



CHARLOTTE MECKLENBURG

July 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

July 10, 2023

CMGC Room 280

1. **Call to Order & Introductions** (11:50 – 11:55pm)
 - Meeting protocols

2. **Minutes and Reports** (11:55 – 12:00pm)
 - Approve June 12 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (May 15) – *Attachment 2*
 - Zoning Committee Agenda Results (July 5) – *Attachment 3*
 - Planning Committee Minutes (May 16) – *Attachment 4*
 - Charlotte Regional Transportation Planning Organization (June 21) – *Attachment 5*
 - Historic District Commission Meeting Results (June 14) – *Attachment 6*
 - Upcoming Meeting Dates – *Attachment 7*

3. **New Business** (12:00 – 2:00pm)
 - Voting for Planning Committee and Zoning Committee Vice Chairs, *Chairperson Welton and Vice Chairperson Blumenthal* (10 minutes)
 - Comments from the Commission (Reoccurring), *Chairperson Welton* (10 minutes)
 - Overview of Historic Districts Commission (HDC), *Kristi Harpst, Program Manager of HDC and Christa Lineberger, HDC Member* (45 minutes)
 - Discussion on Planning Commission activities for FY 2024, *Chairperson Welton* (20 minutes)
 - Discussion on Planning Commission Homework (Reoccurring), *Chairperson Welton* (10 minutes)
 - Review Commission Calendar, *Chairperson Welton* (5 minutes)

Agenda Topic		Meeting Date
Planning Commission	• No Meeting	August
	• Planning Commission Retreat	September (Friday Date TBD)
Planning Committee	• July Mandatory Referrals • CAP Update	July 18

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes DRAFT

June 12, 2023

CMGC Room 267

ATTACHMENT 1

Attendance

Commissioners Present: Keba Samuel (Chairperson), Phillip Gussman (Vice Chairperson), Douglas Welton, Andrew Blumenthal, Melissa Gaston, Shana Neeley, Clayton Sealey, Will Russell, Rebekah Whilden, Rick Winiker, and Erin Shaw

Commissioner Rhodes arrived at 12:40 pm

Planning Staff Present: Alyson Craig (*Planning Director*), Renea Benjamin, Candice Rorie, Dave Pettine, Alysia Osborne and Catherine Mahoney

Call to Order & Introductions

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

Amendment to the Agenda

Approval to amend agenda March 13 Work Session Minutes

A motion was made by Commissioner Gussman and seconded by Commissioners Welton & Blumenthal to approve an amendment to the agenda. The vote was unanimous to approve the agenda amendment.

Minutes and Reports

Approval May Work Session Minutes

A motion was made by Commissioner Whilden and seconded by Commissioner Welton to approve the May 8, 2023 minutes. The vote was unanimous to approve the minutes.

New Business

Agenda was amended to add Resolution by Commissioner Gussman

Vice Chairperson Gussman stated his support of staff and the many years of work that staff and the Commission has put forward and worked on together. The UDO, as passed, was intended to be changed based on the data and impacts that cannot be evaluated with only a few short weeks of information. The Charlotte Mecklenburg Planning Commission should approve a resolution of support. The Commission fully supports the goals of the 2040 Comprehensive Plan and methods with which to accomplish them as adopted in the Unified Development Ordinance. Specifically, we support the equitable increase of housing diversity and density to reach those goals throughout Charlotte. We recommend to planning staff and City Council to review the results of the UDO implementation in six months and act in response to the real impact of the new code. *The resolution was the motion made by Vice Chairperson Gussman and seconded by Commissioner Blumenthal. The vote was unanimous.*

Rezoning Process Update

Dave Pettine, rezoning manager, presented about upcoming changes to the rezoning process. Some of the changes included advanced notice of monthly information to Council on rezoning petitions, the Development Near Me app, monthly information to the Board of County Commissioners and

establishment of service areas by Council Districts. The staff analysis will better summarize infrastructure impacts and work to improve rezoning petition comments from partner departments and agencies.

Community Area Planning (CAP) Update

Catherine Mahoney, Senior Project Manager, presented an overview of the CAP process, the current community engagement strategy and results and upcoming engagement opportunities.

Review and Discussion of the Planning Commission Rezoning Review Considerations

The Rezoning Review Considerations includes a list of objective topics as supported by the 2040 Comprehensive Plan that the Zoning Committee of the Charlotte-Mecklenburg Planning Commission may use to review and evaluate rezoning petitions. This list provides committee members a uniform set of objective considerations/questions that are particularly focused on the environment of a petition. Chairperson Samuel stated the document was circulated to all Commissioners for review and comment, to which no comments were received. Chairperson Samuel asked the Commission for comments, which there were none. *Commissioner Whilden made a motion to approve and adopt the document. Commissioner Gaston seconded the motion. The motion passed unanimously to adopt the document.*

Chairperson Samuel reviewed elements of the FY 2023 Work Program as well as the 4 public meetings that were hosted by the Commission.

