotte Water, Centralina Regional Council, and Economic Development. She went on to say as they kind of map out May and June, what's beyond June is beyond her purview so she will of course work on whatever the committee decides to put on the radar but she will need some further feedback in terms of what's priority and not; in terms of not, the remainder of her window.

Chairperson Samuel said she made mention to the members of the Environment and Sustainability subcommittee for the work program, there were some edits that she kind of wanted them to explore to the document that explains the purview in charge of the permanent subcommittee and the checklist, she has a note or two. She said that she was surprised that the committee decided not to submit any edits to the sustainability support statement, it is pretty broad still. The sentence that she took out basically explains the timetable that they have, it poses a question should they pull that activity into Planning Committee like they did with the work program items the last time.

Commissioner Blumenthal questioned is this just the statement or the whole work program item. Chairperson Samuel replied just the rest of the work so it doesn't put such a burden on them to hurry up; this is just a thought, she wanted to bring it here first. She explained the reason why she said that is because she is struggling getting things on the agenda for the Planning Committee. She is trying to make sure they are using both committees to their maximum.

Commissioner Blumenthal commented one thing is instead of immediately jumping on any revisions, corrections, or comments that were made, he wanted to bring it up in this forum. To address a couple of quick points, he told them that he did not want to correct any of them himself given that he wrote it in the first place, so Commissioners Russell and Whilden read through it and what came back is what came back. As far as the checklist for Zoning Committee and the purview, Commissioner Russell reference that there were minor edits in which he was going to get on top of and one suggestion that Commissioner Whilden made concerning the checklist is having a short checklist and then those questions, the more flushed-out version could be like a guiding reference. He continued saying that they met with Mr. Pettine and he mentioned that the zoning staff is making somewhat of a discerning effort to kind of retool some of their processes as well; with the knowledge that wasn't going to line up with their work plan item in terms of timing, they wanted to get something out there and then put that continued engagement follow-up on the future permanent standing Environmental Subcommittee. Lastly, he said this was the thought process behind that and he is open to any additional feedback. Possibly, for Planning Committee's sake, it makes sense for the next presentation to just be the Planning Committee so that way they could maximize the Planning Commission's time and then aim for adoption April 10th.

Chairperson Samuel replied she is not opposed to that because she would rather them get it to where they want it to be without the rush, so she does like that idea, she just wants them to make sure that the additional time that they're taking is definitely going to be their last extension for this particular project and to kind of get ahead of this, maybe introduce it to the Planning Committee on tomorrow. She went on to say there were tweaks here and there but the main concern for her was the intended use of the document. There was mention that it was for planning staff to use in addition to and that was not a conversation that she had with Interim Director Craig. Commissioner Blumenthal explained that might have been misworded. The compromise was to put that checklist at the front of the zoning packet to have as a reference but there wouldn't be a direct staff response yet, and as staff starts to retool their process, then push that responsibility for continued engagement on the future Environmental Subcommittee to maintain that line of communication and see how they can then somehow incorporate the checklist and maybe make it more of a standing thing.

Interim Director Craig asked what is the responsibility of the petitioner in providing those answers; it is something that the responsibility can be pushed to them to provide, to create less of a burden to staff. Commissioner Blumenthal agreed saying this is a conversation starter, no doubt there would be a little bit of work there, it's going to take the Zoning Committee members to familiarize themselves with it and how to incorporate it and then the person that sits on the Environmental Subcommittee, it's their job to make sure that it is brought up.

The Executive Committee continued the discussion about the direction of the Environmental Subcommittee and statement. Chairperson Samuel did a final review of the future work session agenda topics saying in March they have Charlotte Fire, April they will have CMS, May they will have Charlotte Water, and Charlotte Sewer has just completed their Comprehensive CIP projections for the next 5 years.

Commissioner Blumenthal commented by creating that permanent Environmental Subcommittee, he had a conversation with Commissioner Welton about what it would look like to adjust the guiding documents to include that. Chairperson Samuel replied they will figure out where that fits.

Commissioner Welton advised where they are is that there are 2 committees that are specified directly in the Rules of Procedure but what they want to suggest is to put in there that the Executive Committee could establish for any time and any duration the committee ad hoc. He then talked about the specific tasks within the Rules of Procedure.

