

**CHARLOTTE MECKLENBURG**

**March 13, 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

March 13, 2023

Room 267

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1. **Call to Order & Introductions** (12:00 – 12:02pm)
  - Meeting protocols
  
2. **Minutes and Reports** (12:02 – 12:05pm)
  - Approve February 13<sup>th</sup> Work Session Minutes – *Attachment 1*
    - Discussion on Information in Review Packet
    - Executive Committee Minutes (January 17<sup>th</sup>) – *Attachment 2*
    - Zoning Committee Agenda Results (March 7<sup>th</sup>) – *Attachment 3*
    - Planning Committee Minutes (January 17<sup>th</sup>) – *Attachment 4*
    - Charlotte Regional Transportation Planning Organization (February 15<sup>th</sup>) – *Attachment 5*
    - Historic District Commission Meeting Results (February 8<sup>th</sup>) – *Attachment 6*
    - Upcoming Meeting Dates – *Attachment 7*
    - Environment and Sustainability Subcommittee Documents – *Attachment 8*
  
3. **New Business** (12:05 – 2:00pm)
  - Charlotte Fire Department Planning and Infrastructure, *Fire Chief Reginald Johnson, Battalion Chief Black Redden & Miriam Martin, Charlotte Fire Department* (45 minutes)
  
  - Community Area Planning Update, *Catherine Mahoney, Senior Project Manager, Long Range Planning* (25 minutes)
  
  - Update on UDO Text Amendments and Tree Ordinance, *Alan Goodwin, Senior Project Manager, Entitlement Services and Tim Porter, Division Manager of Community Tree Canopy Preservation Division* (15 minutes)
  
  - Discussion on Documents for Work Program Item #4, Environment and Sustainability Subcommittee, *Committee Members* (20 minutes)
  
  - Work Program Committee Reporting, *Committee Members* (5 minutes)
  
  - Notes from the Chair, *Keba Samuel* (5 minutes)
  
4. **Future Work Session Agenda Topics**

	Agenda Topic	Meeting Date
<b>Planning Commission</b>	<ul style="list-style-type: none"><li>• Charlotte Mecklenburg Schools</li><li>• Update on Alignment Rezoning</li></ul>	April 10
<b>Planning Committee</b>	<ul style="list-style-type: none"><li>• March Mandatory Referrals</li><li>• Update on Community Area Planning</li></ul>	March 21

# Charlotte-Mecklenburg Planning Commission

## Work Session Summary Minutes

February 13, 2023

CMGC Room 267

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### Attendance

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

Ronnie Harvey arrived at 12:22 pm

**Commissioner Absent:** Andrew Blumenthal

**Planning Staff Present:** Alyson Craig (*Interim Planning Director*), Shavon Davis, Candice Rorie, Kathy Cornett, Alysia Osborne, Catherine Mahoney, Monica Holmes, and Laura Harmon

### 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 January 9 Work Session Minutes**

*A motion was made by Commissioner Lansdell and seconded by Commissioner Welton to approve the January 9, 2023 minutes. The vote was unanimous to approve the minutes.*

Chairperson Samuel noted the Executive Committee minutes within the agenda packet was the January meeting minutes and had not been adopted.

*A motion was made by Commissioner Lansdell and seconded by Commissioner Welton to remove the minutes from the agenda packet. The vote was unanimous to remove the minutes.*

### New Business

Chairperson Samuel stated as they begin to map out the remainder of the 2023 work and agendas for the Planning Commission, she wanted to put a focus on infrastructure, kind of mirroring what council is paying attention to, coincidentally. As they are adding a deeper level of focus in their decision making, just hearing what might be coming down the pipe from different departments in terms of capital improvements or planning projections, several departments will come to speak with them so that they might stay aware and that they coordinate or at least keep into consideration some of the planning efforts of the different departments.

The chair went on to share in the next couple of months they would hear from Charlotte Fire, CMS, Charlotte Water and Sewer, and a few others regarding their planning, projections, and projects that are underway. Today they will hear about the Corridors of Opportunity and Ms. Monica Holmes will be going through that process with them.

### **Update on Corridors of Opportunity**

Interim Director Craig introduced Ms. Holmes and shared that she has taken on a new role as Executive Manager of their Corridors of Opportunity work and she will be talking about how it's structured and the really important work they are doing in these corridors. They have a team of staff and directors in various department all working together in a horizontal and unique way. Ms. Holmes is the Executive Manager for Corridors but she is also in planning and manages the Design and Preservations division in planning which includes their Urban Design Center and the Historic District Commission.

Commissioner Welton asked how long does this program lasts and is there a phase 2 where they would go to other corridors. Ms. Holmes replied they have not approached the subject of phase 2 yet but they have funding currently through 2025. She further explained that programmatic funding is continuing in multiple ways and this is a very long horizon project so right now they are very focused on how they get the work done, how they make an impact in a way that is authentic and representative of community needs, and has systemic implications.

Commissioner Whilden asked how are they juggling the need for deliverables with some of these partnerships and the sunseting of funding mechanisms through the federal government in addition to how do you know that you have the trust of the communities. Ms. Holmes replied they have to continue to build trust and deliver a project at the same time, so they are trying to establish that as a pattern, letting them know they've heard their concerns and they are there to start doing. Their communications manager is out everyday having one on one meetings, really taking the temperature of how they are doing, and they are continually evaluating where they have gaps. She said it is her responsibility to be as transparent as possible.

Commissioner Gaston referenced an article which talks about the 6 corridors having major disinvestments for such a long time and now there is a focus on these corridors. She asked how are they going to work to make sure that the changes they are making to improve the communities are great but it's also bringing in those changes because gentrification could be good or bad; how do you determine when you are going to stop the process. She went on to say one of the things in the article talked about some of the areas that was once historically black; in this instance, at one point Wesley Heights was 85% historically black and now it's like 20% black.

