

CHARLOTTE MECKLENBURG



PLANNING COMMISSION

**May 8, 2023
Work Session**

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

May 8, 2023

CMGC Room 267

1. **Call to Order & Introductions** (12:00 – 12:02pm)
 - Meeting protocols

2. **Minutes and Reports** (12:02 – 12:05pm)
 - Approve April 10 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (March 20th) – *Attachment 2*
 - Zoning Committee Agenda Results (April 4th) – *Attachment 3*
 - Planning Committee Minutes (March 21st) – *Attachment 4*
 - Charlotte Regional Transportation Planning Organization (April 19th) – *Cancelled*
 - Historic District Commission Meeting Results (April 12th) – *Attachment 5*
 - Upcoming Meeting Dates – *Attachment 6*
 - Updated 2022 Work Program – *Attachment 7*

3. **New Business** (12:05 – 2:00pm)
 - Discussion on Work Program items, *Planning Commission Committee Members* (25 minutes)

 - Community Area Planning Project Update, *Catherine Mahoney, Senior Project Manager, Long Range Planning* (10 minutes)

 - Charlotte Water - Planning for Growth, *David Czerr, Deputy Director, Dr. Keri Cantrell, Chief Engineer, Bhavana Swayampakala, Engineering Planning Division Manager* (30 minutes)

 - Char-Meck Storm Water Services, *Robbey Zink, Engineering Division Manager* (30 minutes)

 - Leadership Nominations, *Nominating Committee* (5 minutes)

	Agenda Topic	Meeting Date
Planning Commission	<ul style="list-style-type: none">• Update on Community Area Planning• Rezoning Process Update• Discussion on Work Program Items	June 12
Planning Committee	<ul style="list-style-type: none">• May Mandatory Referrals• Update on Community Area Planning	May 16

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes

April 10, 2023

CMGC Room 267

Attendance

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

Commissioner Harvey arrived at 12:19 pm

Commissioner Absent: Wil Russell

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

Call to Order & Introductions

The Chairperson called the meeting to order at 12:10 pm, welcomed those present and went over the protocols of the meeting.

Minutes and Reports

Approval March 13 Work Session Minutes

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

New Business

Charlotte Mecklenburg Schools Capital Planning

Chairperson Samuel began by saying throughout this calendar year, their focus has been on making sure that they are applying the appropriate level of consideration to things that impacts their work and that includes a focus on infrastructure. Some of that is in the form of social infrastructure, so they've heard so far this year from the team at the Corridors of Opportunity, Housing and Neighborhood Services, Charlotte Fire last month, and today they will hear from their partners at Charlotte Mecklenburg Schools. She went on to say their planning projections is something that should be of high interest to them and she thought this would be a good time as they have a pretty hefty goal and objective plan for the 2023 year. The chair then introduced Mr. Dennis LaCaria who shared a slide presentation and provided an update on their 2023 Capital Improvement Plan Overview.

Chairperson Samuel asked how involved to date has county commission been in the planning process and those projections. She then asked does he anticipate them requesting any changes to either the number of projects, the style of the projects, delivery of the projects, the dollar ask; are they anticipating any changes and how do they prepare for that. Mr. LaCaria replied there have been plenty of conversations with the boards, and they've had the joint sessions and plenty of conversations with staff, so they are in very close communication and collaboration. They are trying to refine their numbers and sharpen the pencil a little bit as they move through this process. He thinks the county commission fully understands and is supportive of their role which is to tell them how much and not to cherry pick a project or weigh in on what should or should not be on the list.

Chairperson Samuel referenced the RUBRIC that was discussed in the presentation and asked did that identify priority or just evaluate projects. Mr. LaCaria replied it is an evaluatory tool; it creates the problem statements but doesn't tell you how to solve them.

Chairperson Samuel asked between the RUBRIC and the staff analysis, there is a hierarchy in which these projects will be done because of the triple effect, and she asked does he have that. Mr. LaCaria replied basically they have the way they would like to accomplish the projects but they also recognize that as the county is doing what they are doing for their spend because they are trying to accomplish a constant spend.

Commissioner Rhodes commented from a zoning perspective by saying there is a lot of developments in the city and a lot of the projects are multi-family homes, so the issue that they have with the neighborhoods is this will over-populate the high schools. She asked how are they taking a pulse of what's going on with the building versus what's going on with the school population. Mr. LaCaria explained what they are trying to build is for their desired state. They try to build what they think is the best thing as quickly as they can build and also look for other opportunities like the early college that they opened up at CPCC this fall or Second Ward where it's not a traditional high school or North West where that could be a 9th – 12th grade school.

Chairperson Samuel asked Mr. LaCaria to briefly explain what goes in their projections for student population growth. Mr. LaCaria shared they have a nominal student capacity for each of their buildings but the utilization is really the key. He went on to explain it's really looking at the number of staff members versus the number of classrooms because this changes every year and in order to evaluate and project, they stand on what's happening from a staffing level rather than a student level.

Commissioner Whilden asked has building efficiency been taken into consideration in terms of the building of new schools which will in turn save CMS millions of dollars over the course of one year and will there need to be road configurations. Mr. LaCaria replied saying they always have to do a traffic impact study whenever they are building a school. They will continue to build sidewalks, traffic lights and all of the things that they need to do in order to open their projects and conduct kids safely to and from school. He went on to say every one of their schools are LEED certifiable, so they are confident and comfortable that they are doing the right thing for the right reasons.