Chairperson Samuel talked about a few things that she, Mr. Pettine, and Interim Director Craig conversed about regarding potential changes as they are retooling what they do and how that might marry up to the Interlocal Agreement. Planning Commission serving as the only recommending body in the prehearing staff analysis, this is something they've chatted about. She discussed getting involved in the process a lot earlier, so basically it goes from petitioner and staff, directly to the Zoning Committee, then to public hearing, so their comments and recommendation will be what informs council whether or not to approve or deny.

Interim Director Craig added they also talked about not necessarily recommending or not recommending the petition as it stands, but still recommending whether or not a place type change is warranted there.

Chairperson Samuel questioned do they want to wrestle with it or not because that will take some time to be able to think through that process, it would take tons of meetings with Interim Director Craig and Mr. Pettine; these are things that he wants them to start thinking about and at what juncture do they want to jump in. As the UDO comes in, they've got the Comprehensive Plan, and now by design rezonings are taking off, so what is the role of the Zoning Committee as that time comes along. Something that she wants to see tweaked is the appointment criteria and process; she's sure this belongs in the Interlocal Agreement. She thinks they've got to have a similar process because it's confusing and having a similar process for both bodies would be helpful. Lastly, she said some of these things are going to take a lot longer than this fiscal year to flush out and then shared more details of her conversation with Mr. Pettine surrounding this topic.

Other Business

Chairperson Samuel informed the committee that she received a call from a council member who requested that she attend a virtual meeting of concerned neighbors regarding rezonings in her district. She needed some help explaining why things are approved, why do they advocate for certain things and the council member didn't feel comfortable going into that environment. She advised she was on the call, Mr. Pettine was there as well as Interim Director Craig. She briefed the committee of the call and explained the concerns were primarily around transportation, in the areas of Mallard Creek, Prosperity Ridge, and Governor Hunt. The chair went on to say that she wanted to make sure that she met her commitment to give this to the Zoning Committee chair in this public setting that residents are highly concerned.

Approval of Calendars

Chairperson Samuel reviewed the March and April calendars.

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

Other Business

Commissioner Welton read a letter addressed to the members of the Executive Committee, Interim Planning Director, and Program Manager for rezoning regarding rezoning petition 2021-232 presented for decision at the January 17, 2023, Charlotte City Council meeting. He asked that this letter be added to the minutes for this meeting and said he will send it formally to Ms. Davis.

Chairperson Samuel questioned the intent of the letter and Commissioner Welton replied the intent is just to inform and move on. He went on to say this is the reaction that these Commissioners believe and they've specified how each member of the Commission should work going forward. After further discussion, in response to Commissioner Welton's request to have this a part of the public record, Chairperson Samuel indicated her desire that if the questions that she has for the sake of clarity to the record not have answers, then they strike his wish to have the letter as a part of the public record until those questions can be answered. Commissioner Welton replied that he severely disagrees and invited her to provide him with as many questions as she would like and he will provide her with as many answers as she would like and he will re-present this letter again next month; with that being the case, that is against what they intended as this was a moving on point with this letter.

Adjournment

The meeting adjourned at 4:58 pm.

City of Charlotte

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



Zoning Agenda

RESULTS

Tuesday, March 7, 2023

Charlotte-Mecklenburg Government Center- Room 280

Zoning Committee Work Session

Phillip Gussman, Chairperson

Melissa Gaston

Ronnie Harvey

TL Lansdell

Courtney Rhodes

Wil Russell

Douglas Welton

Zoning Committee Work Session

Call to Order: 5:38 pm

Adjourned: 7:50 pm

Zoning Committee Members

<i>Phillip Gussman</i> ✓	<i>Douglas Welton</i> ✓	<i>Terry Lansdell</i> ✓
<i>Ronnie Harvey</i> ✓	<i>Melissa Gaston</i> ×	<i>Courtney Rhodes</i> ✓
<i>Wil Russell</i> ×		

1. Proposed 2023 Zoning Committee Work Session Meeting Schedule
Approved

Action:

