



CHARLOTTE MECKLENBURG

**January 8, 2024  
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

January 8, 2024

CMGC Room 267

---

1. **Call to Order & Introductions** (12:00 – 12:05 p.m.)
  - Meeting protocols
  
2. **Minutes and Reports** (12:05 – 12:10 p.m.)
  - Approve December 11, 2023 Work Session Minutes – *Attachment 1*
    - Discussion on Information in Review Packet
    - Executive Committee Minutes (November 20) – *Attachment 2*
    - Zoning Committee Agenda Results (December 5) – *Attachment 3*
    - Zoning Committee Agenda (January 4) – *Attachment 4*
    - Planning Committee Minutes (November 14) – *Attachment 5*
    - Charlotte Regional Transportation Planning Organization - No meeting material to add (December meeting was canceled)
    - Historic District Commission Meeting Results (December 13) – *Attachment 6*
    - Upcoming Meeting Dates – *Attachment 7*
  
3. **New Business** (12:10 – 2:00 p.m.)
  - Charlotte Urban Design Center Update, *Erin Chantry and Will Linville*, (45 minutes)
  - UDO Campus Text Amendment Update, *Laura Harmon*, (30 minutes)
  - Comments from the Chair, *Chairperson Welton* (10 minutes)
    - Commission Community Engagement Activities reports
  - Commissioner Research/Homework, *Chairperson Welton* (10 minutes)
    - Jeff Speck’s book *Walkable City Rules: 101 Steps to Making Better Places*
      - For those who would like to watch check out the CNU Webcast video featuring Jeff at this link: <https://islandpress.org/video/cnu-webcast-jeff-speck-walkable-city-rules>

Future Agenda Topics		Meeting Date
Planning Commission	• NEST Commission Update	February 12
Planning Committee	• Stormwater Services – Property Acquisition Strategy	January 16

# Charlotte-Mecklenburg Planning Commission

## Work Session Summary Minutes

December 11, 2023

CMGC Room 267

ATTACHMENT 1

### Attendance

**Commissioners Present:** Douglas Welton (Chairperson), Andrew Blumenthal (Vice Chairperson), Clayton Sealey, Shana Neeley, Ronnie Harvey, Will Russell, Terry Lansdell, Courtney Rhodes, Theresa McDonald, Rebekah Whilden, Melissa Gaston and Robin Stuart

**Note:** Commissioner Rhodes arrived 12:16 p.m.

**Commissioners Absent:** Rick Winiker and Erin Shaw

**Planning Staff Present:** Alyson Craig (*Planning Director*), Candice Rorie, Elle Knight, Yolanda Jones, Monica Holmes, Kathy Cornett, Tim Porter, Tara Moore, Catherine Mahoney

### Call to Order & Introductions

Chairperson Welton called the meeting to order at 12:08 p.m. and welcomed those present and held introductions.

### Minutes and Reports

#### **Approval November Work Session Minutes**

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

### New Business

#### **Addition to agenda**

Chair Welton introduced Alyson Craig, Director of Planning regarding an announcement she would like to make. Alyson announced Monica Holmes as Planning's Deputy Director. In addition to her new role Monica will continue her work with Corridors of Opportunity and remain the planning Division Manager for Design and Preservation until her replacement is found.

#### **Tree Canopy Update, Tim Porter, Community Tree Canopy Preservation Division Manager**

Tim Porter began by announcing, Tara Moore as the Tree Canopy Program Manager, is responsible for managing policy and the Tree Canopy Preservation Program.

Tim presented the results of the 2022 Canopy Analysis Project to the Planning Commission. The analysis was a joint effort with the City of Charlotte and Tree Charlotte. The full report can be viewed at [charlottenc.gov/planning](http://charlottenc.gov/planning).

The analysis showed that Charlotte has a robust Tree Canopy however, it is declining albeit the decline is not as rapid as previously thought. The current path will not achieve the Charlotte City Council goal of 50% by 2050. Analysis shows that residential areas have the highest loss in the canopy. Parks and Preserves is the only increase and they are at 78% to reach their goal of 90%.

Although Charlotte Canopy is resilient there are a significant number of challenges. The goal of 50% by 2050 is achievable but will require a robust effort. A focus on equity is to priority and will be used as a guiding principle for future policy work.

Additional analysis is needed and will be completed in 2024 within new policy work. Immediate next include staff review of all data and project deliverables as well as consultation with canopy partners and stakeholders. Finally, staff will determine any additional canopy analysis need in future policy work and report findings to City Council and the community in greater detail.