Commissioner Welton mentioned one of the first goals on the 2040 plan are the 10-minute communities. Concerning the RUBRIC there was no mention of how accessible a school was to kids, and it seems like this was missing from the presentation, so he wanted to know if this was something they considered. Mr. LaCaria explained this is something they consider from the sighting. If they had all of the dollars that they needed and wanted at their own timeline, they'd be an elementary school every quarter mile and there would be no students in trailers. He went on to say because they are not in control of their own financial destiny, they have to deal with the most egregious situations that they have first.

Commissioner Lansdell commented they want to make sure that they are understanding the impact of making the right design decisions now so that they can have a lowered or more equitable cost structure after the buildings get built. He wanted to make sure that he understands that they are making their buildings not just LEED certified but as close to net zero energy creation as possible. He questioned if the community had no oppositions, what numbers would he be asking the state and the county to do for non-personnel revenue for these types of facilities moving forward. Mr. LaCaria explained he thinks they are going to pick up some net gains and they are going to replace some things with much more modern and stable infrastructure, but they are looking for partners with the community.

Commissioner Harvey asked do they have a realistic and or achievable integration of a hiring plan to now consider some of the growth they see on zoning. Mr. LaCaria explained the hiring piece is different from a planning perspective, they plan based on their student weighted staffing which then tells them what the staff number is, so this is what they filter through.

Due to time constraints, Chairperson Samuel allowed the remaining Commissioners at the dais to ask their questions and encouraged the Commissioners to send in any additional questions they may have, and they will gather those questions and send them to Mr. LaCaria in follow up email.

Commissioner Sealey commented he saw quite a few urban schools on the list during the presentation and asked were there plans to shrink footprints to vertically integrate projects a little bit more. Mr. LaCaria replied absolutely and gave examples of what they are doing and share they are looking at ways they could contained those footprints and be more urban in their design even when they are embedded in a neighborhood.

Commissioner Blumenthal said they had a few mandatory referrals that has come through within the last 6 to 9 months and asked are there any updates to where they are now in the process. Mr. LaCaria said the opportunity there is to solve for the things they cannot put in the bond referendum so that's the reason for disposing of some of those properties. Being able to take those dollars, because those can only be used for real estate purposes, and reallocating those to their administrative and support needs gives them the opportunity to do so.

Chairperson Samuel asked if the 6-year boundary realignment time period was by state or CMS and Mr. LaCaria replied it is the Board of Education policy. He went on to share right now they are in the process of drawing a boundary for the new high school and the middle school on the CATO properties.

Community Area Planning Update

Director Craig introduced Ms. Mahoney and advised she will share a brief update of where they are with the workshops, and she asked the Commissioners to please spread the word and be ambassadors letting everyone know.

Chairperson Samuel thanked the Commissioners that have shared the information about the events and said for those who haven't, she feels that they have a level of responsibility in promoting these events to ensure that the public has an opportunity to weigh in. She encouraged the Commission to

share at least on a weekly basis, some of the content that's being shared by the Planning Department. She mentioned that the city has a newsletter called City Speaks and she encouraged the Commissioners to subscribe. Lastly, she mentioned in order for them to help facilitate the workshops, they have to attend the training first which are held the Thursday prior to the workshop. Ms. Mahoney added the reason to attend the training first is because the content is unique for that geography, so it helps to have some time to look at the content with staff and talk about how they want to set up the conversation and what kind of questions they are looking to draw out of the community.

Vice Chairperson Gussman asked staff to help make sure that they get notifications of the training and to keep the dialogue coming. Ms. Mahoney asked would a reminder be helpful for all future dates, Vice Chairperson Gussman replied yes and Commissioner Welton commented it wouldn't bother him if they sent a reminder from the Planning Department once a month which simply lists the engagements so they would know which things they have to hit.

Discussion on Work Program Items

Chairperson Samuel asked Commissioners Winiker, Neeley, and Welton to please provide an update on the work program regarding guiding documents.

Commissioner Welton shared last month in the agenda packet, included was the Rules of Procedures suggested changes and the Interlocal Agreement suggested changes. They were ready to present at that time but they never got around to it. He talked about the Rules of Procedure and that it is the Planning Commission's own stuff, how they play this party, how they make this work, and where the magic happens, so to speak. They can change those rules at any given time and they probably suggested about 10 changes and those are on the document that they will share after this meeting. An example of the change would be like the date that the Commission meets and the quorum is set for a specific number, 8, and should that be a majority plus 1.

Commissioner Welton went on to say they want to provide a general rule that would allow the Executive Committee to create subcommittees that could be long lasting. He thinks the last change that they suggested was that every year when they have the retreat, they look at the rules and take 10 minutes to say up or down on things that they want going forward and have it be a document that they deal with routinely. He went on to tell the Commission when they see those changes in the document, he hopes that they will say it makes sense and they could get the good words, include those in the document and they will have a vote on it hopefully next month.