A. Approve the 2023 Zoning Committee Work Session Meeting Schedule.

Explanation

- The proposed 2023 Zoning Committee Work Session Meeting dates are listed below. Work Session meetings will be held at 5:30pm at the Charlotte-Mecklenburg Government Center in Room 280.
 - **Tuesday, April 4, 2023**
 - **Tuesday, May 2, 2023**
 - **Tuesday, May 30, 2023**
 - **Wednesday, July 5, 2023**
 - **Tuesday, August 1, 2023**
 - **Tuesday, September 5, 2023**
 - **Tuesday, October 3, 2023**
 - **Tuesday, October 31, 2023**
 - **Tuesday, December 5, 2023**

Zoning Item

2. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC
Zoning Committee deferred recommendation to April 4, 2023

Location: Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Watlington)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: NS (neighborhood services)

Motion: Welton

2nd: Harvey

Vote: 5:0

3. Rezoning Petition: 2021-213 by Goldberg Companies, Inc.
Zoning Committee deferred recommendation to April 4, 2023

Location: Approximately 42.85 acres located on the south side of Pineville-Matthews Road, east of Hugh Forest Road, and west of Reverdy Lane. (Council District 7 - Driggs)

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

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

Motion: Welton

2nd: Harvey

Vote: 5:0

4. Rezoning Petition: 2022-008 by Ram Realty Acquisitions V LLC
Recommended for Approval

Location: Approximately 26.9 acres located in the southeastern quadrant of the Steele Creek Road interchange with Interstate 485. (Council District 3 - Watlington)

Current Zoning: R-3 (single family residential)

Proposed Zoning: NS (neighborhood services) and MUDD-O (mixed use development district, optional) with 5-year vested rights.

Motion: Rhodes

2nd: Harvey

Vote: 4:1

5. Rezoning Petition: 2022-053 by Rayna Properties, LLC
Recommended for Approval

Location: Approximately 5.63 acres located on the west side of Prosperity Church Road, northeast of Mallard Creek Road, and south of Prosperity Point Lane. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

Motion: Welton

2nd: Harvey

Vote: 4:1

6. Rezoning Petition: 2022-059 by Taylor Morrison
Recommended for Approval

Location: Approximately 50.70 acres located along the west side of Garrison Road, east of Dixie River Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: MUDD-O AIR LLWPA (mixed use district, optional, airport noise overlay, Lower Lake Wylie - Protected Area) and R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie - Protected Area)

Proposed Zoning: MX-2 INNOV AIR LLWPA (mixed use district, innovative, airport noise overlay, Lower Lake Wylie - Protected Area)

Motion: Harvey

2nd: Welton

Vote: 4:1

7. Rezoning Petition: 2022-062 by Jeff Constantineau
Recommended for Approval

Location: Approximately 0.38 acres located on the east side of Nations Ford Road, north of Tyvola Road, and west of Interstate 77. (Council District 3 - Watlington)

Current Zoning: R-17MF (multi-family residential)

Proposed Zoning: NS (neighborhood services)

Motion: Landsdell

2nd: Welton

Vote: 5:0

8. Rezoning Petition: 2022-078 by Sere Ventures, LLC
Recommended for Approval

Location: Approximately 7.41 acres located on the northeast side of West Trade Street, west of Brookshire Freeway, and east of Rozzelles Ferry Road. (Council District 2 - Graham)

Current Zoning: I-2 (general industrial)

Proposed Zoning: MUDD(CD) (mixed-use development district, conditional), UR-2(CD) (urban residential, conditional)

Motion: Rhodes

2nd: Welton

Vote: 5:0

9. Rezoning Petition: 2022-080 by RD Southpark, LLC
Recommended for Approval

Location: Approximately 9.13 acres bound by the north side of Roxborough Road, west side of Colony Road, and east side of Rexford Road, south of Wickersham Road. (Council District 6 - Bokhari)

Current Zoning: R-17MF (multi-family)

Proposed Zoning: MUDD-O (mixed use development district, optional) with 5-year vested rights

Motion: Welton

2nd: Rhodes

Vote: 4:1

10. Rezoning Petition: 2022-086 by PDAN Holdings, LLC
Recommended for Approval

Location: Approximately 2.46 acres located on the north side of Johnston Oehler Road and south side of Interstate 485, west of Mallard Creek Road. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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

Motion: Welton

2nd: Rhodes

Vote: 5:0

11. Rezoning Petition: 2022-093 by ZCM B1, LLC
Recommended for Approval

Location: Approximately 1.56 acres located on the north side of Gondola Avenue, east of West Sugar Creek Road, and north of Cinderella Road. (Council District 1 - Anderson)