Ms. Holmes replied one of the things they are taking a deep dive at is what does success looks like, how are they tracking that, and what are the things that show success because they don't want the unintended consequences. The Comprehensive Neighborhood Improvement Program, the program that existed before Corridors was all infrastructure, community ranked and driven, and no housing dollars was associated with that program to come in on the backside and say what is this going to do to the neighborhood and the community around it and are they providing any tools to backstop what this investment might create. In Corridors they have that backstop, though there is not enough housing dollars to solve gentrification and displacement but and she is excited to see their staying in place pilot communities and what are the results coming out of that. As a part of this they are funding community health workers that are focused on the social side of health not just the medical side of health to be a community organizer and help them understand what's going on on the ground. Lastly, she said the goal of the program is creating legacy, opportunity prosperity for the people there now and for businesses there now.

Commissioner Winiker said Ms. Holmes mentioned some infrastructure projects around transportation and street design and asked where is that published or where could they see what the plans are. Ms. Holmes replied if there is a specific question on any of the designs they could get it to them and she will double check to see if the list of projects are on the website but she will share it with them via email.

Chairperson Samuel stated for the sake of time she wanted to post questions not for response but for follow up. From funding awards to on the ground particularly as it applies to infrastructure, as they know the cost of materials is increasing from what they'd budgeted for 3 years ago, could she speak to the adjustments that are being made to account for some of those funding gaps for those projects that are underway. She further asked Ms. Holmes what are some of the criteria for the partnerships they are seeking in the Albemarle corridor.

Ms. Holmes replied they are looking for people who own a variety number of units; maybe no less than 20 units that are located in the corridor and Mr. Miles Vaughn from Housing and Neighborhood services is running the one-on-one meetings. The units cannot be owned by an investment company, she thinks a good partner would be someone who has another reason to participate; they live her locally or have an invested interest in the corridor. She went on to say their initial target was in Albemarle but they are willing to look outside of that corridor. The property could be in need of repairs or maybe there is another way to partner with them where they would be able to lock in a certain term of affordability in exchange for filling that gap.

Chairperson Samuel asked how is ETOD structured and how does it do it's work. Ms. Holmes replied the ETOD planning work is out right now and they will be doing interviews and selecting a consultant in late March or early April as a part of a federal grant. This work and study is highly focused on engagement and capacity building around what is transit oriented development, what that means for your community, and how does that influence the planning work that's going on with the long range team. ETOD is less on the side of land use planning and more on the side of capacity building and education with some infrastructure work included in that.

Chairperson Samuel asked Ms. Holmes to share the activities and engagement for the Corridors of Opportunity team calendar. Ms. Holmes replied she could send them a short list and she could sign them up for the corridors newsletter which has targeted stories and the engagement calendar.

### **Environment and Sustainability Considerations in City Planning**

Chairperson Samuel addressed the Commission, requesting a 10-minute additional allowance in case they might run over since they started at 12:09 while trying to resolve some technical difficulties. The chair went on to introduce the presenters from Sustain Charlotte, Ms. Meg Fencil, Mr. Eric Zaverl, and Ms. Hope Wright, advising they will be speaking with them to kind of help them fill in any gaps as they work towards the finalization of the Environment and Sustainability work program item.

Commissioner Lansdell asked in their review of the UDO, do they see any conflicts in the design and definition of trails and active mobility facilities in the UDO and how they are defined and how they are used. He thinks it shows a bit of concern in the UDO that it does not really identify a rail trail as

they call ours, but they call it a transit trail. For him, in those definitions in the UDO it offers up some concern that in that transit trail, there is also some opportunity for advertising for some businesses, within the right of way of the trail itself there is opportunity for businesses to have outdoor seating and opportunity for planting strips.

Mr. Zaverl replied it is difficult to be able to get all of the definitions correct, it is a big document. He explained in the physical space they have room for structure as a premium, so the one thing he would say is it is difficult to balance the use and create great places. He went on to say he knows there is still more work to be done in refining and moving forward in the UDO whether it's the definition or getting the right proportions to create these great places. He thinks the addition of building a more robust network is also a piece missing from that, where they need to invest more money in building complete networks like bike networks, sidewalk networks, and transit backbone.

#### **Update, Presentation, and Discussion on FY2023 Work Program Item #4**

Chairperson Samuel reminded the Commission that the members of the Environment and Sustainability subcommittee are Commissioners Blumenthal, Russell and Whilden. She advised they will have the floor to go through the documents that she sent out to the Commissioners last week. The chair continued saying the documents presented will be to get their feedback before they come back to them for adoption.

Commissioner Whilden shared their team has met twice in person and they have been communicating quite regularly. For the Environmental Statement, they took a pretty in-depth look at it and they thought it encapsulated multiple types of how folks might view the environment and sustainability as a whole including smart growth, affordable housing, transportation, and community sustainability. They did not make any changes because they thought it really encapsulated everything that they think should be a part of the other documents that they've also created.

Commissioner Russell shared the Environment and Sustainability Subcommittee Rezoning Checklist. He said for those that have been on the zoning side of the equation, they understand how in-depth and detailed some of the rezoning petitions could be but also overwhelming and difficult at times to try to make those decisions several times a night for those without some solid background. He explained their approach to this was thinking about what is the criteria from an environmental standpoint that they should be looking at so they've created a list of bullet points.

Chairperson Samuel asked Commissioner Russell to speak to the discussion the subcommittee had about the intended use of this document, who the audience is, and the way it should be used. Commissioner Russell replied the intended audience is mainly for staff and for the Zoning Committee. They have identified things they would like to see from an environmental standpoint as they review rezoning petitions and some of the questions are a part of the current packet for each zoning petition, but then there could be follow up based on some additional questions. He said the purpose of the checklist is to be included in the front of the packet. They think this will help staff to identify some of the things they are looking for environmentally.