Chair Welton opened the floor for questions to Tim from the commissioners.

**Planning Commission Roles and Responsibilities, Terrie Hagler-Gray, Assistant City Attorney**

Terrie gave the Planning Commission a refresher course of what the role is for Planning Commissioners along with updated policies that will come into effect on January 1, 2024.

Chair Welton opened the floor for questions to Attorney Gray from the commissioners.

**Community Area Planning Update, Catherine Mahoney, Planning Project Manager Sr. - Long Range Planning**

Catherine presented an update on the Community Area Planning Project. Detailed data was shared for community engagement efforts completed in 2023. Phase 3 of the project will occur in the Spring and Fall of 2024 and include efforts to identify planned and needed infrastructure projects and neighborhood amenities in key locations.

A revised version of the 2040 Policy Map will be released in February 2024 and open for public comment through June 2024. The final map adoption is scheduled for 2025.

The floor was opened by Chair Welton for Catherine to answer questions from the commissioners.

**Comments from Chairperson Welton**

- **Commission Community Engagement Activities reports** - each Commissioner provided an update on community engagement activities in which they participated during the previous month.
- **2023 Annual Charlotte Mecklenburg Planning Commission Report**  
*A motion was made by Commissioner Whilden and seconded by Commissioner Sealey to adopt and present the 2023 Charlotte Mecklenburg Planning Commission Annual Report to City Council. The vote was unanimous.*

**Commissioner Research/Homework, Chairperson Welton**

- "The New Localism" by Bruce Katz

**Adjournment**

The meeting adjourned at 1:52 p.m.

# Charlotte-Mecklenburg Planning Commission

## Executive Committee Minutes APPROVED

November 20, 2023, 4:00pm

Room 266

## ATTACHMENT 2

### Attendance

Executive Committee Members present: Chair Douglas Welton, Vice Chair Andrew Blumenthal, Commissioner Courtney Rhodes

Note: Courtney Rhodes arrived at 4:11 p.m.

Executive Committee Member absent: Commissioner Russell joined the meeting by phone during his commute and arrived in Room 266 at 4:25 p.m.

Planning Staff present: Candice Rorie, Yolanda Jones, Kathy Cornett, Alyson Craig, and Elle Knight

### Call to Order

Chair Welton called the Executive Committee meeting to order at 4:11 p.m.

### Approval of Meeting Minutes

*A motion was made by Chair Blumenthal and seconded by Commissioner Rhodes to approve the October 16, 2023, Executive Committee Minutes. The vote was unanimous to approve the minutes.*

### New Business

The Committee discussed the Urban Land Institute (ULI) Urban Plan event being organized by Chair Welton. The event is scheduled for January 10 from 3-7 p.m. at the Charlotte Mecklenburg Government Center in room 280. The plan is to invite Commission members and elective officials with a maximum capacity of 30 participants. Planning, Design, and Development will create invitations. Chair Welton would like the invitations to go out before December 1<sup>st</sup>. Urban Plan is designed to help everyone get a better understanding of tradeoffs involving land use and urban design planning.

The Committee discussed the December presentation on the role of the Commission in the community. Chair Welton indicated an Assistant City Attorney will be the guest speaker for December's Planning Commission Work Session. Attorney Hagler-Grey will be providing information about the role and responsibilities of the Commission.

The future work session agenda items were discussed. Chair Welton would like to take a field trip with the commissioners to Beaufort. Staff will verify if this type of event is allowed. Chair Welton indicated Tim Porter, Planning Division Manager of the Community Tree Canopy Preservation division will be a guest speaker for December's Planning Commission Work Session. Chair Welton will potentially invite the Tree Advisory Committee.

### Approval of Calendar – Approval in December

*A motion was made by Commissioner Russell and seconded by Vice Chair Blumenthal to approve the Upcoming Meeting Dates with the revision of January 15, 2023, Planning Committee Executive Committee meeting date being moved to January 16, 2023. Although the voting was unanimous, it was later determined Commissioner Russell was technically considered absent at the meeting and not eligible to vote. The calendar will be placed on the December Executive Committee meeting again for approval.*

### Adjournment

The meeting was adjourned at 4:31 p.m.