Commissioner Welton shared the Interlocal Agreement is an agreement between Charlotte City Council and the County Commissioners in terms of governing parties as to how this board shall be. There were a number of changes that they suggested and because changes require both of those governing bodies to approve the changes, this will be more of a long ball kind of game. They have been working with the city attorney and from the last conversation, all of the things that they've proposed as a change, those are things that would be valid for them to request as a change and she would get back to them concerning the exact language.

Chairperson Samuel commented that Commissioners Blumenthal, Whilden, and Russell have been working on work program item for Environmental and Sustainability issues and one bullet point from that work item was removed and a new work program item was created. She shared that the new work program item, number 7 is the checklist that was included in the agenda packet last month. The chair addressed Commissioners Winiker, Neeley, and Whelton saying the series of events that have evolved as a result of work program item 7, she is officially requesting that their suggested changes first come to Executive Committee and since Executive Committee meets a week from today, she wanted them to see if they could get that document out today.

The chair went on to say in the last Executive Committee meeting, she expressed a preference for a redline version. She explained they will have a discussion of the document in Executive Committee and hopefully after that discussion decide which comes to this body in May. She went on to say the series of meetings they've had with Director Craig, Planning staff, city attorney, County Commission, both offices of Sustainability and Resiliency has resulted in changes to the document that she thinks they all feel good about but they have to ensure the most effective way for all parties to be comfortable moving forward. Lastly, she said that she wanted to give this context explanation as to why she thinks it has to come before Executive Committee first. She further stated there were some things that they've learned in this process, and she thinks it would be worthy for Executive Committee to discuss before bringing it to the full body.

Commissioner Blumenthal shared they had meetings with several people including Director Craig and the city attorney as well. He thinks they are in the process now of waiting on additional feedback on the Rezoning Considerations list that they've put forward. One of the things they are working on so that everyone's aware and hopefully with the assistance of Ms. Laura Harmon is to try and tie each of those individual pieces into specific components of the UDO. They are also waiting on Ms. Hagler Gray's final go-ahead to their process and the intent of the Rezoning Considerations in order to ensure they are not stepping on any toes and what they do remains consistent with the purview of the Planning Commission. As far as timing, he thinks the ball is in their court. He believes each of those parties has the most updated and relevant redlined version of the document so they are waiting on their feedback so once they have the revised version and the legal go-ahead, they will send it back around to Executive Committee and afterwards, they will send it to the full Commission and hopefully it will be adoptable at that point.

Chairperson Samuel gave final remarks stating that she loves the attention that this document has gotten already and her hope is that they receive the document back from Ms. Harmon and team prior to the end of the month. Also, she asked the Commissioners to not hold on to any feedback as this is a 13-person document and her expectation is that they all contribute to the document.

Work Program Committee Report

Chairperson Samuel introduced Commissioner Lansdell and reminded the Commission that he is their appointment to CRTPO. She advised he will be presenting to them information on some things that should be on their radar and share with them any transportation topics and initiatives that should be on their radar. Commissioner Lansdell provided a brief update to the Commission.

Commissioner Winiker referenced the spreadsheet credit on tolls and for clarity, wanted to ensure that wouldn't cut into the 2% ceiling that the North Carolina legislature put on pedestrian improvements. Commissioner Lansdell replied yes and gave further explanation as to why that has nothing to do with that piece.

Commissioner Winiker asked is there a way for this body to support this at CRTPO. Commissioner Lansdell replied if they wanted to do an advocacy piece, letter of recommendation, or statement of impact, he thinks it would be a fair opportunity for this body to chime in on the needs for toll credit consideration for this community that is impacted by toll roads and for them to have a voice in how those funds are allocated.

Chairperson Samuel asked if that is something that they would like to have before the board, what would be the timeframe for that in terms of ideal delivery. Commissioner Lansdell responded saying within the next 90 days would be a good opportunity. They will be discussing it in June at the Board of Transportation meeting that would be held here in Charlotte.

Other Business

Notes from the Chair

Chairperson Samuel mentioned Work Program Item 1 and said the very first thing they began to talk through in the annual retreat in September is this information. They agreed to host their own community events, to be more public facing, and they decided to really advocate for a way for the community to really receive information around their work, what they do, and what they don't do, and they are finally here. She publicly thanked Director Craig, Ms. Rorie, Ms. Davis, Ms. Jones, and Ms. Marshall for their help and also acknowledged Mr. Houck, the Director of Public Policy for the Urban Institute for UNCC for his feedback and input and also thanked Sustain Charlotte who have been a partner throughout this process. She went on to publicly thank Ms. Johnson and Ms. Stanforth with the county for helping them arrange facilities, content, and things of that nature.

Commissioner Whilden asked could they also engage previous Commissioners to also come and talk at the community conversation events. Chairperson Samuel encouraged them to share with anyone that they think would be interested but in terms of being a part of a panel or leading discussions, that would be this body of current Commissioners.

Chairperson Samuel encouraged the Commissioners to come together and if they know of a date that they want to attend, please let her know. Some Commissioners verbally gave dates that they would attend. The chair mentioned they are still trying to figure out technological needs at the various venues to have virtual attendance, but her preference is to have in-person attendance for the Commission, but also have the ability for the public to participate virtually by way of submitting questions online.