Current Zoning: R-4 (single family residential)

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

Motion: Lansdell

2nd: Harvey

Vote: 5:0

12. Rezoning Petition: 2022-106 by Drakeford Communities
Recommended for Approval

Location: Approximately 0.50 acres located at the southeast intersection of Renner Street and Fairmont Street, east of Beatties Ford Road, and north of Oaklawn Avenue. (Council District 1 - Anderson)

Current Zoning: R-5 (single family residential)

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

Motion: Lansdell

2nd: Harvey

Vote: 5:0

13. Rezoning Petition: 2022-117 by Mungo Homes
Recommended for Approval

Location: Approximately 9.16 acres located on the northeast side of Old Plank Road, east of Brookshire Boulevard, and west of Harland Street. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential)

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

Motion: Rhodes

2nd: Harvey

Vote: 5:0

14. Rezoning Petition: 2022-128 by Kinger Homes LLC
Recommended for Approval

Location: Approximately 2.05 acres located on the west side of Mallard Creek Road, south of Silver Birch Drive, and west of David Taylor Drive. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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

Motion: Rhodes

2nd: Lansdell

Vote: 5:0

15. Rezoning Petition: 2022-132 by Fall Line Development Inc.
Recommended for Approval

Location: Approximately 17.95 acres located at the southeast intersection of IBM Drive and University Pointe Boulevard, west of Interstate 85, and north of University City Boulevard. (Council District 4 - Johnson)

Current Zoning: RE-2 (research)

Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

Motion: Lansdell

2nd: Harvey

Vote: 5:0

16. Rezoning Petition: 2022-142 by EC Legacy Properties, LLC
Recommended for Approval

Location: Approximately 1.57 acres located at the northeast intersection of Albemarle Road and Mallard Drive, south of Rainbow Drive. (Council District 5 - Molina)

Current Zoning: R-3 (single family residential)

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

Motion: Rhodes

2nd: Harvey

Vote: 5:0

17. Rezoning Petition: 2022-150 by Le’Kisha Stevenson
Recommended for Approval

Location: Approximately 0.88 acres located on the south side of Hickory Grove Road, east of East W.T. Harris Boulevard, and south of Robinson Church Road. (Council District 5 - Molina)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8 (single family residential)

Motion: Harvey

2nd: Welton

Vote: 5:0

Charlotte-Mecklenburg Planning Commission**Planning Committee Meeting****APPROVED Minutes**

February 21, 2023 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Keba Samuel, Vice Chairperson Andrew Blumenthal; and Commissioners Shana Neely, Clayton Sealy, Rebekah Whilden, and Frederick Winiker

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

Other Staff: Blake Devin, Charlotte Fire, Liliya John Folkes, Economic Development, Caroline Fortney, General Services, Anna Radcliff, Real Estate, and Jerry Winkles and Blake Redden, Charlotte Fire

Welcome and Introductions

Chairperson Keba Samuel called the meeting to order at 5:09 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 Winiker and seconded by Commissioner Whilden to approve the January 17, 2023, minutes. The minutes were unanimously approved. 6-0

Mandatory Referrals

Alberto Gonzalez, Senior Project Manager, Long Range Planning, provided an overview on M.R. #23-01 at Chairperson's request. An approval motion was made after discussion.

M.R. #23-01 | The City of Charlotte proposes to acquire ~5.01 acres (a portion of PID #141-281-01) located on Dixie River Road in Charlotte's extraterritorial jurisdiction (ETJ) for the construction of a fire station.

A motion was made by Commissioner Whilden and seconded by Commissioner Winiker stating that the Planning Committee reviewed M.R. #23-01, on February 21, 2023, and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0

Community Area Plan Update

Kathy Cornett, Community Area Program Manager, shared an update on the Community Area Planning process. The Charlotte 2040 Comprehensive Plan was adopted in June 2021, followed by the adoption of the 2040 Policy Map in March 2022 as well as the Unified Development Ordinance adopted in the summer of 2022. She talked about the process/schedule and the 14 Community Area Plans which will be used to develop community-specific recommendations for Charlotte's neighborhoods. Commissioners were asked by staff to assist in promoting content, co-facilitating at the workshops and to continue to provide input to staff. The project's kick-off has occurred, and workshops will begin at the end of March 2023.