Planning Commission Leadership Voting

Voting for Chairperson and Vice Chairperson was completed by private ballot. The nominating committee recommended Douglas Welton as Chairperson and Andrew Blumenthal as Vice Chairperson. *The vote was unanimous to elect Douglas Welton as Chairperson and Andrew Blumenthal as Vice Chairperson.*

Other Business

Being their last Chairperson Samuel and Vice Chairperson Gussman made comments about their experiences on the Planning Commission as this meeting will their last full work session. Chairperson Elect Welton and Vice Chairperson Elect Andrew Blumenthal spoke about being elected as incoming leadership. Chairperson Elect Welton presented Chairperson Samuel and Vice Chairperson Gussman with a certificate and gift.

Adjournment

The meeting adjourned at 1:44 pm.

Attendance

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

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

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 Welton and seconded by Commissioner Blumenthal to approve the April 17, 2023 minutes. The vote was unanimous to approve the minutes.

New Business

Chairperson Samuel began the discussion for the future work session topics. She said Mr. Pettine was bumped off of the agenda last Monday for his update on the rezoning tune-up because she felt he would need more time than 15 minutes and in consideration for the discussion they've been having around trying to formulate some kind of zoning orientation for people moving over to that committee, maybe that could be a lead in to some form of an orientation, or maybe have this kind of tag team with a short orientation. She went on to say she mentioned to him over the weekend that he present to the Planning Committee; those are the only folks that had not yet served on the Zoning Committee. The chair the asked the committee for their thoughts on this idea.

For clarity, the chair said the rezoning tune up would be for the full Commission, but the orientation would be exclusive to the Planning Committee. Director Craig asked would it make sense to do that orientation after they figure out what some of the process enhancements looks like. Ms. Rorie replied the orientation would not be on a high level. Commissioner Welton suggested it not be only for folks that haven't been on the Zoning Committee but also bring those folks in who have been on the Zoning Committee so they could pass that experience along. He went on to say that folks that are doing it now have a certain perspective about how they do the process and the folks that haven't done the process could learn from that; this is institutional knowledge and they would want to take this opportunity to use. Vice Chairperson Gussman agreed saying if it is the Planning Committee to at least offer to the Zoning Committee members as well.

Director Craig recapped on June 12th, the full Commission will hear the rezoning process update and the orientation will be on June 20th. Chairperson Samuel replied that will be the schedule unless this is too much for Mr. Pettine and if so, then her preference will be to bring the entire process to the Planning Committee with the invite going to the full Commission. She went on to say in talking to Vice Chairperson Gussman and Ms. Rorie, they are trying to figure out a way to have some kind of orientation for new Zoning Committee members without asking for more time from folks or without having to call a special meeting, and to use resources more efficiently.

Director Craig thinks it might be a good opportunity to do both of them at the Planning Committee meeting because he will have more time and then they can also get into more detailed conversations. Commissioner Welton added another plus on to that is it would be great if Mr. Pettine could bring some of his staff because those folks are the people that present every week and they have the institutional knowledge.

Ms. Rorie commented as something to consider, if they do the rezoning tune up, if they want everyone to hear it and they may not be able to come to the Planning Committee, then they will have to update them on the process changes. Director Craig thinks it seems strange to talk about tuning something up without having to explain it to them first; if they don't really understand it, it's hard to have a conversation about the overall process.

The committee continued the discussion on what could possibly be included in the orientation and the time that Mr. Pettine may need so Chairperson Samuel concluded maybe they should leave Mr. Pettine on for June at the Planning Commission and then putting him on for June Planning Committee simply for orientation.

Chairperson Samuel asked Commissioner Welton and Blumenthal if they have thought about future work topics for July and September. Commissioner Welton said he and Commissioner Blumenthal had not gotten together because he wants to respect the premature of it, but he is sure they will come up with some good things.

Vice Chairperson Gussman shared the last time they had a relatively friendly handoff and there was some collaboration between the outgoing and incoming leadership. Chairperson Samuel reminded the committee that the June Executive Committee meeting will be her final ex-com meeting.

Other Business

Chairperson Samuel advised May 22nd will be the date for the rezoning considerations meeting of the minds. She wanted to be clear that once the meeting is over, they'll have a document that they are presenting. Commissioner Blumenthal agreed to the timeframe saying he thinks this meeting should only take one hour.

Chairperson Samuel shared that she has verbally expressed that the rezoning considerations has taken quite a bit of time in terms of working out their work program. She went on to say she would prefer not to put forth Work Program Item 6, that is the Interlocal Agreement and Rules of Procedure up to bat without first going through the approval of the appropriate staff and the city attorney. She explained they have spent months now on the Rezoning Considerations document and she is sad to say that she has short-changed the attention they needed to apply to the Rules of Procedure and Interlocal Agreement review and said she will leave it for the incoming leadership to usher into the next retreat. Lastly, the chair gave the dates and locations of the upcoming community conversations events.

Approval of Calendars

Chairperson Samuel reviewed the June and July calendars.

Due to the upcoming Juneteenth city holiday, a motion was made by Vice Chairperson Gussman and seconded by Commission Blumenthal to move the Executive Committee meeting to Tuesday, June 20th. The vote was unanimous to approve the calendars.