Nominating Committee

Chairperson Samuel announced the members appointed to serve on the Nominating Committee will be Commissioner Gaston, Commissioner Whilden, and Commissioner Lansdell. They will be taking nominations via email through April 27th. She explained this committee will set a meeting time to discuss the nominations and will present the 2 candidates that they nominate to serve as chair and

vice chair at the May work session. Commissioners can submit their nominations or submit a self nomination to the committee by April 27th, she also shared that nominations can be taken from the floor at the May meeting and the vote happens in June.

Adjournment

The meeting adjourned at 1:56 pm.

Executive Committee Minutes

March 20, 2023

CMGC – Room 266

Attendance

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

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

Call to Order

Chairperson Samuel called the meeting to order at 4:05 pm and welcomed those present.

Approval of Minutes

A motion was made by Commissioner Welton and seconded by Commissioner Blumenthal to approve the February 20, 2023 minutes. The vote was unanimous to approve the minutes.

New Business

Chairperson Samuel stated that they need to come up with a name for the checklist. Commissioner Blumenthal questioned would there be any city attorney preference if they called it a checklist versus calling it guidelines. He discussed the document is to stimulate thought about these petitions, to become familiar with the document as a whole as they are looking at the different petitions that comes through, just looking at it from a different angle. Because of this, he does not hate the word guidelines. Interim Director Craig said more like discussion guidelines and Commissioner Blumenthal replied yes.

Interim Director Craig shared that Mr. Pettine and Ms. Harmon talked to Ms. Hagler Gray on Friday but she has not had a chance to talk with them about it. Commissioner Welton wanted to know whether there was any legal cover in case somewhere, someones rezoning went left and they decided to litigate and somebody used an item from the checklist to maybe make a decision they shouldn't have because the Interlocal authorizes them to do certain things, and where that stops and begins, he would not speculate. Interim Director Craig added 160-D gives them specific regulatory authority.

Commissioner Blumenthal asked the chair if she has an issue with them repeating Environmental and Sustainability in the title. Chairperson Samuel replied she would rather the title of the document remain a lot broader than Environmental and Sustainability. She thinks it's a good guideline for Zoning Committee members to use and proposed a name: Rezoning Review Considerations. She went on to say there was a point that she had mentioned in both iterations of the document that basically said they need kind of like a purpose at the top of that document to explain it's intent and she thinks that in of itself even better than the name could clear any legal questioning that someone may have *"these are considerations for Zoning Committee members to use as they are reviewing rezoning petitions. Not all will be applicable in all cases"* something to that extent or in that neighborhood. She went on to say they are not saying these are things that you have to stick by, but if under Ms. Hagler-Gray's review, if there is something that they need to take out in that checklist, they certainly would do that.

Commissioner Blumenthal thinks calling the document Rezoning Review Considerations is also a lot broader than what's in that document. Commissioner Welton's concern was over time, would this open a can of worms. The chair stated once you put the purpose at the top, future boards can make it as broad as they want. She does not necessarily want to make it narrow, that's why she proposed of making it its own work program item so that you can put things outside of environmental issues in this list of considerations. Vice Chairperson Gussman pointed out the committee after them could potentially apply or either adapt their affordability housing policy to be considered in it where it's legal.

The committee continued the discussion ultimately deciding that the purview of this item comes through the Executive Committee.

Chairperson Samuel reviewed the future work session topics and said as they are closing out the FY23, they have CMS in April then she asked Commission Welton if they will have an update for the Commission in the April work session. Commissioner Welton shared they do not have final wording but proposed changes. For the Interlocal Agreement, Ms. Hagler-Gray was cool with what they wanted to do but actual words that have the distention between "should" and "shall" is something that she would perhaps need to review.

Chairperson Samuel commented she thought they would get a redlined version of the current documents. Commissioner Welton replied they could provide a redlined version of the documents and say the Interlocal Agreement is slightly different; those would be proposed changes and the city attorney will make it all legally sound.

Chairperson Samuel replied if they present the documents now, that will give people a couple of weeks to kind of review and offer feedback, they will vote as a Commission that they want to move forward with all or whatever the vote is. It will come back to them in May with the edits as approved by the Commission. The Rules of Procedure can be adopted right then and there if there are no questions and the Interlocal Agreement, if there are no questions or edit, they can vote to press forward to the board and to council. Ms. Rorie agreed to send the document to the full Commission.

Chairperson Samuel asked Ms. Rorie if they still have Charlotte Water and Storm Water presenting at the May work session. Ms. Rorie advised she reached out and have not gotten a confirmation yet.

Chairperson Samuel said she has put out a wish list for June and there are 2 items that she really wants to hear before she departs this space. Parking is one and she has been saying this for about 2 years now. The evolution or the idea of parking specifically and how do they think through the reuse of surface and deck parking and the adaptability of those types of spaces because in 10 to 20 years in some state of form or fashion they will be heading towards obsolescence. She went on to say the other things is do we have what we need in the UDO to really press forward. She questioned who's in that space that can really advise from a very objective point of view. Lastly, she'd like to hear about the innovation behind solutions-based construction, sustainable development, or something in that space.