Chairperson Samuel shared in the email that she sent with her comments on this particular piece is that she thinks the vein in which it was created was outside of the items in Work Program #4. She suggested to the subcommittee members to think about potentially making this checklist its own work program item since it does cover so much. She didn't anticipate a list, she thought it would actually be a checklist. She does have a concern in that they may be asking staff to do something that's different in their normal process and she didn't have that ahead of time conversation with Interim Director Craig to that regard so her perception of what she thought this document was to be is different than what is presented.

Commissioner Gaston's feedback was when the infrastructure utilities was listed out, she did not see anything about internet because people use the internet now and it's like a utility, this should be something listed in there.

Commissioner Lansdell referred to the Transportation section of the document and said his questions would always come from access to and egress from the site and how they impede active mobility users; these were his comments that were on the google form. He explained in preparing for zoning reviews, they to go to several different places for information and he'd really like to see more consolidation. He went on to say as far as for transportation, he would like to see more about the issues that needs to be resolved, they've got to get more on what those are for him to be comfortable with this document moving forward.

Commissioner Russell remarked there is a recognition that they do need to have a bit more robust information for the rezoning so they could delve into, as a petition, you could get everything you need and then balance that with how that information is presented.

Chairperson Samuel being mindful of the time commented at this juncture, it sounds like there is more concerns or questions around this particular document. One of the things she thought about was as they are continuing dialogue and considering the bandwidth of the subcommittee members and their deliverables, changing those delivery dates has consequences for their other work program items.

Vice Chairperson Gussman commented he too presumed it would be more of a checklist for them to work through, he does see the value and he sees why they would go that direction. He said that he has minimum comments because he feels it is a good way to help focus in while service on the Zoning Committee. Lastly, he shared that he and Commissioner Lansdell are setting up some additional time to meet with Mr. Pettine to address some of the specific issues they've mentioned before so he feels there are efforts being pursued to improve on that category.

Commissioner Winiker mentioned during their Planning Committee meeting they had a conversation with the facilities management on the county side to figure out what are the specifics of the plans in the Meck Playbook; like where would parks come in and things like that. He saw that greenways was mentioned on the checklist, that's very important but also other park amenities are an important part of their infrastructure.

Chairperson Samuel commented before they move to the next document, she thinks that maybe they could talk offline about the intended purpose of the document just so that they don't take Interim Director Craig's staff by surprise on any undue or any unexpected asks; she just need better context from that point of view.

Commissioner Whilden shared the Environmental and Sustainability Subcommittee Roles and Responsibilities including the draft charge of what this subcommittee would look like. This subcommittee would meet 6 times a year and comprised of 3 members, at least 1 person from the Zoning and Planning Committees. There was a conversation of 1 member from the Executive Committee, but it is not included in the document. They want the Planning Commission to be fully aware of what the statement is and how they could implement this moving forward in zoning and the other work that they do.

Chairperson Samuel commented they still need to continue to work through some of the smaller details like how are the committee members appointed, at what points during the fiscal year do they meet, how are changes in the subcommittee made, are they elected, what method are they attending city council, a board, or any other boards or advisory bodies that might be pertinent to this work, how are they connecting with those other bodies and should they have considerations for elements of sustainable development since development is within their wheelhouse. Those are things that she may bring to Executive Committee to kind of expedite some of that resolution.

Chairperson Samuel said ideally over the next few weeks these documents will come back to the full Commission to adopt in their March work session. If there are any additional comments, please feel free to email Commissioners Whilden, Russell, and Blumenthal together so as they continue to work they don't miss any of their feedback as they continue to flush this out.

### **Work Program Committee Reporting**

Chairperson Samuel introduced Commissioners Whelton, Winiker and Neeley for their work program committee report out.

Commissioner Whelton shared they have gotten together a couple of times and have taken a look at the documents: Rules of Procedure and Interlocal Agreement. Floating amongst the 3 of them is this list of places where they would like to see changes made. The ones for the Rules of Procedure, those changes can be made by this group, so those are the easy ones. The Interlocal Agreement changes need to go through the process of being approved by the governing bodies that have signed the agreement; basically City Council and the Board of County Commissioners, so any changes here would have to be ran by the city attorney. Ms. Hagley-Gray has been working with them to review changes they make and he has a list of changes that he is going to send to her. He went on to say the changes falls basically under 3 categories. The Planning and Zoning Committees has specific duty details in the Interlocal Agreement so what they would like to see is that details authority, not necessarily tasks. They would like to get some updates and hopefully in terms of timeliness, they are supposed to get new Commissioners at the end of June and they'd like to put in that date and to get replacement Commissioners at a reasonable time. Lastly, he said Section 4 has many names of many committees that exists or may have existed when the document was created that no longer exists, so these are things that may need to be adjusted. He will get this document to



Ms. Hagler-Gray today or tomorrow and hopefully get some feedback from her and bring the changes to the Commission next month.

Chairperson Samuel reminded the Commission that the subcommittees charge is to present the recommended changes then they all will agree or not agree to move forward to explore how to make those changes particularly to the Interlocal Agreement.

### **Community Area Planning Update**

Interim Director Craig shared they are on the City Council agenda this evening to talk about both projects, serving as an official kickoff for them in a public way. She advised Ms. Mahoney will provide another brief update and Ms. Harmon will share a more robust update as they prepare for the UDO effective date and changes.

### **What's New with the UDO**

Commissioner Russell referred to the UDO Text Amendments slide where Ms. Harmon talked about clean ups and minor changes and asked what is her definition of minor when it comes to text amendments. Ms. Harmon replied for the clean up, they may have an adjustment to a standard that is a few feet. She added, if it is a new approach or a bigger change, then they will pull that out independently from the text amendments.

Vice Chairperson Gussman wanted to highlight to everyone that this transition will still be going on as they transition into the next year where they will see new Commissioners serving on the Zoning Committee, so he implored them to spend a little time trying to figure out how to adapt and how they might utilize this information because going forward this will be a huge hill to climb up.

### **Other Business**

Chairperson Samuel reminded the Commission of the UDO Universities slide that Ms. Harmon shared saying they are very good refreshers and points of reference. As they are working through their work program items, she asked the Commissioners to be mindful of what they are asking of staff as they move through the workload of rezoning petitions.