Adjournment

The meeting adjourned at 4:27 pm.

City of Charlotte

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



Zoning Agenda

RESULTS

Wednesday, July 5, 2023

Charlotte-Mecklenburg Government Center - Room 280

Zoning Committee Work Session

Douglas A. Welton, Chairperson

Melissa Gaston

Phillip Gussman

Ronnie Harvey

Terry Lansdell

Courtney Rhodes

Wil Russell

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

Zoning Committee deferred recommendation to August 1, 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)

Proposed Zoning: NS (neighborhood services)

Motion: Gussman

2nd: Russell

Vote: 6:0

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

Zoning Committee deferred recommendation to August 1, 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: N1-B (neighborhood 1 - B) and CG (general commercial)

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

Motion: Gussman

2nd: Russell

Vote: 6:0

6. Rezoning Petition: 2022-156 by Greystar Development East, LLC

Zoning Committee deferred recommendation to August 1, 2023

Location: Approximately 10.82 acres located at the southeast intersection of South Tryon Street and Nations Ford Road, south of West Woodlawn Road, and west of Interstate 77. (Council District 3 - Watlington)

Current Zoning: B-1 (neighborhood business), B-2 (general business), and I-1 (CD) (light industrial, conditional)

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

Motion: Gussman

2nd: Russell

Vote: 6:0

7. Proposed 2023 Zoning Committee Work Session Meeting Schedule **Approved**

Action:

A. Approve addition of a Zoning Committee Work Session meeting on Thursday, August 3, 2023, to the 2023 Zoning Committee 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, August 1, 2023
- Thursday, August 3, 2023
- Tuesday, September 5, 2023
- Tuesday, October 3, 2023
- Tuesday, October 31, 2023
- Tuesday, December 5, 2023

Motion: Lansdell

2nd: Harvey

Vote: 6:0

8. Rezoning Petition: 2022-152 by Vinroy Reid **Recommended for Approval**

Location: Approximately 0.87 acres located on the southeast side of Char-Meck Lane, north of Monroe Road, and east of North Wendover Road. (Council District 5 - Molina)

Current Zoning: N1-C (neighborhood 1 - C) and OFC (office flex campus)

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

Motion: Gaston

2nd: Gussman

Vote: 5:1

9. Rezoning Petition: 2022-160 by Penler Development, LLC **Zoning Committee deferred recommendation to August 1, 2023**

Location: Approximately 24.13 acres located along the south side of Mount Holly Road and east side of Creston Circle, west of Interstate 485. (ETJ-BOCC: 2-Leake; Closest CC: 2-Graham)

Current Zoning: M&L-1 (manufacturing and logistics 1), CG (general commercial), N-1A (neighborhood 1-A)

Proposed Zoning: R-12MF(CD)

Motion: Gussman

2nd: Russell

Vote: 6:0

May 16, 2023 – 5:00 p.m.

Attendance

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

Planning Committee Members Absent: Commissioner Rebekah Whilden

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Gretchen Flores, Alysia Osborne, and Tim Porter

Other Staff: Bethany Fritts, Asset and Facility Management, Anna Radcliff, General Services, and Ebony Wells, EPM Real Estate

Welcome and Introductions

Chairperson Keba Samuel called the meeting to order at 5:03 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 Sealy and seconded by Commissioner Neely to approve the April 18, 2023 minutes. The minutes were unanimously approved. 6-0

Mandatory Referrals

M.R. #23-20 | The City of Charlotte Planning, Design & Development Department (PDD) proposes to acquire ~41.889 acres (PID #s 111-261-07 + 111-261-44) located on Rocky River Church Road for tree canopy preservation.

M.R. #23-21 | Mecklenburg County Park and Recreation proposes to acquire a portion of ~7 acres (PID #019-351-23), located in the Town of Huntersville, for inclusion into the existing Ferrelltown Nature Preserve. Attachment 3.

M.R. #23-22 | Mecklenburg County Park and Recreation proposes to acquire ~7.830 acres (PID # 105-161-20) located in the City of Charlotte, east of 77, inside the I-485 Loop near the intersection of Rocky River + Hood roads for a future local neighborhood park.

M.R. #23-23 | Mecklenburg County Park and Recreation proposes to acquire ~2.430 acres (PID # 227-371-84, located in the Town of Matthews at the corner of E. John Street + Council Place for future facilities for Four Mile Creek Greenway.

M.R. #23-24 | Mecklenburg County Park and Recreation proposes to acquire .440 acres (PID #045-102-04), located in the City of Charlotte at the northeast corner of N. Graham + Princess streets for a future neighborhood park.

Chairperson Samuel asked to pull M.R. #23-20 for discussion. After discussion committee members voted.

A motion was made by Commissioner Winiker and seconded by Vice Chairperson Blumenthal stating that the Planning Committee reviewed M.R. #23-20, #23-21, #23-22, #23-23, and #23-24 on May 16, 2023, and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0

Community Area Plan Update

Kathy Cornett, Long Range Program Manager provided an update on the Community Area Planning process. Although, attendance has been lower than anticipated, the conversations have been very robust and informative. Materials are available online to include focus area exercises, workshop presentations, and map comment links (English and Spanish).