# **City of Charlotte**

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



## **Zoning Agenda**

**Tuesday, December 5, 2023**

### **RESULTS**

**Charlotte-Mecklenburg Government Center**

### **Zoning Committee Work Session**

***Douglas A. Welton, Chairperson***

***Terry Lansdell***

***Shana Neeley***

***Wil Russell***

***Clayton Sealey***

***Rebekah Whilden***

***Rick Winiker***

**Zoning Committee Work Session**

**Call to Order:** 5:32 pm

**Adjourned:** 7:31 pm

**Zoning Committee Members**

<i>Douglas A. Welton</i> ✓	<i>Shana Neeley</i> ✓	<i>Terry Lansdell</i> ✓
<i>Clayton Sealey</i> ✓	<i>Rebekah Whilden</i> ✓	<i>Rick Winiker</i> ✓ <i>Left at 6:53 pm</i> <i>Returned at 6:54 pm</i>
<i>Wil Russell</i> ✓		

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

***Update: Petitioner is requesting deferral to January 4, 2024***

**Location:** Approximately 8.15 acres located on the south side of Park Drive, west of Remount Road and north of Watson Drive. (Council District 3 - Watlington)

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

**Proposed Zoning:** NS (neighborhood services)

**Motion:** Winiker

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

**Vote:** 7:0

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

***Update: Petitioner is requesting deferral to January 4, 2024***

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

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

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

**Motion:** Winiker

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

**Vote:** 7:0

**3. Rezoning Petition: 2019-109 by Miriam E. Franco**  
**Recommended for Approval**

**Location:** Approximately 8.15 acres located on the south side of Park Drive, west of Remount Road and north of Watson Drive. (Council District 3 - Watlington)

**Current Zoning:** N2-B (neighborhood 2-B zoning district)

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

**Motion:** Winiker

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

**Vote:** 7:0

**4. Rezoning Petition: 2021-277 by Buildom LLC**  
**Recommended for Approval**

**Location:** Approximately 0.40 acres located on the east side of Providence Road, north side of Phil Aull Place, south of South Colonial Avenue. (Council District 6 - Bokhari)

**Current Zoning:** OFC (office flex campus)

**Proposed Zoning:** NC (CD) (neighborhood center, conditional)

**Motion:** Whilden

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

**Vote:** 7:0

**5. Rezoning Petition: 2022-099 by Levine Properties**  
**Recommended for Approval**

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

**Current Zoning:** NC (neighborhood center)

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

**Motion:** Sealey

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

**Vote:** 4:3

**6. Rezoning Petition: 2023-001 by Kairoi Residential**  
**Recommended for Approval**

**Location:** Approximately 6.075 acres located on the north side of State Street, east of Ambassador Street, and west of Turner Avenue. (Council District 2 - Graham)

**Current Zoning:** I-2 (general industrial)

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

**Motion:** Neeley

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

**Vote:** 7:0

**7. Rezoning Petition: 2023-032 by The Keith Corporation**  
**Recommended for Approval**

**Location:** Approximately 2.43 acres bound by the south side of Lamar Avenue, west side of Park Drive, north side of Clement Avenue, and east side of East 5th Street. (Council District 1 - Anderson)

**Current Zoning:** MUDD-O (mixed-use development, optional)

**Proposed Zoning:** MUDD-O SPA (mixed use development-optional, site plan amendment)

**Motion:** Lansdell

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

**Vote:** 7:0



**8. Rezoning Petition: 2023-036 by Leon & Jennifer Chisolm**  
**Recommended for Approval**

**Location:** Approximately 9.23 acres located on the east side of Mallard Creek Road, north of Galloway Road, and west of Tavernay Parkway. (Council District 4 - Johnson)

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

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

**Motion: Russell**

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

**Vote: 7:0**

**9. Rezoning Petition: 2023-064 by Southend Walk, LLC**  
**Recommended for Approval**

**Location:** Approximately 9.072 acres located on the west side of South Tryon Street and south side of Orchard Circle, east of Interstate 77. (Council District 3 - Watlington)

**Current Zoning:** N1-D (neighborhood 1-D), CG (general commercial), and I-1(CD) (light industrial, conditional)

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

**Motion: Lansdell**

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

**Vote: 7:0**

**10. Rezoning Petition: 2023-077 by BPR Properties, LLC**  
**Recommended for Approval**

**Location:** Approximately 2.782 acres located along the east side of Sanctuary Place, the north side of Twitter Lane, and the south side of University City Boulevard. (Council District 4 - Johnson)

**Current Zoning:** TOD-TR (transit-oriented development - transition)

**Proposed Zoning:** CAC-1(community activity center-1)

**Motion: Russell**

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

**Vote: 7:0**

**11. Rezoning Petition: 2023-078 by Citisculpt, LLC**  
**Recommended for Approval**

**Location:** Approximately 1.26 acres located along the southeast side of Kenilworth Avenue, the southwest side Greenwood Cliff and the northeast side of Harding Place. (Council District 1 - Anderson)