Chairperson Samuel addressed the Commission in reference to a letter that she submitted to council regarding some concerns that she had on a particular rezoning decision. Speaking to the Zoning Committee members, she explained the email was not sent to offend any of them it was meant to express a different opinion other than the Zoning Committee and to the members that got a different impression she offered her apologies. Vice Chairperson Gussman and Commissioner Rhodes responded to the chair's statement regarding the email.

### **Adjournment**

The meeting adjourned at 2:13 pm.

Executive Committee Minutes

January 17, 2023

CMGC – Room 266

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**Attendance**

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

**Commissioners Absent:** Phillip Gussman

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

**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 Blumenthal and seconded by Commissioner Welton to approve the December 20, 2022 minutes. The vote was unanimous to approve the minutes.*

**New Business**

Chairperson Samuel reviewed the Executive Committee agenda topics. She asked for a correction to the agenda to reflect that “FY2023 Work Program progress update and next steps” should be bullet point number 2 for this meeting as opposed to an agenda topic for the Planning Commission February 13<sup>th</sup> meeting date. She clarified that she wants to discuss with the Executive Committee an update to the work program.

*A motion was made by Commissioner Welton and seconded by Commissioner Blumenthal to edit the agenda for the January Executive Committee meeting. The vote was unanimous to edit the agenda.*

Chairperson Samuel expressed that primarily, she wanted to make sure that all of their items are really moving forward as they really only have 4 months to complete the agenda items. Some items had a February target for delivery and she asked the subcommittees to kind of report out on progress and update at the last full body meeting. She thinks she is clear with the group that’s working on guiding documents and Commissioner Russell provided a very brief overview so she asked him to send her an email with some additional information and he sent it to her on Monday.

Commissioner Blumenthal commented that he does not want to make a formal request yet because it could be realistic that they meet that February 13<sup>th</sup> date in terms of getting everything in front of the Commission to review for a March adoption, his only hesitancy is as one of the lead pushers behind this, he will not be at the February 13<sup>th</sup> meeting.

Chairperson Samuel replied she understands the caution, but she thinks that when they are presenting this work before Commission to review, whether it’s environmental or guiding documents, we would want to give them a few days to review it before chiming in on it at the meeting, so you are really delivering a week or 3-4 days in advance.

Commissioner Blumenthal shared they have a meeting set up with Mr. Pettine on February 1<sup>st</sup> to solicit his feedback and he does not know what he's going to say, so because of that, he does not know how quickly they would be able to turn something around.

Chairperson Samuel suggested what they might do instead, because of the tight window, if they are good with the other items, share what they have so far, acknowledge that they would come back next month, and ask if there are any additional thoughts on what was presented.

Commissioner Blumenthal commented they could present their checklist at the meeting on the 13<sup>th</sup> and look for an adoption in March. This gives them time to take everyone's feedback, assuming there is some, and incorporate that.

Chairperson Samuel commented on work program item 1 when they are out in front of the community, getting to know faces and names, and talking with the public, they initially said they would start in January, and they missed that marker. She does not have a concern of meeting the overall objective of hosting at least 4 meetings. She shared that she inquired about the use of reserving a conference room at CMGC because they want to give everyone equal opportunity to be able to access the meeting. She went on to say she was thinking in person, somewhere between the 6:00 pm and 8:00 pm hour, probably no longer than 90 minutes.

Ms. Rorie explained the meeting would have to conclude during business hours so building services could have the staff that they need for the meeting.

Commissioner Welton asked are they going to work with community partners to find other public locations. Chairperson Samuel replied yes, they have 3 more but she wanted the government center because of easy access, that would be her preference for the first go out but she is not necessarily married to that. She said Abbott Exchange and the Belmont Center are the two locations that have popped into her head and she's heard from other Commissioners Camp North End was a willing partner and Commissioner Welton added Queens University Sports Complex is a good one, he's done some talks there.

Chairperson Samuel said ideally, she wanted to set the first meeting so that she could mirror it for the next 4 months. The first meeting will be January 26<sup>th</sup> and the 26<sup>th</sup> of every month. She wanted every 3<sup>rd</sup> week of the month or some kind of regularity to it, so she was waiting to figure out this first meeting and then work around that.

Chairperson Samuel shared a soft agenda, saying basically it's an introduction, here's what the Commission does, the many different ways they impact the lives of Charlotte residences, here is some myth busters, what do they and do not have the power to do; because there is a lot of misinformation floating around in the community. Lastly, she said primarily she would want to reserve at least 30 minutes of each of these sessions just for questions from the attendees. She wants them to mirror what was done in the community conversations where ideally they would be hybrid, having an opportunity for people to submit their questions online or some kind of way to where they are interacting virtually with members of the public simultaneously.

Commissioner Welton commented this is fine with him. He went on to say the last couple of times he'd gone out and talked to people he got dragged out because they wanted to know about the rezoning process which he could do in 10 minutes, and this is one of the things that people would ask about, there is a mythology about it. He shared that he put together several documents for folks to read for the sake of clarity, because you need to have information so you won't spread misinformation and they could do the same thing for planning. He does not think people need to know they as faces and personality so he feels they could let that part go. His only concern is just making sure that it's widely know about and actually getting people in.

Chairperson Samuel touched on a few additional items that are on the soft agenda: purpose of the meeting, order of the meeting, introduction of the Commissioners, meeting format, a generalized and very brief history of the Planning Commission, little known facts about the Commission, myth busters as conversation starters, go through the shell of the rezoning process and including timelines because that's where a lot or people really get's tripped up, identify issues of the boards, policies, city departments that help shape their work, and obviously talk about long range planning initiatives that are on the way and describe how their work effect the lives of Mecklenburg County residents and reminding them of the opportunity to serve, and the rights to have their inputs voiced. She continued saying in terms of widely known, as wide as they could get it. She shared that she sent an email to the Board of County Commissioners basically requesting partnership in this effort and she think there will be overwhelming support from that board. She will send a similar email to the City Council.