Vice Chairperson Blumenthal asked if staff could provide a copy of the CAP workshop flyer. Kathy Cornett will send copies via email to the Planning Committee members. After additional discussion regarding virtual participation at workshops, the meeting was adjourned.

Adjourn – The meeting adjourned at 5:36 pm



**BOARD MEETING
AGENDA PACKET
June 21, 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:
 - 2020-2029 TIP Amendments
 - Performance-Based Planning: PM 2 & PM 3 Targets
- Draft 2024-2033 Transportation Improvement Program
- 2026-2035 TIP Development Process (NCDOT Prioritization 7.0)
- Discretionary Program Supplemental Funding Recommendations
- Waxhaw Parkway Comprehensive Transportation Plan Amendment
- CRTPO Congestion Management Process (CMP) Update

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.

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, but CRTPO is only able to validate deck parking. Check in with a staff member about parking validation for the CMGC deck when you arrive for 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) May 17, 2023 CRTPO Board Meeting Minutes
- b) 2020-2029 TIP Amendments
- c) Performance-Based Planning: PM 2 & PM 3 Targets

Attachments: [May 17, 2023 CRTPO Board Minutes](#); [2020-2029 TIP Amendments Memorandum](#); [2020-2029 TIP Amendments](#); [Performance Measures Memorandum](#); [Performance Measures Resolution](#)

6. **Draft 2024-2033 Transportation Improvement Program** **J. Travis Johnson**
Action Requested: Make an air quality conformity determination, approve amendments to the 2050 MTP, and adopt the 2024-2033 TIP.

Background:

- The Transportation Improvement Program (TIP) is a staged, prioritized, multi-year intermodal program of transportation projects, prepared in each metropolitan area, which is consistent with that area’s metropolitan transportation plan. Each metropolitan TIP is incorporated in its entirety into the STIP.
- The CRTPO held a public comment period from March 16 until April 14 on the draft 2024-2033 TIP; 2050 Metropolitan Transportation Plan (MTP) amendments; and an air quality conformity determination. Two public comments were received.
- The CRTPO received schedule adjustments from NCDOT on April 4 for 16 projects. Schedule adjustments were added to the Highway TIP Projects spreadsheet and a new Highway TIP Project Schedule Adjustment spreadsheet was created. NCDOT project schedule delays are attributed to project status swaps, delivery schedule changes, and STIP balancing to ensure fiscal constraint is met.
- Due to the number of project schedule changes, a supplemental public comment period was held from May 4 to May 17. Two additional public comments were received during the supplemental public comment period.

Attachments: [Draft 2024-2033 TIP Public Comments Memorandum](#); [2024-2033 TIP Public Comment Log](#); [Town of Huntersville Letter](#); [Town of Cornelius Letter](#); [Draft 2024-2033 TIP Resolution](#); [Draft Air Quality](#)

[Conformity Resolution](#); [Draft 2050 MTP Amendments Resolution](#); [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](#); [Highway TIP Project Schedule Adjustments](#)

7. [2026-2035 TIP Development Process \(NCDOT Prioritization 7.0\)](#)

J. Travis Johnson

Action Requested: Open a 30-day public comment period on the draft P7.0 Project lists.

Background:

- NCDOT Prioritization 7.0 will develop the 2026-2035 TIP/STIP.
- TCC recommendation and CRTPO Board endorsement of the recommended P7.0 list of projects is scheduled to occur during the August meetings.
- The NCDOT deadline to submit candidate highway, bicycle/pedestrian, transit, rail, and aviation projects for the P7.0 process is September 30.
- The presentation will provide an overview of P7.0 draft projects lists and request to open a 30-day public comment period from June 22 to July 22.

Attachments: [P7.0 Highway Project List](#); [P7.0 Bicycle and Pedestrian Project List](#); [P7.0 Aviation Projects List](#); [P7.0 Transit Projects List](#); [P7.0 Rail Projects List](#); [P7.0 Projects Map - Online Version](#); [P7.0 Highway Project Map](#); [P7.0 Non-Highway Project Map](#)

8. [Discretionary Program Supplemental Funding Recommendations](#)

Andrew Ventresca, Troutman

Action Requested: Approve \$3,536,967 of the CRTPO's unobligated future year Surface Transportation Block Grant Program - Direct Attributable (STBG-DA) funding to two existing discretionary projects that have experienced shortfalls and amend the 2020-2029 TIP to allocate the funding to the existing discretionary projects.

Background:

- See attached memorandum.

Attachments: [Discretionary Program Supplemental Funding Recommendations Memorandum](#); [TIP Amendment Report](#)

9. [Waxhaw Parkway Comprehensive Transportation Plan \(CTP\) Amendment](#)

Bjorn Hansen, Union County

Action Requested: FYI.