The chair feels it is a hit or miss concerning the Planning Committee's agenda. Some months they are packed with mandatory referrals and other items, other months it's an "is that it" kind of thing. They've had a lot of discussion around park and recreation; what their plans are, are they on target to meet their goals in their MeckPlay book, and recently they were asking them about gap areas for Park and Recreation so she thinks that has come up even more recently because it's mentioned in the rezoning and review considerations. She shared that about 80% of the mandatory referrals that has come through now have been for Park and Recreation so they are all cheering because they all know how competitive it is to get land acquisitions. She would like to ask Mr. Jones to come and speak to them on that topic if their April agenda is light enough.

Commissioner Blumenthal addressed Ms. Rorie and Ms. Davis asking that all 4 of the adopted statements be included in the orientation packet for new commissioners.

Commissioner Welton asked about the timing to fill the vacancy on the Commission and Chairperson Samuel replied it is on the April 10th agenda for council.

Approval of Calendars

Chairperson Samuel reviewed the April and May calendars.

A motion was made by Commissioner Welton and seconded by Commissioner Blumenthal to approve the April and May calendars. The vote was unanimous to approve the calendars.

Other Business

Chairperson Samuel asked the committee to please share the engagement opportunities on their social media and note April 25th and May 17th as Planning Commission Community Conversations.

For clarity, Ms. Cornett asked the chair what she would like to hear from Mr. Jones and Chairperson Samuel replied she would like to hear what are their acquisitions because they've done many and what impact has that made as it pertains to the gap areas, how much more do they have to go, and what did the \$50 million do for them.

Vice Chairperson Gussman thinks it would be great to hear the start of that tradition of getting feedback from a lot of the other departments that aren't living as close to the 2040 plan as they are.

Adjournment

The meeting adjourned at 4:33 pm.

City of Charlotte

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



Zoning Agenda

RESULTS

Tuesday, April 4, 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

7. Rezoning Petition: 2022-084 by Mission Properties
Zoning Committee deferred recommendation to May 2, 2023

Location: Approximately 20.85 acres located along the south side of Ridge Road and north side of the Interstate 485 interchange. (ETJ - BOCC: 1-Powell; Closest CC: 4-Johnson)

Current Zoning: R-3 (single family residential)

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

Motion: Welton

2nd: Lansdell

Vote: 6:0

8. Rezoning Petition: 2022-091 by Tim Pratt - Copper Builders LLC
Recommended for Approval

Location: Approximately 1.53 acres located on the south side of Lynnwood Drive, west of Sterling Road, and north of Ridgewood Avenue. (Council District 6 - Bokhari)

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

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

Motion: Welton

2nd: Rhodes

Vote: 5:2

9. Rezoning Petition: 2022-123 by Mungo Homes
Recommended for Approval

Location: Approximately 39.02 acres located along the southwest side of Gibbon Road, east of Statesville Road, and south of Old Statesville Road. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-8MF (CD) (multi-family residential, conditional) with 5-year vested rights

Motion: Rhodes

2nd: Welton

Vote: 6:1

10. Rezoning Petition: 2022-125 by Blue Heel Development
Recommended for Approval

Location: Approximately 7.7 acres located on the southeast side of Tennyson Drive and Interstate 85, west of Glenwood Drive, and east of Freedom Drive. (Council District 2 - Graham)

Current Zoning: R-5 AIR (single family residential, airport noise overlay), B-2 AIR (general business, airport noise overlay)

Proposed Zoning: UR-2(CD) AIR (urban residential, conditional, airport noise overlay)

Motion: Lansdell

2nd: Welton

Vote: 7:0

11. Rezoning Petition: 2022-134 by Muhsin Muhammad II
Recommended for Approval

Location: Approximately 15.48 acres located along the northeast side of Trojan Drive and east side of Outlets Boulevard, west of Steele Creek Road. (Council District 3 - Watlington)

Current Zoning: O-2 (CD) LLWPA (office, conditional, Lower Lake Wylie Protected Area), NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

Proposed Zoning: O-2 (CD) SPA LLWPA (office, conditional, site plan amendment, Lower Lake Wylie Protected Area), NS SPA LLWPA (neighborhood services, site plan amendment, Lower Lake Wylie Protected Area)

Motion: Rhodes

2nd: Gaston

Vote: 7:0

12. Rezoning Petition: 2022-137 by The Maintenance Team, Inc.
Recommended for Approval

Location: Approximately 10.26 acres located on the north side of Shopton Road, west of Pinecrest Drive, and east of Steele Creek Road. (ETJ - BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: R-3 AIR (single family residential, airport noise overlay), I-2 (CD) AIR (general industrial, conditional, airport noise overlay)

Proposed Zoning: I-2 (CD) AIR (general industrial, conditional, airport noise overlay), I-2 (CD) SPA AIR (general industrial, conditional, site plan amendment, airport noise overlay)

Motion: Welton

2nd: Harvey

Vote: 7:0

13. Rezoning Petition: 2022-139 by Canvas Residential, LLC
Recommended for Approval

Location: Approximately 6.94 acres located on the north side of William Ficklen Drive, west of Mallard Creek Road, and east of west W.T. Harris Boulevard. (Council District 2- Graham)

Current Zoning: RE-1 (research)

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

Motion: Rhodes

2nd: Harvey

Vote: 6:1

14. Rezoning Petition: 2022-152 by Vinroy Reid
Recommend Denial

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: R-5 (single family residential) and O-2 (office)

Proposed Zoning: B-2 (general business)