Commissioner Welton clarified that these things would be apart from any town hall that they might try to attend and Chairperson Samuel replied in her email she's asking them to moderate, host, or co-host.

Commissioner Welton shared they met with the city attorney for the Interlocal Agreement and Rules of Procedure. They are going to get together Friday and try to get all of their stuff together so that they can present some stuff to Ms. Hagler-Gray and she can give them more guidance. Their intent is to try to put as many things in the Rules of Procedure as opposed to changing the Interlocal Agreement because the Interlocal, people have to vote on it and they have no control over those people and that in his opinion is not expedient.

### **Other Business**

Chairperson Samuel reviewed the future work session agenda topics noting Charlotte Fire will come in March and Charlotte Mecklenburg Schools will come in April.

Interim Director Craig shared that she and Mr. Pettine met with the Director of Planning for CMS to try to get more coordinated, particularly when it comes to area planning and rezoning and said that she was excited to come before them.

### **Approval of Calendars**

Chairperson Samuel reviewed the February and March calendars.

*A motion was made by Commissioner Blumenthal and seconded by Commissioner Welton to approve the February and March calendars. The vote was unanimous to approve the calendars.*

**Adjournment**

The meeting adjourned at 4:42 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: 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**

**2<sup>nd</sup>: Welton**

**Vote: 5:0**

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

January 17, 2023 – 5:00 p.m.

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**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, Maria Floren, Erin Hinson, Alysia Osborne, and Maddi Pleasant

**Welcome and Introductions**

Chairperson Keba Samuel called the meeting to order at 5:01 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**

The Chairperson commented on the recorded absence of Commissioner Lansdell at the December 20, 2022, Planning Committee meeting. As of November 1, 2022, Commissioner Lansdell has been reassigned to the Zoning Committee. Therefore, he should not have been recorded as absent. Candice Rorie will be notified.

*A motion was made by Commissioner Whilden and seconded by to approve the Vice Chairperson Blumenthal December 20, 2022, minutes. The minutes were unanimously approved. 6-0*

**Mandatory Referrals**

Chairperson Samuel announced that there were no mandatory referrals for review and approval.

**Community Area Plan Update**

Kathy Cornett, Community Area Program Manager, discussed the adoption of the Charlotte Future 2040 Plan in 2021, the Policy Map in March of 2022 and the adoption of the Unified Development Ordinance (UDO) in June of 2022. She provided an overview of historical regional planning efforts that introduced the concept of Place Types and the work which led to the development of the 2040 Charlotte Comprehensive Plan. She explained that the Charlotte Comprehensive Plan provides the vision and goals for growth and development + the rules and regulations to achieve that vision are found in the UDO.

Maddi Pleasant provided updates on project kick-off highlights to include an equitable and inclusive engagement strategy and resource demos. Maria Floren discussed the community planning reports that will be developed using the 14 community planning geographies. She provided a demo on using the online tool. The goal is to better assist the community to answer three key questions at the upcoming community area planning workshops.

1. Who lives in the communities today?
2. What growth is expected by 2040?
3. What are the communities greatest needs to ensure the expected growth benefits everyone?

At the close of the presentations the meeting adjourned.

**Adjourn** – The meeting adjourned at 5:41 pm



charlotte regional **transportation** planning organization

# BOARD MEETING AGENDA PACKET February 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:
  - 2020-2029 TIP Amendments
  - CRTPO Public Involvement Plan Update
  - Federal Functional Classification Revisions Resolution
  - NCDOT Paved Trail & Sidewalk Feasibility Study Grant Program: Iredell County Resolution
  - NCDOT Paved Trail & Sidewalk Feasibility Study Grant Program: Carolina Thread Trail Resolution
- CRTPO Discretionary Funds Project Call - Recommended Projects
- 2024-2033 CRTPO Transportation Improvement Program Update
- CRTPO FY 2024 Unified Planning Work Program: Annual Budget
- FY 2023 CRTPO Self-Certification
- Proposed Transit Work Group
- Charlotte Urban Area Boundary
- NCDOT I-77 South Unsolicited Proposal

## 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](mailto: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

- |   |                   |
|---|-------------------|
| <b>1. Call to Order</b>   | <b>Ron Pappas</b> |
| <b>2. Adoption of the Agenda</b>  | <b>Ron Pappas</b> |
| <b>3. Public Comment Period</b>   | <b>Ron Pappas</b> |
| CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes. |                   |
| <b>4. Ethics Awareness &amp; Conflict of Interest Reminder</b>                          | <b>Ron Pappas</b> |
| <b>5. <u>Consent Agenda</u></b>   | <b>Ron Pappas</b> |

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) January 25, 2023 CRTPO Board Meeting Minutes
- b) 2020-2029 TIP Amendments
- c) CRTPO Public Involvement Plan Update
- d) Federal Functional Classification Revisions Resolution
- e) NCDOT Paved Trail & Sidewalk Feasibility Study Grant Program: Iredell County Resolution
- f) NCDOT Paved Trail & Sidewalk Feasibility Study Grant Program: Carolina Thread Trail Resolution

Attachments: [January 25, 2023 CRTPO Board Minutes](#); [2020-2029 TIP Amendments Memorandum](#); [2020-2029 TIP Amendments](#); [CRTPO Public Involvement Plan Update Memorandum](#); [Federal Functional Classification Revisions Resolution](#); [Iredell County Resolution](#); [Carolina Thread Trail Resolution](#)

- |  |                          |
|--|--------------------------|
| <b>6. <u>CRTPO Discretionary Funds Project Call – Recommended Projects</u></b> | <b>Jennifer Stafford</b> |
|--|--------------------------|

*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 call for projects to award CRTPO discretionary funds opened on August 15 and closed on October 28.
- CRTPO accepted applications for new projects, existing projects in need of additional funding, and planning projects were accepted in consideration of programming \$59 million in available discretionary funds.
- The POC met on January 26 to review comments received during the January TCC and Board meetings. CATS reduced the funding request and the POC modified its recommendation to the TCC to fund two additional bicycle/pedestrian projects.