Background:

- A revised alignment of the Waxhaw Parkway between NC 16 and NC 75 east of downtown Waxhaw was identified as a result of an NCDOT feasibility study.
- The CRTPO's CTP highway map needs to be revised to reflect the most current alignment of the Waxhaw Parkway.
- The revised alignment has been endorsed by the Town of Mineral Springs, Town of Waxhaw, and Union County.
- Action will be requested for the CRTPO Board to approve the opening of a public engagement period during the July 19 meeting.

Attachments: [Waxhaw Parkway Map](#); [Waxhaw Resolution](#); [Union County Resolution](#); [Mineral Springs Resolution](#)

10. CRTPO Congestion Management Process (CMP) Update

Kendall Clanton

10. CRTPO Congestion Management Process (CMP) Update

Kendall Clanton

Action Requested: FYI.

Background:

- The CMP is the evaluation of congestion on the planning area's roadway network and the application of strategies to improve performance and reliability of the transportation system. It is one way the CRTPO plans for future improvements to its transportation network.
- The presentation's purpose is to provide background, recent developments, and the timeline for updating the CMP.

11. Upcoming Agenda Items

Robert Cook

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

12. Board Member Comments

Ron Pappas

13. Adjourn

Charlotte Regional Transportation Planning Organization

Consent Item Summary

Agenda Item 5

Subject: Consent Agenda

Action Requested: 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.

- May 17, 2023 CRTPO Board Meeting Minutes
- 2020-2029 TIP Amendments
- Performance Measures: PM 2 & PM 3 Targets

Attachments: [May 17, 2023 CRTPO Board Minutes](#); [2020-2029 TIP Amendments Memorandum](#); [2020-2029 TIP Amendments](#); [Performance Measures Memorandum](#); [Performance Measures Resolution](#)

CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION
Charlotte-Mecklenburg Government Center, Room 267
May 17, 2023 Meeting
Summary Minutes

Members Attending:

Ed Driggs (Charlotte), Denis Bilodeau (Cornelius), Rusty Knox (Davidson), Dan Boone (Huntersville), David Cohn (Indian Trail), Ernestine Staton (Marshville), Jamie Lein (Marvin), Leigh Altman (Mecklenburg County), Fredrick Becker (Mineral Springs), Dale Dalton (Mint Hill), James Kerr (Monroe), Lisa Qualls (Mooresville), Stephen Rosenburgh (NCBOT-Division 10), Brad Richardson (Stallings), David Jones (Statesville), George Harris (Troutman), Ron Pappas (Waxhaw), Craig Horn (Weddington)

Non-Voting Members Attending:

Loretta Barren (FHWA)

1. Call to Order

Chair Ron Pappas called the May 2023 CRTPO Board meeting to order at 6:19 p.m.

2. Adoption of the Agenda

Summary:

Chair Pappas asked if any changes to the agenda were necessary. No changes were identified.

Motion:

Mayor Becker made a motion to approve the agenda. Mayor Knox seconded the motion. Upon being put to a vote, the agenda was adopted by acclamation.

3. Public Comment Period

There were no public comments.

4. Ethics Awareness & Conflict of Interest Reminder

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

5. Consent Agenda

Summary:

Chair Pappas requested action on the following consent agenda items:

- a) March 15, 2023 CRTPO Board Meeting Minutes
- b) 2020-2029 TIP Amendments

Motion:

Brad Richardson made a motion to approve the consent agenda. Ed Driggs seconded the motion. Upon being put to a vote, the consent agenda was unanimously approved.

6. Education Session: CRTPO Memorandum of Understanding Renegotiation Process

Presenter:

Mary Kaczmarek, Skillful Means Marketing

Summary:

Ms. Kaczmarek provided information to the Board via a Power Point presentation, the contents of which are incorporated into the minutes.

She began the presentation by stating that she has been retained by the CRTPO to provide consultant facilitation services to a subcommittee of Board members working to develop consensus-based recommendations on the renegotiation of the Memorandum of Understanding (MOU). The subcommittee consists of the following members: Ron Pappas, Lisa Qualls, Ed Driggs, Renee Garner, Craig Horn, David Jones, Rob Kidwell, and Brad Richardson. The subcommittee had an initial meeting in March to review the list of topics to consider, assign subcommittee roles and finalize the schedule. Mr. Kaczmarek summarized by the outcome of the May 17 subcommittee meeting by stating that the purpose of the MOU in federal and state law was discussed as well as proposed changes to the calculations of member jurisdiction cost shares were reviewed. The June 29 meeting agenda will consist of reviewing excerpts of peer MPO's MOUs and an overview of the weighted vote. The July and August meetings will be dedicated to finalizing the subcommittee recommendations with the goal of requesting action of the CRTPO Board to approve the updates to the MOU during the August 16 meeting.

Ms. Kaczmarek provided an overview of the legal basis for MPO's MOUs by stating that it is required for appropriate governance of the MPO and the receipt of federal and state transportation and transit funds. State law requires that the MOU is reviewed and updated by each MPO every ten years following the release of the decennial census results. She explained that once each MPO approves revisions to its MOU, the Governor executes the document as well as the FHWA administrator for the North Carolina division. At this point, it becomes binding on all signatories and members of the MPO.