Following a question-and-answer period, and a few documented follow-ups by staff the meeting adjourned.

Adjourn – The meeting adjourned at 5:45 pm



charlotte regional **transportation** planning organization

BOARD MEETING AGENDA PACKET March 15, 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:
 - FY 2023 CRTPO Self Certification
- CRTPO Discretionary Funds Project Call - Recommended Projects
- FY 2024 Unified Planning Work Program
- 2024-2033 CRTPO Transportation Improvement Program
- Proposed Transit Work Group
- RAISE Grant Application Update

CRTPO BOARD MEMBERS

Ron Pappas, Chair
Mayor, Town of Waxhaw

Lisa Qualls, Vice-Chair
Commissioner, 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.

The Charlotte Regional Transportation Planning Organization (CRTPO) is the Metropolitan Planning Organization (MPO) that coordinates transportation planning initiatives for the greater Charlotte urbanized area, including Iredell, Mecklenburg and Union counties. The CRTPO Board reviews and votes on consensus-based technical recommendations provided by the Technical Coordinating Committee (TCC).

Non-Discrimination Policy

It is the policy of CRTPO 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.

In compliance with the Americans with Disabilities Act (ADA), accommodations will be provided for persons who require assistance to participate in CRTPO meetings. If assistance is needed or to request this document in an alternative format, please contact CRTPO at (704) 336-2205 or send an email to email@crtpo.org.

Accessing the Charlotte-Mecklenburg Government Center (CMGC)

CMGC is located at 600 East Fourth Street, at the corner of Fourth and Davidson streets in Uptown Charlotte. From I-85 N, I-77 N and US-74 W, take exit 2A from I-277 S/ NC-16 S onto East Fourth Street. Parking is available in the CMGC parking deck located on Davidson Street between Third and Fourth streets. On-street parking is also available. Parking tickets from the CMGC deck can be validated by CRTPO staff if they are brought to the meeting.

Enter the building either through the entrance at the top of the large staircase on the Davidson Street side of the building, or through the handicapped entrance at the bottom of the large staircase on the right. The handicapped entrance is the only open entrance after 6 p.m. Everyone who enters CMGC undergoes a security screening, after which you may proceed to room 267 on the second floor.



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	Fixing America's Surface Transportation Act
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GCLMPO	Gaston, Cleveland, Lincoln Metropolitan Planning Organization
GIS	Geographic Information System
ICATS	Iredell County Area Transportation System
IJA	Infrastructure Investment and Jobs Act
INFRA	Infrastructure for Rebuilding America (federal grant program)
ITS	Intelligent Transportation Systems
LAP	Locally Administered Projects
MCM	Metrolina CommunityViz Model (Land Use Model)
MRM	Metrolina Regional Model (Travel Demand Model)
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-IMD	North Carolina Department of Transportation – Integrated Mobility Division
NCDOT-TPB	North Carolina Department of Transportation – Transportation Planning Branch
NCTA	North Carolina Turnpike Authority
P6.0	Prioritization 6.0
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
STI	Strategic Transportation Investments Legislation
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 CRTPO Delegates Handbook for additional references.

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) February 15, 2023 CRTPO Board Meeting Minutes
 - b) FY 2023 CRTPO Self Certification

Attachments: [February 2023 CRTPO Board Minutes](#); [FY 2023 Self Certification Memorandum and Resolution](#)

- 6. CRTPO Discretionary Funds Project Call – Recommended Projects** **Jennifer Stafford**
Action Requested: Approve the discretionary funds for the projects recommended from the Fall 2022 project call and amend the 2020-2029 Transportation Improvement Program to add the funding allocations to new and existing projects.

Background:
 - The CRTPO Board deferred action on this item during the February 15 meeting to have CATS staff present additional information regarding the CATS EV charger funding request.
 - CATS submitted an original request to purchase 20 Electric Vehicle (EV) chargers at a requested federal amount of \$8.8 million during the fall 2022 discretionary project call for projects.
 - The POC met on January 26 to review comments received during the January TCC and Board meetings. CATS reduced the funding request to 15 EV chargers at a federal amount of \$6.5 million and the POC modified its recommendation to the TCC to fund two additional bicycle/pedestrian projects.
 - The TCC unanimously recommended that the CRTPO Board approve the revised recommended discretionary project list during the February 2 TCC meeting.