**Current Zoning:** NC (neighborhood center)

**Proposed Zoning:** CAC-2 (community activity center - 2)

**Motion: Lansdell**

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

**Vote: 7:0**

**12. Rezoning Petition: 2023-081 by M Industrial Property - Charlotte II, LLC**

**Recommended for Approval**

**Location:** Approximately 8.869 acres located along the east side of Yorkmont Road, south of Byrum Drive, and north of Oak Lake Boulevard. (Council District 3 - Watlington)

**Current Zoning:** ML-1 ANDO (manufacturing and logistics 1, airport noise disclosure overlay)

**Proposed Zoning:** ML-2 ANDO (manufacturing and logistics 2, airport noise disclosure overlay)

**Motion:** Neeley

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

**Vote:** 7:0

**13. Rezoning Petition: 2023-082 by Metrolina Storage, LLC**

**Recommended for Approval**

**Location:** Approximately 8.6 acres located along the east side of Statesville Road, northwest of Old Statesville Road. (Council District 2 - Graham)

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

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

**Motion:** Russell

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

**Vote:** 6:0

**14. Rezoning Petition: 2023-085 by Rhyno Partners Coffee, LLC**

**Recommended for Approval**

**Location:** Approximately 0.241 acres located along the west side of The Plaza, north of Commonwealth Avenue, and south of Central Avenue. (Council District 1 - Anderson)

**Current Zoning:** B-2(CD) PED-O (general business, conditional, pedestrian - overlay)

**Proposed Zoning:** NC (neighborhood center)

**Motion:** Whilden

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

**Vote:** 7:0

**15. Rezoning Petition: 2023-090 by West Boulevard Neighborhood Coalition**

**Recommended for Approval**

**Location:** Approximately 3.544 acres located along the south side of West Boulevard, the west side of Clanton Road, and the east side of Romare Bearden Drive. (Council District 3 - Watlington)

**Current Zoning:** O-2(CD) (office, conditional)

**Proposed Zoning:** NC (neighborhood center)

**Motion:** Whilden

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

**Vote:** 7:0

**16. Rezoning Petition: 2023-091 by Mecklenburg County**

***Zoning Committee deferred recommendation to January 4, 2024***

**Location:** Approximately 3.23 acres located along the northwest side of North College Street and both the east and west sides of East 7th Street. (Council District 1 - Anderson)

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

**Proposed Zoning:** UMUD-O SPA (uptown mixed use development, optional, site plan amendment)

**Motion:** Winiker

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

**Vote:** 7:0

**17. Rezoning Petition: 2023-094 by Josh Jolley, Rosegate Holdings, LLC**

**Recommended for Approval**

**Location:** Approximately 3.52 acres located along the north side Johnston Oehler Road and south of Barrow Road. (Council District 4 - Johnson)

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

**Proposed Zoning:** N2-A(CD) (neighborhood 2-A, conditional)

**Motion:** Russell

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

**Vote:** 6:1

**18. Rezoning Petition: 2023-096 by Conformity Corp**

**Recommended for Approval**

**Location:** Approximately 1.00 acre located in the northeastern corner of the intersection of Ashley Road and Greenland Avenue. (Council District 3 - Watlington)

**Current Zoning:** OFC (Office Flex Campus), N1-B (Neighborhood 1-B)

**Proposed Zoning:** N2-B (Neighborhood 2-B)

**Motion:** Sealey

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

**Vote:** 7:0

**19. Rezoning Petition: 2023-097 by Drakeford Communities**

**Recommended for Approval**

**Location:** Approximately 0.64 acres located along the east side of Ashley Road, south of Alleghany Street. (Council District 2 - Graham)

**Current Zoning:** R-22MF(CD) (multi-family, conditional)

**Proposed Zoning:** N2-B (neighborhood 2)

**Motion:** Whilden

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

**Vote:** 7:0

**20. Rezoning Petition: 2023-123 by Charlotte 212, LLC**  
**Recommended for Approval**

**Location:** Approximately 4.26 acres located along the east side of West Sugar Creek Road, south of The Roman Road, and north of Equipment Drive. (Council District 4 - Johnson)