She concluded the presentation by stating that subcommittee members will continue to update the Board regarding the outcome of these meetings throughout the next several months.

7. Draft 2024-2033 Transportation Improvement Program: Public Comment Summary

Presenter:

Travis Johnson

Summary:

Mr. Johnson provided information to the Board via a Power Point presentation, the contents of which are incorporated into the minutes.

The presentation's purpose was to summarize the public comment periods for the Draft 2024-2033 TIP, the 2050 MTP amendments, and an air quality conformity determination. The initial public comment period began on March 16 and concluded on April 14. The CRTPO received delivery project schedule adjustments from NCDOT on April 4. NCDOT project schedule delays are attributed to project schedule adjustments due to project status swaps, delivery schedule changes, and STIP balancing to ensure fiscal constraint is met. Mr. Johnson reviewed the 16 project schedule delays within the CRTPO.

Based on guidance provided by the FHWA, a supplemental public comment period began on Thursday, May 4 and will conclude on Wednesday, May 17 to allow residents and stakeholders to comment on the final version of the NCDOT STIP which includes the project schedule adjustments. A total of four comments were received in both public comment periods. Mr. Johnson stated that staff will summarize the comments received and provide responses that will be included within the June agenda packet. He concluded his presentation by stating that action will be requested during the June 21 meeting to approve the 2024-2033 TIP, approve the 2050 MTP amendments, and make an air quality conformity determination.

8. 2026-2035 TIP Development Process (NCDOT Prioritization 7.0) Update

Presenter:

Travis Johnson

Summary:

Mr. Johnson provided information via a Power Point presentation, the contents of which are incorporated into the minutes.

He began the presentation by providing an overview of the CRTPO's involvement in NCDOT Prioritization 7.0 to develop the 2026-2035 STIP. Mr. Johnson explained that staff has initiated the process of convening subcommittees to identify project submittals for roadway, bicycle/pedestrian, transit, rail and aviation projects in P7.0. The CRTPO receives 49 project submittals within each mode and NCDOT Divisions 10 and 12 receive 14 submittals for each of the transportation modes. Mr. Johnson then reviewed the 'carryover' and 'holding tank' project classifications for P7.0. Carryover projects do not require a submittal slot and will automatically be resubmitted for P7.0, whereas holding tank projects will use a submittal slot.

Mr. Johnson concluded the presentation by stating that project submittals will be reviewed along with an action request to (1) Approve modifications/deletions to existing projects in NCDOT database (2) open a 30-day public comment period on P7.0 project submittals during the June 21 meeting.

9. NCDOT I-77 South Unsolicited Proposal

Presenter:

Brett Canipe, NCDOT

Summary:

Mr. Canipe provided information to the Board via a Power Point presentation, the contents of which are incorporated into the minutes.

The presentation began with a history of the I-77 South Managed Lanes project. The project was first identified within the Fast Lanes Study in 2007 and was submitted as a managed lanes project by the CRTPO in NCDOT Prioritization 3.0 (2014). Mr. Canipe mentioned that per state law (NCGS 136-89.183), toll projects in North Carolina must be requested/approved by the local planning organization. After 2014, NCDOT has completed a feasibility study, begun the preparation of the environmental document, and the project has been included as a partially funded project I-5718 in the STIP.

Mr. Canipe then provided a summary of the unsolicited proposal for the I-77 South Managed Lanes project. Cintra submitted the proposal on February 11, 2022 for a public-private partnership (P3) delivery of the project, and the CRTPO approved performing an initial screening of the proposal and comparative analysis on February 15, 2023.

He reviewed the technical considerations and scope differences between the managed lanes project along I-77 south in the STIP against the proposal. Mr. Canipe discussed the financial considerations regarding the proposal. He explained that the 2022 assumptions would indicate that NCDOT would receive a \$211 million concession payment, but construction costs are materially higher and interest rates have doubled. Mr. Canipe explained that cost increases for materials and right-of-way will necessitate a re-evaluation of the economics of the project.

A kickoff meeting of the Unsolicited Proposal Screening Workgroup was held on May 1 to provide a basic review. The workgroup consists of the following members: Neil Burke (CRTPO), Brett Canipe (NCDOT-Div. 10), Sean Epperson (NCDOT-Div. 10), David Roy (NC Turnpike Authority), Scott Slusser (Attorney General's Office), David Stark (NCDOT - Priority Projects), Derrick Weaver (NCDOT - Technical Services). The work group's analysis will determine if the proposal is compliant to [NCDOT's Public Private Partnerships Policy and Procedures](#), and if the scope of the project within the proposal significantly differs from NCDOT's scope for the project. Mr. Canipe stated that the proposal review will start during the second meeting of the workgroup on May 24. It is anticipated that the in-depth review of the contract will take 2-3 months.