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



## 7. [2024 - 2033 CRTPO Transportation Improvement Program Update](#)

J. Travis Johnson

*Action Requested: FYI*

Background:

- NCDOT released a revised 2024-2033 State Transportation Improvement Program (STIP) to the MPOs throughout the state on August 4, 2022.
- The CRTPO Board approved the two project status swaps within the 2024-2033 STIP prior to the department's deadline of October 28.
- NCDOT held a public comment period in the fall of 2022 and anticipates seeking approval from the NC Board of Transportation in the spring of 2023.
- The CRTPO will initiate a public comment period on the 2024-2033 TIP in the spring of 2023 and request Board action to adopt the TIP in the summer of 2023.

## 8. [CRTPO FY 2024 Unified Planning Work Program: Annual Budget](#)

Robert Cook

*Action Requested: FYI*

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 second draft of the FY 2024 UPWP with proposed funding allocations.
- Action to adopt the UPWP will be requested in March.

## 9. [FY 2023 CRTPO Self-Certification](#)

Robert Cook

*Action Requested: FYI*

Background:

- See attached memorandum.

Attachment: [Self-Certification Memorandum and Checklist](#)

## 10. [Proposed Transit Work Group](#)

Jerrel Leonard

*Action Requested: FYI*

Background:

- 2021: Transit providers were interviewed to gain their views on the steps necessary to fulfill the 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 will focus on matters such as implementation of the Sec. 5307 memorandum of understanding, Sec. 5303 allocations, performance-based planning requirements, etc.
- Action will be requested the Board to formally establish the work group during the March 15 meeting.

## 11. [Charlotte Urban Area Boundary](#)

Robert Cook

*Action Requested: FYI*

Background:

- The Census Bureau released updated urban area information on December 29, 2022. This is significant because Census-designated urban areas are the minimum planning area for MPOs, thus, the current CRTPO planning area may need to expand depending on how the Charlotte urban area expands.
- The purpose of the first portion of this agenda item will be to identify geographic changes to the Charlotte Urban Area following the 2020 U.S. Census.
- The second portion of this agenda item will consist of a discussion of the CRTPO's Memorandum of Understanding reassessment process that has been initiated by the release of the 2020 U.S. Census Urban Area data.

## 12. [NCDOT I-77 South Unsolicited Proposal](#)

Ron Pappas

*Action Requested: Respond to NCDOT request for a decision about the unsolicited proposal.*

Background:

1. If the CRTPO approves the action requested, NCDOT has committed to the following next steps:
  - Perform initial screening of unsolicited proposal in accordance with the requirements and expectations as defined in NCDOT's P3 Policies & Procedures document
  - Conduct comparative analysis of potential P3 delivery and a traditional public option delivered through NCTA (traditional toll project delivery) to evaluate risk, financial feasibility, benefit-cost and value-for-money
  - Form a working group consisting of NCDOT, NCTA, and CRTPO staff

Attachment: [NCDOT Unsolicited Proposal Policy](#)

## 13. Upcoming Agenda Items

Neil Burke

*Action Requested: FYI*

Background:

- A schedule of upcoming action items will be provided.

## 14. Board Member Comments

Ron Pappas

## 15. Adjourn

For additional information, please refer to the website at: [www.crtpo.org](http://www.crtpo.org)



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

**HDC WORKSHOP 12:00 PM**

Staff Announcements

Public Hearing: [Design Standards update](#) for UDO alignment/  
and McCrorey Heights information added to Chapter 3

Rules for Procedure updates and adoption

[Wilmore School Pre-Application Review](#)

**HDC MEETING: 1:00 – 7:00**

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

**NOT HEARD AT THE JANUARY 18 MEETING**

**NEW CONSTRUCTION**

1. 1913 Cleveland Av (PID: 12105619)  
HDCCMA-[2022-00954](#)  
Dilworth  
Jennifer Rea, Applicant  
**CONTINUED**

**ACCESSORY BLDG DEMO/NEW CONSTRUCTION**

2. 258 W Park Av (PID: 11908813)  
HDCRMA-[2022-00865](#)  
Wilmore  
Martin & Kathryn Johnson, Applicant  
**APPROVED WITH CONDITIONS**

**DRIVEWAY (AFTER-THE-FACT)**

3. 1529 Thomas Av (PID: 08118410)  
HDCRMIA-[2022-00820](#)  
Plaza Midwood  
Angie Lauer, Applicant  
**DENIED**

**CONTINUED FROM DECEMBER 14 MEETING**

4. 719 Templeton Av (PID: 12305505)  
HDCRMI-[2022-00682](#)  
Dilworth  
Amanda Bagby, Applicant  
**CONTINUED**
5. 301 East Bv (PID: 12307501)  
HDCCMI-[2022-00706](#)  
Dilworth  
Rob Taylor, Applicant  
**CONTINUED**

**CONTINUED FROM JANUARY 11 MEETING**

6. 306 N Graham Street/420 West 6<sup>th</sup> Street  
(PID: 07806401, 07806402)  
HDCRMA-[2021-01060](#)  
Fourth Ward  
Sheldon Clark/Cameron Conner  
**CONTINUED**

7. 818-826 E Kingston Av (PID: 12311C99)  
HDCRMI-[2022-00725](#)  
Dilworth  
Russell Clark, Applicant  
**CONTINUED**

**NOT HEARD**

**NEW CASES**

**NEW CONSTRUCTION-RESIDENTIAL**

8. 1953 Wilmore Dr (PID: 11907413)  
HDCRMA-[2022-00957](#)  
Wilmore  
Angie Lauer, Applicant

**FIREPLACE ADDITION (AFTER-THE-FACT)**

9. 720 E Park Av (PID: 12311526)  
HDCRMIA-[2022-00983](#)  
Dilworth  
Douglas Ehmann, Applicant