Motion: Welton

2nd: Rhodes

Vote: 7:0

15. Rezoning Petition: 2022-153 by Catalyst Investment Partners
Recommended for Approval

Location: Approximately 0.5 acres located on the north side of Old Hebron Road, west of England Street, and east of Nations Ford Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

Proposed Zoning: I-2 (general industrial)

Motion: Lansdell

2nd: Russell

Vote: 6:0

16. Rezoning Petition: 2022-155 by Mungo Homes
Recommended for Approval

Location: Approximately 4.2 acres located on the south side of Lakeview Road, west of Reames Road, and east of Beatties Ford Road. (Council District 2 - Graham)

Current Zoning: R-4 (single family residential)

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

Motion: Rhodes

2nd: Gaston

Vote: 6:0

17. Rezoning Petition: 2022-158 by Fall Investments LLC
Recommended for Approval

Location: Approximately 2.04 acres located on the south side of West W.T. Harris Boulevard, east of University Executive Park Drive, and west of North Tryon Street. (Council District 4 - Johnson)

Current Zoning: O-15 (CD) (office, conditional)

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

Motion: Welton

2nd: Gaston

Vote: 7:0

18. Rezoning Petition: 2022-215 by Shorewood Development Group
Recommended for Approval

Location: Approximately 8.65 acres located on the west side of Twin Lakes Parkway, east side of Statesville Road, and north side of Interstate 485, south of Alexandriana Road. (ETJ - BOCC: 1-Powell; Closest CC: 4-Johnson)

Current Zoning: BP (business park)

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

Motion: Rhodes

2nd: Harvey

Vote: 7:0

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

Approved Minutes

March 21, 2023 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Keba Samuel, Vice Chairperson Andrew Blumenthal; and Commissioners Shana Neely, Clayton Sealy (5:09 pm), Rebekah Whilden, and Frederick Winiker

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Erin Hinson, Maria Floren, Alberto Gonzalez, and Alysia Osborne

Other Staff: Bethany Fritts, Asset and Facility Management and Anna Radcliff, General Services

Welcome and Introductions

Chairperson Keba Samuel called the meeting to order at 5:09 p.m., welcomed everyone, and introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines

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

Approval of Minutes

A motion was made by Commissioner Winiker and seconded by Commissioner Neely to approve the February 21, 2023, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals

Chairperson Samuel asked to pull Mandatory Referral #23-10 for review and discussion. Commissioner Winiker expressed concern about the availability of detailed information about Meck Playbook, including the amount information that the County is willing to share with the City and other communities about their plans for future parks. For example, how many parcels have been acquired over the past 3 – 4 years and where are they located? Bert Lynn, Division Director for Park & Rec will provide a presentation to Commission in the upcoming weeks. Chairperson Samuel will follow-up on Commissioner Winiker's request.

M.R. #23-02 | Mecklenburg County Park and Recreation proposes to acquire ~4.5 acres (PID #s 043-104-84, 043-104-07 + 043-104-08) located in the City of Charlotte + situated east of I-77 + north of I-85 with frontage on W. Sugar Creek Road for a future neighborhood park.

M.R. #23-03 | Mecklenburg County Park and Recreation proposes to acquire ~75.21 acres (PID # 017-381-06) in the Town of Huntersville, near Gar Creek Nature Preserve, for a future regional park. The property is located west of I-77 + north of I-85 with street frontage on both Mt. Holly-Huntersville + Kerns roads.

M.R. #23-04 | Mecklenburg County Park and Recreation proposes to acquire ~4.5 acres (PID #s 043-104-84, 043-104-07 + 043-104-08) located in the City of Charlotte + situated east of I-77 + north of I-85 with frontage on W. Sugar Creek Road for a future neighborhood park.

M.R. #23-05 | Mecklenburg County Park and Recreation proposes to acquire ~27.44 acres (PID # 007-271-10) in the Town of Davidson for a future local park. The property is located between E. Rocky River Road + Davidson-Concord roads.

M.R. #23-06 | Mecklenburg County Park and Recreation proposes to acquire ~21.552 acres (PID # 105-211-02) in east Charlotte, directly west of I-485 + north of Plaza Road Extension for a future local park.

M.R. #23-07 | Mecklenburg County Park and Recreation proposes to acquire ~11.36 acres (PID # 139-012-11) located in the Town of Mint Hill for a future local park. The property sits north of Fairview Rd + west of I-485.

M.R. #23-08 | Mecklenburg County Park and Recreation proposes to acquire ~15.07 acres (PID # 055-101-02) in west Charlotte between I-485 + Mount Holly Road, with frontage on Old Moores Chapel Road for a future local park.

M.R. #23-09 | Mecklenburg County Park and Recreation proposes to accept the donation ~6.562 acres (PID # 051-462-46) located off Back Creek Church Road + west of I-485 for inclusion into the existing Back Creek Park.

M.R. #23-10 | Mecklenburg County Park and Recreation proposes to acquire a portion of PID # 019-351-09 in the Town of Huntersville for inclusion into Ferrelltown Park.

M.R. #23-11 | The City of Charlotte proposes to acquire ~2.27 acres (PID # 143-211-34) located at 3232 Beam Road for Charlotte-Mecklenburg Police Department uses.