**Current Zoning:** CG (general commercial)

**Proposed Zoning:** N2-C (neighborhood 2-C)

**Motion:** Winiker

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

**Vote:** 7:0

# **City of Charlotte**

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



## **Zoning Agenda**

**Thursday, January 4, 2024**

**Room 267**

**Charlotte-Mecklenburg Government Center**

### **Zoning Committee Work Session**

***Douglas A. Welton, Chairperson***

***Terry Lansdell***

***Shana Neeley***

***Wil Russell***

***Clayton Sealey***

***Rebekah Whilden***

***Rick Winiker***

## Zoning Committee Work Session

### Zoning Item

#### 1. Rezoning Petition: 2020-071 by 3G Investments and Developments, LLC

***Update: Petitioner is requesting deferral to January 30, 2024***

**Location:** Approximately 0.79 acres located along the east side of Park Road, the south side of Selwyn Avenue, and north of Manning Drive. (Council District 6 - Bokhari)

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

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

#### 2. Rezoning Petition: 2023-091 by Mecklenburg County

***Update: Petitioner is requesting deferral to January 30, 2024***

**Location:** Approximately 3.23 acres located along the northwest side of North College Street and both the east and west sides of East 7th Street. (Council District 1 - Anderson)

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

**Proposed Zoning:** UMUD-O SPA (uptown mixed use development, optional, site plan amendment)

#### 3. Rezoning Petition: 2023-122 by Empire Communities

***Update: Petitioner is requesting deferral to January 30, 2024***

**Location:** Approximately 9.24 acres located at the dead-end of Jenkins Avenue and along the west side of Wright Avenue. (Council District 5 - Molina)

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

**Proposed Zoning:** N2-A (CD) (neighborhood 2-A, conditional)

#### 4. **Rezoning Petition: 2023-130 by Charlotte Planning, Design, & Development - Text Amendment**

The purpose of this text amendment is to make minor changes that will result in better functionality of the Unified Development Ordinance (UDO). Changes are proposed in 23 of the 39 Articles. These changes include updated language to provide greater clarity, updated graphics, new and updated definitions, adjustments to use permissions and prescribed conditions, revised use names, and minor changes and additions to standards.

**Public Hearing Held:** December 18, 2023 - Item #31

**Staff Resource:** [Sandra Montgomery](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 130 PostHSA](#)

[2023 130 Consistency](#)

[2023 130 Text Amendment rev 2.1.1 ZC](#)

#### 5. **Rezoning Petition: 2023-118 by City of Charlotte**

**Location:** Approximately 38 acres located north of the intersection of Wilkinson Boulevard and Little Rock Road, west of Stafford Drive and east of Barry Drive. (Council District 3 - Brown)

**Current Zoning:** ML-2 ANDO (manufacturing & logistics 2, airport noise disclosure overlay), ML-1 ANDO (manufacturing & logistics 2, airport noise disclosure overlay)

**Proposed Zoning:** RAC ANDO (regional activity center, airport noise disclosure overlay)

**Public Hearing Held:** December 18, 2023 - Item #39

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 118 PostHSA](#)

[2023 118 Consistency](#)

## 6. Rezoning Petition: 2021-085 by Raven Property Group, LLC

**Location:** Approximately 5.86 acres located on the east side of China Grove Church Road, south of Westinghouse Boulevard, and north of Blu Rail Way (Council District 3 - Brown)

**Current Zoning:** ML-1 (manufacturing & logistics 1), ML-2 (manufacturing & logistics 2), and N1-B (neighborhood 1-B)

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

**Public Hearing Held:** December 18, 2023 - Item #37

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

[2021\\_085\\_PostHSA](#)

[2021\\_085\\_SitePlanRev\\_2023\\_11\\_14](#)

[2021\\_085\\_Consistency](#)

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

**Location:** Approximately 8.15 acres located on the south side of Park Drive, west of Remount Road and north of Watson Drive. (Council District 3 - Brown)

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

**Proposed Zoning:** NS (neighborhood services)

**Public Hearing Held:** April 18, 2022 - Item #34

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2021\\_209\\_PostHSA\\_DONE](#)

[2021\\_209\\_SitePlanRev\\_2023\\_12\\_19](#)

[2021\\_209\\_Consistency](#)



## 8. Rezoning Petition: 2022-116 by Carmel Hills, Inc.

**Location:** Approximately 14.46 located along the southeast side of Carmel Road, west of Colony Road, and east of Mooreland Farms Road. (Council District 6 - Bohkari)

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

**Proposed Zoning:** INST(CD) (institutional, conditional)

**Public Hearing Held:** December 18, 2023 - Item #38

**Staff Resource:** [Maxx Oliver](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2022\\_116\\_PostHSA](#)

[2022-116\\_Site\\_PlanRev\\_23\\_12\\_21](#)

[2022\\_116\\_Consistency](#)