**ACCESSORY BUILDING + FRONT PORCH CHANGES**

10. 500 E Park Av (PID: 12308501)  
HDCRMI-[2022-01006](#)  
Dilworth  
Jesse Ervin, Applicant

**TREE REMOVAL/REPLANTING (AFTER-THE-FACT)**

11. 1515 Hamorton Pl (PID: 08117214)  
HDCRMIA-[2022-01039](#)  
Plaza Midwood  
Colleen Wirth, Applicant

**ADDITION/ACCESSORY BUILDING**

12. 1900 Dilworth Rd W (PID: 12108815)  
HDCRMA-[2022-01041](#)  
Dilworth  
Sean Green, Applicant

**SITE WORK/RETAINING WALL (AFTER-THE-FACT)**

13. 2101 Dilworth Rd W (PID: 12112101)  
HDCRMIA-[2022-01070](#)  
Dilworth  
Myron Greer, Applicant

**ACCESSORY BUILDING/POOL/FENCE**

14. 429 W Park Av (PID: 11908520)  
HDCRMA-[2022-01118](#)  
Wilmore  
Matthew Johnson, Applicant

[Agenda Supplement](#) – Additional Case Information

## Planning Commission

March 1, 2023 – April 30, 2023

### March 2023

**Tue March 7**

**5:30pm - 7:30pm**

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

**Mon March 13**

**12:00pm - 2:00pm**

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

**Mon March 20**

**4:00pm - 4:30pm**

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

**Tue March 21**

**5:00pm - 7:00pm**

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

### 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)

## **Environmental and Sustainability Subcommittee Roles and Responsibilities**

Charge: The Environmental and Sustainability Subcommittee of the Charlotte-Mecklenburg Planning Commission believes it is our inherent responsibility to preserve our valuable natural resources and human capital now and for future generations. This subcommittee will educate the full Planning Commission on sustainable practices in line with our statement, provide considerations to the Zoning Committee to keep in mind while deciding on rezonings, and will serve as a reference to the full Commission on environmental and sustainable issues.

1. The Subcommittee will meet bi-monthly or six times a year beginning at the first month of the appointment which will happen in July.
2. The Subcommittee shall be comprised of three members total, including at least one member each from the Planning Committee and Zoning Committee.
3. The Subcommittee shall present to the full Planning Commission annually at one of its meetings a review of its work during the previous year as well as an overview of the adopted Environmental Statement and how it applies to the work that the commission is doing.
4. The Subcommittee shall undertake an annual review of the adopted Environmental Statement for relevant edits and additions, the charge of the committee to ensure that it is in line with advances in sustainable development and innovations, other city and county-wide plans, and the Zoning Committee considerations to ensure alignment.
5. The Subcommittee shall work with Planning Staff to ensure that orientation packets include the most up-to-date versions of the adopted Environmental Statement and other Planning Commission-adopted statements.
6. Members of the Subcommittee will keep up-to-date with intergovernmental committees pertaining to the environment and transportation by attending meetings or meeting with members of those committees or working groups.
7. The Subcommittee shall serve as a reference to the full Commission for any questions or concerns regarding Environmental and Sustainability issues.

# **Charlotte Mecklenburg Planning Commission**

## **Environmental Sustainability Statement**

The Charlotte Mecklenburg Planning Commission (“Planning Commission”) is committed to promoting a focus on our natural environment and its preservation. We view sustainability as our inherent responsibility to preserve our valuable natural resources and human capital now and for future generations. This statement provides an outline of how we shall endorse sustainability in all of our current and future comments and decisions.

### **Smart Growth and Development**

The Planning Commission is dedicated to fostering smart growth and development strategies in accordance with the City of Charlotte’s 2040 Comprehensive Plan and the Unified Development Ordinance (UDO), as well as future neighborhood, city-wide, and regional plans that are adopted. The Zoning and Planning Committees, in their respective capacities, have the ability to promote smart growth through rezoning comments and decisions, mandatory referral feedback, text amendment reviews, and our individual work in the community as representatives. It is imperative to consider the impact that rezoning decisions will have on the natural environment for both the parcel(s) being considered and the surrounding habitat, while encouraging the petitioner(s) to maintain and improve fragile landscapes wherever possible. Prioritization of the environment early on in the planning process will lead to increased clarity and efficiency. Furthermore, we will continue to promote density and street connectivity in our urban core and along transit corridors and to maintain the integrity of neighborhood nodes, while minimizing urban sprawl and the deterioration of forested and agricultural land in the metropolitan area.

The Planning Commission recognizes the importance of Open Space and its connectivity as an additional smart growth strategy. Our decisions and comments will press for the connection of parks and trails throughout Charlotte and the metropolitan area in conjunction with the Cross Charlotte Trail and the Carolina Thread Trail, while simultaneously ensuring that parks, trails and recreational facilities are well-maintained to promote public access and enjoyment. Private developers and government agencies will be encouraged, wherever possible, to incorporate open space into current and future developments and projects.

We shall endeavor to cooperate with existing local and regional Plans and Reports as we make current and future decisions and recommendations regarding sustainability. Specifically, we support the objectives of the City of Charlotte’s Sustainability Energy Action Plan (SEAP). We will incorporate the strategies and goals on the SEAP into our own decision-making wherever possible. In addition, we will promote the City of Charlotte’s ambition to achieve a Circular Economy as a plan for improved environmental sustainability and social equity.

## **Transportation**

The Planning Commission believes that a focus on sustainability with regards to our current and future transportation initiatives is imperative. We plan to utilize rezoning comments and decisions, feedback on the 2040 Comprehensive Plans and other plans, and our additional capacities as Commissioners to prioritize the development of quality alternative modes of transportation to minimize reliance solely on vehicle traffic and facilitate the movement of people into and around Charlotte and the larger metro area.