In addition to determining proposal policy compliance and material significance, the workgroup will analyze these inputs and assumptions:

- Project Schedule and Terms

- Revenue
- Costs
- Financing
- Depreciation/Tax
- Equity Returns
- Inputs and Assumptions that could not be extracted from proposal

Once the workgroup's review is complete, proposal findings and an update on the comparative analysis will be presented to the Board. The proposal findings presentation is anticipated to occur during the August 16 meeting. The project comparative analysis of a P3 delivery against the traditional NCDOT STIP funding method will continue to progress with the recommendations anticipated to be finalized in the first quarter of 2024. Mr. Canipe concluded his presentation by stating that NCDOT is continuing to progress on the traffic and revenue analysis and the preparation of the environmental document for the corridor concurrently with the unsolicited proposal review and comparative analysis.

Mr. Driggs inquired about an upcoming a decision that the CRTPO Board may have to consider during the August meeting. Mr. Canipe explained that the results of the workgroup's recommendations will be presented along with its recommendation to accept or reject the unsolicited proposal. If the NCDOT moves forward with a P3 delivery process for the I-77 South Managed Lanes, Cintra would automatically be shortlisted based upon the department's P3 policy. Mr. Canipe explained that this would be a public, competitive bid process. He added the only decision point in August would be whether or not to continue evaluating the Cintra proposal to see if it has merit.

Mr. Driggs followed up to request the date as to when the CRTPO Board would be requested to take action to determine a P3 or traditional STIP delivery process for the project. Mr. Canipe responded to explain that the comparative analysis needs to be conducted, which may take up to a year.

Mayor Knox stated that he wants assurances that NCDOT's policy wouldn't create an advantage for Cintra as opposed to other firms if the P3 is publicly bid. Mr. Canipe responded that if the project moves forward as a P3, the policy requires that it is competitively bid. Stephen Rosenburgh stated that there will be significant discussion if the state level if the project moves forward as state or privately managed. Mr. Canipe added that if the CRTPO Board does not find the outcomes satisfactory at any point in the process, a vote can be cast to stop the process.

Denis Bilodeau stated that the contractual terms, user, and revenue data from the I-77 North Managed Lane project should analyzed with the review of the unsolicited proposal since Cintra has been involved in both processes. Mr. Canipe was unsure as to how the existing managed lane along I-77 North would be incorporated within the unsolicited proposal review for I-77 South but he agreed to follow up and provide a response to the Board. Chair Pappas directed Mr. Canipe to provide the information to Mr. Burke to distribute Mr. Bilodeau's inquiry to the CRTPO Board.

Leigh Altman confirmed that the CRTPO requested that the scope of the I-77 South project contain a managed lane component. Mr. Canipe confirmed that the concept of a managed lane along I-77 south originated within the Fast Lanes study, which began in 2007. Following the Fast Lanes study, an I-77 managed lanes project was included within the 2040 MTP and the CRTPO submitted the project in the 2016-2025 STIP development process (NCDOT Prioritization 3.0) in 2014. Ms. Altman questioned the decision to include a tolling component within this project. Mr. Canipe responded to explain that managed lanes are utilized to provide travel time reliability along congested freeway corridors. Mr. Rosenburgh stated he was on the MPO Board in 2007, and the only option offered by NCDOT to improve congestion on urban freeway corridors was to consider managed lanes. He added that the states funding limitations will necessitate other capital projects to move forward as tolled facilities.

Ms. Altman agreed with Mr. Bilodeau that the pricing intervals and provision to maintain a minimum 45 mile per hour travel speed within the managed lanes in the I-77 North corridor should be factored into the review of the terms within the unsolicited proposal for I-77 South. She added that additional bidders should be considered in the comparative analysis. Mr. Canipe responded to explain that the unsolicited proposal is not a factor within the comparative analysis as it is a conceptual screening to determine benefits and drawbacks of a P3 or a traditional STIP delivery method.

10. **Upcoming Agenda Items**

Presenter:

Neil Burke

Summary:

The June 21 CRTPO Board agenda will include the following agenda items:

Action items:

- Adopt the 2024-2033 TIP, 2050 MTP Amendments, and Air Quality Conformity
- Open a 30-day public comment period on the CRTPO's recommended project submittals for NCDOT P7.0
- Approval of supplementary funds for two CRTPO discretionary funded projects

Information items:

- Waxhaw Parkway CTP Amendment

FHWA and Federal Transit Administration (FTA) will hold a certification review to evaluate and certify the transportation planning processes for the CRTPO on Tuesday, June 27. The last review was dated March 2020. Board members will have an opportunity to meet with FHWA and FTA staff on June 27, but Loretta Barren, our NC FHWA liaison, has stated that she can meet with members at other times.

Jerrel Leonard announced the 2023 split letter for the FTA Section 5307/5340 funds have been issued to the four transit agencies within CRTPO on Monday April 3. Local match documentation must be submitted within the 60-day window that ends on June 2.

11. **Board Member Comments**

Presenter:

Ron Pappas

Mr. Rosenburgh encouraged the CRTPO Board to review Senate Bill 512 (Greater Accountability for Boards/Commissions) as it would have significant implications on the composition of the North Carolina Board of Transportation if passed. A summary of the bill may be viewed [here](#).