Attachments: [Recommended Discretionary Projects Memorandum](#); [Recommended Discretionary Projects Project List](#); [Recommended Discretionary Projects Map](#); [Draft TIP Amendments](#); [CMAQ Resolution](#)

- 7. FY 2024 Unified Planning Work Program** **Robert Cook**
Action Requested: Adopt the FY 2024 UPWP.

Background:

- The UPWP is the CRTPO’s annual budget and specifies the planning activities that are anticipated for the coming fiscal year. It documents the allocation of state and federal funds associated with each planning activity and is adopted annually in accordance with joint Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) guidelines.
- The presentation’s purpose is to present the final draft of the FY 2024 UPWP for adoption.

Attachment: [Draft FY 2024 UPWP](#); [FY 2024 UPWP Resolution](#)

8. [2024 - 2033 CRTPO Transportation Improvement Program](#)

J. Travis Johnson

Action Requested: Approve the opening of a public comment period on the draft 2024-2033 TIP, 2050 Metropolitan Transportation Plan Amendments, and an air quality conformity determination.

Background:

- See attached memorandum for additional details.

Attachments: [2024-2033 TIP Memorandum](#); [Conformity Analysis and Determination Report for the Metrolina Area](#); [2050 MTP Amendments](#); [Highway TIP Projects](#); [Highway TIP Projects Map](#); [Non-Highway TIP Projects](#); [2024-2033 NCDOT Draft STIP](#); [Non-Highway TIP Project Map](#)

9. [Proposed Transit Work Group](#)

Jerrel Leonard

Action Requested: Formally establish the Transit Work Group.

Background:

- 2021: Transit providers were interviewed to gain their views on the steps necessary to fulfill the 2019 Staffing and Resources Study recommendation to integrate transit planning more fully into CRTPO’s activities. One outcome of the interviews was support for establishing a transit work group to help improve coordination among providers and represent transit more fully in CRTPO’s activities and decisions
- 2022: A survey was conducted to determine if the 2021 support for a work group remained. The survey results reaffirmed the earlier support for forming a work group.
- The work group’s purpose will be to fulfill the Staffing and Resources Study’s integration recommendation and will focus on matters such as implementation of the Sec. 5307 memorandum of understanding, Sec. 5303 allocations, performance-based planning requirements, etc.

10. [RAISE Grant Application Update](#)

Jennifer Stafford

Action Requested: FYI

Background:

- The CRTPO has applied for RAISE planning grant focusing on transportation safety.
- If awarded, the RAISE grant will prioritize transportation safety in three areas of concern including areas of persistent poverty, historically disadvantaged communities, and rural areas.

11. Upcoming Agenda Items

Neil Burke

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

12. Board Member Comments

Ron Pappas

13. Adjourn



**CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA
MARCH 8, 2023
CMCG ROOM 267/WebEx Option for Public Participation**

HDC WORKSHOP 12:00 PM

Staff Announcements

Adopt Design Standards update: UDO alignment/McCrorey

Heights

[604 S Summit Av](#)

HDC MEETING: 1:00 – 7:00

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

CONSENT

ACCESSORY BUILDING – REAFFIRMATION

1. 712 Mt Vernon Av (PID: 12309415)
HDCRMI-[2023-00135](#)
Dilworth
Tom & Lisabeth Ellis, Applicants
APPROVED

ACCESSORY BUILDING

2. 1207 Belgrave Pl (PID: 12310307)
HDCRMI-[2023-00052](#)
Dilworth
Andrew Woodruff/Dilek Incoglu, Applicants
APPROVED

ADDITION/ACCESSORY BUILDING

3. 1900 Dilworth Rd W (PID: 12108815)
HDCRMA-[2022-01041](#)
Dilworth
Sean Green, Applicant
CONTINUED

HDC DECISION REQUIRED AT MARCH 8 MEETING

Continued From September 14 Meeting

4. 400 E Worthington Av (PID: 12105718)
HDCRMI-[2022-00334](#)
Dilworth
Kevin Cella, Applicant
DENIED