Additional measures will also be considered to maximize the efficiency of our transportation and thereby improve its impact on sustainability. Bus stops and train stations should be developed as sustainable facilities minimizing water and energy use, and, where possible, should create destinations with public artwork and landscaping that attract the public. Furthermore, these stops should blend with the surrounding natural environment and neighborhood by minimizing environmental impacts and being sensitive to neighborhood identities. The Planning Commission will emphasize safe and efficient access to the transportation network through secure stop and station design and the development of mixed-use communities proximate to the stations.

## **Community Sustainability and Management**

The Planning Commission will ensure the inclusion of stakeholders from all segments of our community when making comments and decisions regarding sustainability. We recognize that sustainability has various meanings to and impacts on different people and, as a representative advisory board, it is our mandate to make sure those opinions are consistently a factor.

Equity is a primary component of a sustainable society, and will therefore play an important role in our considerations. We view environmental sustainability as a driver of economic growth, whereas environmental degradation is an economic impediment, with negative impacts spread disproportionately to the underserved portions of society. We shall address this in our decision-making and commentary as a Commission.

## **Intergovernmental Cooperation**

The Planning Commission pledges to work with other local, regional and national agencies and advisory boards to maximize the impact on our own sustainability efforts. Local government and neighborhood leaders will continue to be a part of our decision-making process and help us to define short and long-term sustainability objectives.

We acknowledge that this is a living document, and will continue to seek out best-practices to improve our abilities. In addition, the impacts that Charlotte and Mecklenburg County have on equity, the economy, and the environment, are not limited to our borders and cooperation with our neighbors is imperative. Lastly, the Planning Commission recognizes that climate change poses an existential threat to our well-being, and our land use policy and zoning decisions will reflect that.

## References:

- Elizabeth C. Delmelle \*, Y. Z.-C. (2014, June 20). *Densification without Growth Management? Evidence from Local Land Development and Housing Trends in Charlotte, North Carolina, USA. Department of Geography and Earth Sciences, University of North Carolina at Charlotte, Charlotte, NC 28223, USA; E-Mails: yzhou14@uncc.edu (Y.Z.); jean-claude.thill@uncc.edu (J.-C.T.)*, pp. 3975-3990;.
- Eva Gladek, E. K. (SEPTEMBER 2018). *CIRCULAR CHARLOTTE-Towards a zero waste and inclusive city*. Charlotte.
- Lindell Marsh, D. P. (September 1996). *The Impact of Environmental Mandates on Urban Growth*. *A Journal of Policy Development and Research* • Volume 2, Number 3 • September 1996 U.S. Department of Housing and Urban Development-Office of Public Policy Department and Research.
- Portney, K. E. (Volume 15, Number 1- 2013). *Local Sustainability Policies and Programs As Economic Development Sustainable Development?* Medford, MA.



# Environment and Sustainability Subcommittee Rezoning Checklist

## **AIR**

- What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? • Are there any off-site sources of emissions or odor that may affect your proposal?
- Are there any proposed measures to reduce or control emissions or other impacts to air?

## **CULTURAL PRESERVATION – See UDO Article 14.1 and 14.2**

- Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site?
- Describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?

## **ENERGY & NATURAL RESOURCES**

- What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs.
- What kinds of energy conservation features are included in the plans of this proposal? Are there other proposed measures to reduce or control energy impacts. (See UDO Article 16.3) • Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

## **ENVIRONMENTAL HEALTH**

- Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal?
- Are any special services that might be required because of this proposal?

## **INFRASTRUCTURE & UTILITIES**

- What utilities are currently available at the site? electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- What proposed new utilities will have a contribution from the development team? • Does the project close or create sidewalk gaps? (See UDO Article 32.5)
- Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (See UDO Articles 30, 33, and 33)

## **LIGHT & GLARE**

- What type of light or glare will the proposal produce? What time of day would it mainly occur?
- Could light or glare from the finished project be a safety hazard or interfere with views?
- Proposed measures to reduce or control light and glare impacts.

## **NOISE – See UDO Article 16.7**

- What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

## Environment and Sustainability Subcommittee Rezoning Checklist

### **NOISE – See UDO Article 16.7 (continue)**

- What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
- Proposed measures to reduce or control noise impacts

### **PUBLIC SERVICES**

- Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)
- Proposed measures to reduce or control direct impacts on public services
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

### **RECREATION**

- What designated and informal recreational opportunities are in the immediate vicinity?
- Would the proposed project displace any existing recreational uses?
- Does the project include a greenway or recreational trail easement? *(See UDO Article 16.5 and 32.6)* • Is the greenway/recreational trail easement consistent with Mecklenburg County's Greenway Master Plan? *(See UDO Article 32.6)*

### **STORMWATER RUNOFF**

- About what percent of the site will be covered with impervious surfaces after project construction? *(See UDO Article 26)*
- What types of stormwater mitigation are being used on the site? *(See UDO Article 26)* • Is stormwater mitigation needed on the proposed site? *(See UDO Article 25.5)*

### **TRANSPORTATION**

- Identify public streets and highways serving the site, and describe the proposed access to the existing street system *(See UDO Article 31, 32 and 33)*
- Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop. *(See UDO Article 32.4)*
- How many parking spaces would the completed project have? How many would the project eliminate? *(See UDO Article 19.2 and 19.5)*
- Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? *(See UDO Article 32 and 33)*
- How many vehicular trips per day would be generated by the completed project?
- Proposed measures to reduce or control transportation impacts
- Does the project comply with the City's Vision Zero policies?
- Is the proposal within ¼ mile of a high-injury network?

### **WATER**

- Does the proposal lie within a 100-year floodplain? *(See UDO Article 27)*
- Does the proposal involve any discharges of waste materials to surface waters? *(See UDO Article 26)*

## Environment and Sustainability Subcommittee Rezoning Checklist

### **WATER (continue)**

- Could waste materials enter ground or surface waters?
- Is there any surface water body on or in the immediate vicinity of the site (Including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? *(See UDO Article 26)*  
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

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