## 9. Rezoning Petition: 2023-012 by Pope & Land Enterprises, Inc.

**Location:** Approximately 20.44 acres located in three development areas. Development Area A includes 16.01 acres and is located south of Yorkmont Road and west of Price Lane. Development Areas B and C total 4.43 acres and are located north of Tyvola Road and south of National Avenue. (Council District 3 - Brown)

**Current Zoning:** MUDD-O (mixed-use development district-optional)

**Proposed Zoning:** MUDD-O SPA (mixed-use development district-optional, site plan amendment)

**Public Hearing Held:** December 18, 2023 - Item #40

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_012\\_PostHSA](#)

[2023\\_012\\_SitePlanRev\\_2023\\_12\\_21](#)

[2023\\_012\\_Consistency](#)

## 10. Rezoning Petition: 2023-037 by Shinnville Ridge Partners LLC/Courtney Sloan

**Location:** Approximately 1.21 acres located on the north side of Fairview Road, west of Wintercrest Lane, and east of Park Road. (Council District 6 - Bokhari)

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

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

**Public Hearing Held:** December 18, 2023 - Item #32

**Staff Resource:** [Claire Lyte-Graham](#)

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and environment.

[2023 037 PostHSA DONE](#)

[2023 037 RevSitePlan 2023 12 20](#)

[2023 037 Consistency](#)

## 11. Rezoning Petition: 2023-045 by Grubb Properties

**Location:** Approximately 10.6 acres bound by the south side of Abbey Place, east side of Park Road, west side of Hedgemore Drive, and north side of Mockingbird Lane. (Council District 6 - Bokhari)

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

**Proposed Zoning:** MUDD-O SPA (mixed use development district, optional, site plan amendment)

**Public Hearing Held:** December 18, 2023 - Item #41

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 045 PostHSA](#)

[2023 045 RevSitePlan 2023 12 21](#)

[2023 045 Consistency](#)

## 12. Rezoning Petition: 2023-069 by Ravin Partners

**Location:** Approximately 80 acres located on the east side of East Independence Boulevard, north of Hayden Way, and west of Sam Newell Road. (Council District 5- Molina)

**Current Zoning:** N1-B (neighborhood 1 - B) and N2-B (neighborhood 2 - B)

**Proposed Zoning:** N1-B (neighborhood 1 - B) and N2-B (neighborhood 2 - B) and CG (general commercial)

**Public Hearing Held:** December 18, 2023 - Item #33

**Staff Resource:** [Claire Lyte-Graham](#)

**Staff Recommendation:**

Staff recommends approval of this petition upon resolution of outstanding issues related to environment and site and building design.

[2023\\_069\\_PostHSA\\_DONE](#)

[2023\\_069\\_RevSitePlan\\_2023\\_12\\_20](#)

[2023\\_069\\_Consistency](#)

## 13. Rezoning Petition: 2023-076 by Discovery Development, Inc.

**Location:** Approximately 4.5 acres located along the east side of Old Statesville Road, south of I-485. (ETJ - BOCC: 1-Powell; Closet CC 4-Johnson)

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

**Proposed Zoning:** N2-C (neighborhood 2 - C)

**Public Hearing Held:** December 18, 2023 - Item #42

**Staff Resource:** [Claire Lyte-Graham](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_076\\_PostHSA](#)

[2023\\_076\\_Consistency](#)

## 14. Rezoning Petition: 2023-083 by Nicole Frambach

**Location:** Approximately 0.4 acres located on the west side of Mayfair Avenue, south of Seymour Drive, and north of Markland Drive. (Council District 3 - Brown)

**Current Zoning:** N1-C (neighborhood 1 - C)

**Proposed Zoning:** N2-B (neighborhood 2 - B)

**Public Hearing Held:** December 18, 2023 - Item #43

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_083\\_PostHSA](#)

[2023\\_083\\_Consistency](#)

## 15. Rezoning Petition: 2023-084 by Clachan Properties

**Location:** Approximately 1.682 acres located along the west side of Hawthorne Lane, north of Central Avenue, and east of Louise Avenue. (Council District 1 - Anderson)

**Current Zoning:** ML-2 (manufacturing and logistics 2) and MUDD(CD) (mixed use development district, conditional)

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

**Public Hearing Held:** December 18, 2023 - Item #44

**Staff Resource:** [Emma Knauerhase](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_084\\_PostHSA](#)

[2023\\_084\\_CS](#)

## 16. Rezoning Petition: 2023-086 by Steven Imobersteg

**Location:** Approximately 0.47 acres located along the east side of Castleton Road, west of Craig Avenue, and north of North Sharon Amity Road. (Council District 5 - Molina)