12. **Adjourn**

The meeting was adjourned at 7:40 p.m.



CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA

June 14, 2023

CMCG ROOM 267/WebEx Option for Public Participation

HDC WORKSHOP 12:00 PM

Staff Announcements

Officer Election

[Proposed Elizabeth Local Historic District Report](#)

[Public Comments – Proposed Elizabeth LHD](#)

HDC MEETING: 1:00 – 7:00

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

CONSENT

WINDOW CHANGES

1. 1224 Belgrave Pl (PID: 12310412)
[HDCRMI-2023-00317](#)
Dilworth
Stephanie & James McGarvey, Applicants
APPROVED

SIGNAGE, AFTER-THE-FACT

2. 715 East Bv (PID: 12311814)
[HDCCMIA-2023-00329](#)
Dilworth
Shad Spencer, Applicant
APPROVED WITH CONDITIONS

REAR PORCH, FENCE, & LANDSCAPE

3. 900 E Worthington Av (PID: 12108818)
[HDCRMI-2023-00378](#)
Dilworth
Kent Lineberger, Applicant
APPROVED WITH CONDITIONS

PORCH CHANGES

4. 331 E Tremont Av (PID: 12105672)
[HDCRMI-2023-00406](#)
Dilworth
Kenneth Wittenauer, Applicant
APPROVED WITH CONDITIONS

POOL/LANDSCAPE – REAFFIRMATION

5. 301 E Kingston Av (PID: 12307601)
[HDCRMI-2023-00447](#)
Dilworth
Preston Cornett, Applicant
APPROVED WITH CONDITIONS

DECISION REQUIRED AT JUNE 14 MEETING

6. 1547 Merriman Av (PID: 11909710)
[HDCRMI-2022-00587](#)
Wilmore
Terrence Pugh, Applicant
DENIED STAIRS/CHEEK WALLS/WALKWAY

7. 501 N Poplar Street (PID: 07803623)
[HDCRMA-2022-00775](#)

Fourth Ward

Ryan Baird, Applicant

APPROVED WITH CONDITIONS

NOT HEARD AT THE MAY 10 MEETING

ADDITION/FRONT PORCH CHANGES

8. 1701 The Plaza (PID: 08118602)
[HDCRMA-2023-00076](#)
Plaza Midwood
Matthew Corey & Jessica Hindman, Applicants
APPROVED

ADDITION/FRONT PORCH CHANGES

9. 1919 S Mint St (PID: 11907605)
[HDCRMA-2023-00215](#)
Wilmore
Daniel Whitley, Applicant
CONTINUED

PORCH STAIR REPLACEMENT

10. 915 Magnolia Av (PID: 12108804)
[HDCRMI-2023-00249](#)
Dilworth
Darrell Klotz, Applicant
APPROVED WITH CONDITIONS

WINDOW & DOOR CHANGES/SITE WORK

11. 420 W 5th St (PID: 07805308)
[HDCCMI-2023-00237](#)
Fourth Ward
Brian Plant & Neil Edwards, Applicants
CONTINUED

CONTINUED FROM THE MAY 10 MEETING

WINDOW CHANGES

12. 1500 Dilworth Rd (PID: 12309709)
[HDCRMA-2023-00074](#)
Dilworth
Jeff Ochse, Applicant
NOT HEARD – APPLICANT NOT PRESENT

DEMOLITION-RESIDENTIAL

13. 1209 Myrtle Av (PID: 12305132)
[HDCRDEMO-2023-00079](#)
Dilworth
Kevin Davis, Applicant
APPROVED WITH 365-DAY STAY OF DEMOLITION

NEW CASES

DEMOLITION-RESIDENTIAL

14. 2000 Dilworth Rd W (PID # 12111822)

[HDCRDEMO-2023-00216](#)

Dilworth

Garrett Nelson & John Kernodle, Applicants

APPROVED WITH 365-DAY STAY OF DEMOLITION

NOT HEARD

SITE WORK

15. 2101 Dilworth Rd E (12112515)

[HDCADMRM-2023-00111](#)

Dilworth

Jenifer Spencer, Applicant

NEW CONSTRUCTION/ADDITION, NON-RESIDENTIAL

16. 1921 Charlotte Dr (PID: 12111901)

[HDCCMA-2023-00115](#)

Dilworth

Erica Kennedy, Applicant

ATTACHMENT 7

July 2023

Mon Jul 10	11:50am - 12:00pm 12:00pm - 2:00pm 5:00pm	Planning Commission Committees Leadership Voting Planning Commission Work Session City Council Zoning Public Hearings
Mon Jul 17	4:00pm - 4:30pm 5:00pm	Planning Commission Executive Committee Meeting City Council Zoning Decisions/Public Hearings
Mon Jul 18	5:00om - 7:00pm	Planning Commission Planning Committee Meeting

August 2023

Tue Aug 1	5:30pm - 7:30pm	Planning Commission Zoning Committee Work Session No Planning Commission Work Session No Planning Committee Meeting No Executive Committee Meeting
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