Continued From October 12 Meeting

5. 1532 Dilworth Rd (PID: 12309713)
HDCRMI-[2022-00592](#)
Dilworth
Michael Kemp, Applicant
DENIED

Continued From February 8 Meeting

6. 306 N Graham Street/420 West 6th Street
(PID: 07806401, 07806402)
HDCRMA-[2021-01060](#)
Fourth Ward
Sheldon Clark/Cameron Conner
APPROVED WITH CONDITIONS

NOT HEARD AT THE FEBRUARY 8 MEETING

NEW CONSTRUCTION-RESIDENTIAL

7. 1953 Wilmore Dr (PID: 11907413)
HDCRMA-[2022-00957](#)
Wilmore
Angie Lauer, Applicant
CONTINUED

FIREPLACE ADDITION – AFTER-THE-FACT

8. 720 E Park Av (PID: 12311526)
HDCRMIA-[2022-00983](#)
Dilworth
Douglas Ehmann, Applicant
DENIED

ACCESSORY BUILDING-WINDOW/DOOR CHANGES

9. 500 E Park Av (PID: 12308501)
HDCRMI-[2022-01006](#)
Dilworth
Jesse Ervin, Applicant
CONTINUED

TREE REMOVAL/REPLANTING – AFTER-THE-FACT

10. 1515 Hamorton Pl (PID: 08117214)
HDCRMIA-[2022-01039](#)
Plaza Midwood
Colleen Wirth, Applicant
DENIED

SITE WORK/RETAINING WALL – AFTER-THE-FACT

11. 2101 Dilworth Rd W (PID: 12112101)
HDCRMIA-[2022-01070](#)
Dilworth
Myron Greer, Applicant
APPROVED

ACCESSORY BUILDING/POOL/FENCE

12. 429 W Park Av (PID: 11908520)
HDCRMA-[2022-01118](#)
Wilmore
Matthew Johnson, Applicant
APPROVED

HEARD ON MARCH 29, 2023

DECISION REQUIRED AT MAY 10 MEETING

Continued From December 14 Meeting

13. 325 W Summit Av/1501 S Mint St (PID: 11908314)
HDCCMIA-[2022-00705](#)
Wilmore
Jason Hood, Applicant
CONTINUED

Continued From February 8 Meeting

14. 719 Templeton Av (PID: 12305505)
HDCRMI-[2022-00682](#)
Dilworth
Amanda Bagby, Applicant
DENIED

15. 301 East Bv (PID: 12307501)
HDCCMI-[2022-00706](#)
Dilworth
Rob Taylor, Applicant
APPROVED WITH CONDITIONS

DECISION REQUIRED AT JUNE 14 MEETING

Continued From January 11/18 Meetings

16. 1512-1514 Southwood Av (PID: 11908311)
HDCCMI-[2022-00805](#)
Wilmore
Ron Skufca, Applicant
APPLICANT DEFERRED TILL APRIL

17. 818-826 E. Kingston (PID: 12311C99)
HDCRMI-[2022-00725](#)
Dilworth
Russell Clark, Applicant
APPROVED WITH CONDITIONS

18. 501 N Poplar Street (PID: 07803623)
HDCRMA-[2022-00775](#)
Fourth Ward
Ryan Baird, Applicant
CONTINUED

DECISION REQUIRED AT JULY 12 MEETING

Continued From February 8 Meeting

19. 1913 Cleveland Av (PID: 12105619)
HDCCMA-[2022-00954](#)
Dilworth
Jennifer Rea, Applicant
APPROVED WITH CONDITIONS

Planning Commission

April 1, 2023 – May 31, 2023

April 2023

Tue April 4

5:30pm - 7:30pm

Zoning Committee Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)

Mon April 10

12:00pm - 2:00pm

Planning Commission Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 267 (Shavon Davis)

Mon April 17

4:00pm - 4:30pm

Planning Commission Executive Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 266 (Shavon Davis)

Tue April 18

5:00pm - 7:00pm

Planning Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)

May 2023

Tue May 2

5:30pm - 7:30pm

Zoning Committee Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)

Mon May 8

12:00pm - 2:00pm

Planning Commission Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 267 (Shavon Davis)

Mon May 15

4:00pm - 4:30pm

Planning Commission Executive Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 266 (Shavon Davis)

Tue May 16

5:00pm - 7:00pm

Planning Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)