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

**Proposed Zoning:** N1-C (neighborhood 1-C)

**Public Hearing Held:** December 18, 2023 - Item #45

**Staff Resource:** [Claire Lyte-Graham](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_086\\_PostHSA](#)

[2023\\_086\\_Consistency](#)

## 17. Rezoning Petition: 2023-101 by 3100 Baucom Road, LLC

**Location:** Approximately 1.704 acres located along northeast side of Baucom Road, the northwest side of Wisdom Lane, north of Mallard Creek Road. (Council District 2 - Graham)

**Current Zoning:** O-1(CD) (office district, conditional)

**Proposed Zoning:** N2-B (neighborhood 2-B)

**Public Hearing Held:** December 18, 2023 - Item #46

**Staff Resource:** [Maxx Oliver](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_101\\_PostHSA](#)

[2023\\_101\\_Consistency](#)

## 18. Rezoning Petition: 2023-102 by Tri Pointe Homes Holdings, Inc.

**Location:** Approximately 9.07 acres located along the northeast side of Lawyers Road, south of Albemarle Road. (Council District 5 - Molina)

**Current Zoning:** OFC (office campus) and CG (general commercial)

**Proposed Zoning:** NC (neighborhood center)

**Public Hearing Held:** December 18, 2023 - Item #47

**Staff Resource:** [Claire Lyte-Graham](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_102\\_PostHSA](#)

[2023\\_102\\_Consistency](#)

## 19. Rezoning Petition: 2023-105 by MJM Group Managers, Inc.

**Location:** Approximately 0.83 acres located along the east side of Speer Boulevard and the northeast side of West Tyvola Road. (Council District 3 - Brown)

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

**Proposed Zoning:** CAC-1 (community activity center-1)

**Public Hearing Held:** December 18, 2023 - Item #49

**Staff Resource:** [Michael Russell](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_105\\_PostHSA](#)

[2023\\_105\\_Consistency](#)

## 20. Rezoning Petition: 2023-108 by Beacon Partners

**Location:** Approximately 8.6 acres located along the west side of Berryhill Road, north of Freedom Drive, and east of Camp Greene Street. (Council District 2 - Graham)

**Current Zoning:** ML-1 (manufacturing and logistics 1) and ML-2 (manufacturing and logistics 2)

**Proposed Zoning:** IMU (innovation mixed-use)

**Public Hearing Held:** December 18, 2023 - Item #51

**Staff Resource:** [Emma Knauerhase](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_108\\_PostHSA](#)

[2023\\_108\\_CS](#)

## 21. Rezoning Petition: 2023-109 by 123 E 27, LLC

**Location:** Approximately 0.89 acres located along the northeast side of East 27th Street, southeast of North Tryon Street, north of the LYNX Blue Line. (Council District 1 - Anderson)

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

**Proposed Zoning:** IMU (innovation mixed-use)

**Public Hearing Held:** December 18, 2023 - Item #52

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_109\\_PostHSA](#)

[2023\\_109\\_consistency](#)

## 22. Rezoning Petition: 2023-110 by Savalex Homes, LLC

**Location:** Approximately 1.871 acres located along the east side of Susanna Drive, north of Hart Road, and west of Rozzelles Ferry Road. (Council District 2 - Graham)

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

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

**Public Hearing Held:** December 18, 2023 - Item #53

**Staff Resource:** [Maxx Oliver](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023\\_110\\_PostHSA](#)

[2023\\_110\\_Consistency](#)

## 23. Rezoning Petition: 2023-115 by Eastgroup Properties, L.P.

**Location:** Approximately 5.716 acres located along the north side of Entrance Drive and the east side of Gable Road, south of Shopton Road. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

**Current Zoning:** I-1(CD) ANDO (light industrial, conditional, airport noise overlay district)

**Proposed Zoning:** N1-D (neighborhood 1-DML-1 ANDO (manufacturing and logistics 1, airport noise overlay district))

**Public Hearing Held:** December 18, 2023 - Item #54

**Staff Resource:** [Emma Knauerhase](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 115 PostHSA](#)

[2023 115 CS](#)

## 24. Rezoning Petition: 2023-116 by Stanley Martin Homes

**Location:** Approximately 10.003 acres located along the west side of Steele Creek Road, north of Long Talon Way, and south of Hamilton Road. (Council District 3 - Brown)

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

**Proposed Zoning:** N2-A (neighborhood 2-A)

**Public Hearing Held:** December 18, 2023 - Item #55

**Staff Resource:** [Emma Knauerhase](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 116 PostHSA](#)

[2023 116 CS](#)