A motion was made by Commissioner Winiker and seconded by Vice Chairperson Blumenthal stating that the Planning Committee reviewed M.R. #23-02, #23-03, #23-04, #23-05, #23-06, #23-07, #23-08, #23-09, #23-10, and #23-11 on March 21, 2023, and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0

Community Area Plan Update

Erin Hinson, Long Range Planner provided an update on the community area planning, the engagement strategy, a review of the 5-phase process schedule which began in the winter 2023 and is planned for completion in winter of 2025 with the review and adoption of the Community Area Plans.

Kathy, Cornett, Community Area Program Manager, followed with an update on the schedule of workshops and workshop training, and the call to action for commissioners to promote the workshops, attend, and assist in the facilitation at the in-person workshops.

2040 Planning Academy Update

Maria Floren, Long Range Planning Coordinator updated committee members on the 2040 Planning Academy. In 2023-2024 we will switch to a virtual option to help maximize attendance, record the course, and create a passport for participants to document their attendance and include an incentive.

Following discussion, the meeting adjourned.

Adjourn – The meeting adjourned at 6:05 pm



**CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA
APRIL 12, 2023
CMCG ROOM 267/WebEx Option for Public Participation**

HDC WORKSHOP 12:00 PM

Staff Announcements
Adopt Design Standards update: UDO alignment/McCrorey Heights

HDC MEETING: 1:00 – 7:00

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

NOT HEARD AT THE MARCH 8 HDC MEETING

1. 1512-1514 Southwood Av (PID: 11908311)
HDCCMI-2022-00805
Wilmore
Ron Skufca, Applicant
CONTINUED

CONSENT

2. 1512 Thomas Av (PID: 08118722)
HDCRMI-2023-00254
Plaza Midwood
Bill Hughes, Applicant
APPROVED

CONTINUED FROM MARCH 8 MEETING

3. 1900 Dilworth Rd W (PID: 12108815)
HDCRMA-2022-01041
Dilworth
Sean Green, Applicant
APPROVED
4. 500 E Park Av (PID: 12308501)
HDCRMI-2022-01006
Dilworth
Jesse Ervin, Applicant
**APPROVED ACCESSORY BUILDING
CONTINUED PORCH CHANGES**

NEW CASES

ADDITION/ TREE REMOVAL

5. 828 E Worthington Av (PID: 12108712)
HDCRMA-2022-01127
Dilworth
Angie Lauer, Applicant
CONTINUED

ACCESSORY BUILDING CHANGES

6. 621 Berkeley Av (PID: 12305706)
HDCRMI-2022-01156
Dilworth
Craig Isaac, Applicant
CONTINUED

SIDE PORCH CHANGES

7. 1706 Dilworth Rd E (PID: 12311111)
HDCRMI-2022-01154
Dilworth
Ann Warren, Applicant
CONTINUED

WINDOW/DOOR CHANGES, AFTER-THE-FACT

8. 1921 Russell Av (PID: 07507919)
HDCRMIA-2022-01148
Oaklawn Park
Chris Ogunrinde, Applicant
DENIED

BRICK COLOR CHANGE/STAINING, AFTER-THE-FACT

9. 700 Templeton Av (PID: 12305619)
HDCRMAA-2023-00061
Dilworth
Jacqueline Bailey & Micah Simon, Applicants
DENIED

TREE REMOVAL/REPLANTING, AFTER-THE-FACT

10. 317 Westwood Av (PID: 11908715)
HDCRMIA-2022-01157
Wilmore
Jake Saliani, Applicant
DEFERRED

TREE REMOVAL/REPLANTING

11. 1119 Belgrave Pl (PID: 12310303)
HDCRMI-2023-00113
Dilworth
John Fryday, Applicant
APPROVED

SIGNAGE, AFTER-THE-FACT

12. 1513-1515 S Mint St (PID: 11908315, 11908316)
HDCCMIA-2023-00075
Wilmore
Sherri Hartsell, Applicant
CONTINUED

NOT HEARD

ACCESSORY BLDG DEMO & NEW CONSTRUCTION/WINDOW CHANGES

13. 1500 Dilworth Rd (PID: 12309709)
HDCRMA-2023-00074
Dilworth
Erin McGinn, Applicant

NEW CONSTRUCTION/ADDITION—NON-RESIDENTIAL

14. 1921 Charlotte Dr (PID: 12111901)
HDCRMA-2023-00115
Dilworth
Erica Kennedy, Applicant

DEMOLITION-RESIDENTIAL

15. 1209 Myrtle Av (PID: 12305132)
HDCRDEMO-2023-00079
Dilworth
Kevin Davis, Applicant

Planning Commission

May 1, 2023 – June 30, 2023

May 2023

Tue May 2

5:30pm - 7:30pm

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

Mon May 8

12:00pm – 2:00pm

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

Mon May 15

4:00pm – 4:30pm

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

Tue May 16

5:00pm - 7:00pm

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

Tue May 30

5:30pm - 7:30pm

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

June 2023

Mon June 12

12:00pm - 2:00pm

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

Mon June 19

4:00pm – 4:30pm

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

Tue June 20

5:00pm - 7:00pm

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

FY2023 PLANNING COMMISSION WORK PROGRAM

(September 2022 to June 2023)

The Planning Commission identified the FY2023 Work Program recommendations at the 2022 Planning Commission Retreat held on September 9, 2022 at the Charlotte Urban Design Center. Work Program focus areas were selected for the upcoming year along with objectives, success measures, targets, and Commissioners' accountabilities.

WORK PROGRAM FOCUS	OBJECTIVE(S)	MEASURE OF SUCCESS	TARGET SCHEDULE
1. Planning Commission Community Engagement and Education	1.1 Solicit and engage community to inform of the role of Planning Commission and further establish the Commission as a liaison and community resource on all land use and land development matters 1.2 Identify and/or initiate engagement opportunities with city and county elected officials and stakeholder groups for the purpose of highlighting the work of the Commission and providing an avenue for continued conversation around the Charlotte Future 2040 Plan and UDO	A) Plan and host 4 public meetings B) Co-host a minimum of 3 public meetings with city- and/or county-elected officials or stakeholder group(s)	a) Beginning January 2023 b) Beginning November 2022 and bi-monthly thereafter
2. Community Area Planning (CAP)/Alignment Rezonings (AR)	1.1 Support and promote the public engagement and education efforts around Community Area Planning (CAP) and the Alignment Rezonings (AR)	A) Review and provide feedback on CAP/AR public engagement campaign B) Assist in amplifying the CAP/AR strategy to reach unidentified or underrepresented audiences for a more effective engagement campaign (C) Distribute/share information with public on planning efforts/initiatives and engagement opportunities (contingent upon approval by Charlotte Planning Dept and communications department of Mecklenburg County) D) Attend public engagement events hosted by PDD to assist in capturing public comment	a) Beginning Oct 2022 and monthly thereafter b) February 2023 and April 2023 c) January 2023 and monthly thereafter d) January 2023 and monthly thereafter

Adopted October 10, 2022

Update May 5, 2023

FY2023 PLANNING COMMISSION WORK PROGRAM

(September 2022 to June 2023)

<p>3. UDO Implementation</p>	<p>1.1 Assist in educating the community about the transition to the UDO and the implementation of the UDO 1.2 Provide a recommendation on UDO Text Amendments to City Council</p>	<p>A) Assist in educating community about the UDO effective date, transitions, and implementation process B) Review the UDO proposed text amendments and provide feedback to staff C) Provide a recommendation on the UDO text amendments to the Charlotte City Council</p>	<p>a) February 2023 b) May 2023 c) May 2023</p>
<p>4. FY 2023 Commissioner Focus Areas: Environmental and Sustainability</p>	<p>1.1 Define and establish a framework with tools necessary to guide decision-making with regards to environmental and sustainability matters within the purview of the Commission</p>	<p>A) Establish a FY23 Work Program subcommittee to lead and present to the Commission findings and information on all items in Focus Area 4 of FY23 Work Program B) Update the existing Commission environmental and sustainability statement C) Research and determine any means to quantify the environmental and sustainability elements related to the work of the Commission (example: checklist for rezoning cases) D) Define the purview of a proposed permanent Environment and Sustainability subcommittee of the Commission E) Identify the most expeditious, legally binding process by which a permanent Environment and Sustainability subcommittee of the Commission may be created</p>	<p>a) November 2022 b) February 2023 c) February 2023 d) February 2023 e) April 2023</p>
<p>5. FY 2023 Commissioner Focus Areas: Transportation and Mobility</p>	<p>1.1 Establish a strategy for maintaining focus and staying informed on transportation and mobility matters within the purview of the Commission</p>	<p>A) Appoint a Commissioner as liaison to connect to and attend monthly meetings of Council's Transportation, Planning and Development committee and present info to Commission as needed, but quarterly at minimum B) Commissioner liaison to review meeting minutes of other mobility-focused city advisory boards and present to Commission quarterly</p>	<p>a) November 2022 b) December 2022, March 2023, June 2023</p>

*Adopted October 10, 2022
Update May 5, 2023*

FY2023 PLANNING COMMISSION WORK PROGRAM

(September 2022 to June 2023)

<p>6. FY 2023 Commissioner Focus Areas: Guiding Documents Review (Interlocal Agreement and Rules of Procedure)</p>	<p>1.1 Review the Commission's Interlocal Agreement for necessary and/or preferred revisions as decided by the Commission</p> <p>1.2 Review the Commission's Rules of Procedure for necessary and/or preferred revisions as decided by the Commission</p>	<p>A) Establish a FY23 Work Program subcommittee to lead and present to Commission findings and information on all items in Focus Area 6 of FY23 Work Program</p> <p>B) Identify and present to Commission proposed revisions to Interlocal Agreement to include in submittal to the governing bodies</p> <p>C) Identify and present to Commission proposed revisions to the Rules of Procedures</p> <p>D) Commission to review all revisions and adopt accepted revisions</p>	<p>a) November 2022</p> <p>b) March 2023</p> <p>c) March 2023</p> <p>d) April 2023</p>
<p>7. FY2023 Commissioner Focus Areas: Rezoning Review Considerations</p>	<p>1.1 Identify objective topics by which the Charlotte-Mecklenburg Planning Commission's Zoning Committee can use to review and evaluate rezoning petitions.</p>	<p>A) Create a list that provides committee members a uniform set of objective considerations with particular focus on a petition's environmental and sustainable characteristics.</p>	<p>A) June 2023</p>