## 25. Rezoning Petition: 2023-119 by Lockstar, LLC

**Location:** Approximately 0.593 acres located along the north side of Cannon Avenue and the east side of North Graham Street, south of Oneida Road. (Council District 1 - Anderson)

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

**Proposed Zoning:** N2-A (neighborhood 2-A)

**Public Hearing Held:** December 18, 2023 - Item #56

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 119 PostHSA](#)

[2023 119 consistency](#)

## 26. Rezoning Petition: 2023-121 by Christian Brothers Automotive

**Location:** Approximately 1.72 acres located on the west side of Steele Creek Road, south of Shopton Road, and north of Interstate 485. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

**Current Zoning:** CG (general commercial)

**Proposed Zoning:** CG (CD) (general commercial, conditional)

**Public Hearing Held:** December 18, 2023 - Item #57

**Staff Resource:** [Joe Mangum](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 121 PostHSA](#)

[2023 121 Consistency](#)

[2023 121 SitePlan](#)

## 27. Rezoning Petition: 2023-141 by Fifth Third Bank

**Location:** Approximately 0.434 acres located along the east side of Beatties Ford Road, south of Holly Street, and north of Dr Webber Avenue. (Council District 2 - Graham)

**Current Zoning:** NC (neighborhood center)

**Proposed Zoning:** CG(CD) (general commercial, conditional)

**Public Hearing Held:** December 18, 2023 - Item #35

**Staff Resource:** [Holly Cramer](#)

**Staff Recommendation:**

Staff recommends approval of this petition.

[2023 141 PostHSA](#)

[2023 141 RevSitePlan 2023 12 20](#)

[2023 141 consistency](#)



## Charlotte-Mecklenburg Planning Commission

### Planning Committee Meeting

#### APPROVED Minutes

November 14, 2023 – 5:00 p.m.

ATTACHMENT 5

#### Attendance

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

Commissioner Ronnie Harvey arrived at 5:17 pm after the approval of the minutes and mandatory referrals.

**Planning Staff Present:** Kathy Cornett, Zenia Duhaney, Erin Hinson, Alysia Osborne, and Jason Pauling

**Other Staff:** Bethany Fritts, Asset and Facility Management, Dennis LaCaria, Charlotte-Mecklenburg Schools, and Bob Sorrell, Charlotte-Mecklenburg Schools

**Presenters:** Ed McKinney, City of Charlotte Department of Transportation and Julian Burton, City of Charlotte Department of Transportation

#### Welcome and Introduction

Chairperson Andrew Blumenthal called the meeting to order at 5:07 p.m., welcomed everyone, and introduced each commissioner and staff member.

#### Approval of Minutes

*A motion was made by Commissioner Gaston and seconded by Commissioner McDonald to approve the October 17, 2023, minutes. The minutes were unanimously approved. 6-0*

#### Mandatory Referrals

**M.R. #23-41** | Mecklenburg County proposes to acquire Tax Parcels 139-011-32 and 139-011-24 located in the Town of Mint Hill for park and preserve purposes. The property sits north of Fairview Road and west of I-485, consisting of approximately 29.71 acres.

**M.R. #23-42** | Mecklenburg County proposes to acquire Tax Parcel 029-342-34, approximately 0.540 acres located inside of the I-485 loop and east of I-77, and off Polk and White Road in Charlotte for Park and Recreation purposes.

**M.R. #23-43** | The Charlotte-Mecklenburg Board of Education intends to convey to the Town of Mint Hill the former school building and associated land located at 11516 Bain School Road (PID # 19701146). The conveyance includes land of approximately 4.45 acres and the existing one-story, 52,600 square foot building.

**M.R. #23-44** | The City of Charlotte proposes to dispose of three properties totaling approximately 0.70 acres on the southeast corner of West Boulevard and Remount Road for purposes of redevelopment (PID #s 11903340, 11903341, and 11903342).

**M.R. #23-45** | Mecklenburg County proposes to acquire property totaling approximately 8.377 acres off Little Rock Road adjacent to Paw Creek (PID # 059-271-01) for park, preservation, and gateway purposes.

**M.R. #23-46** | Mecklenburg County proposes to acquire a 6.561-acre property off West Sugar Creek Road for Park and Recreation (PID # 043-17-110) as an addition to the Mallard Creek Greenway System.

**M.R. #23-47** | The City of Charlotte proposes to dispose of two parcels totaling 4.33 acres (PID #s 08906447 and 08906431) at Reagan Drive and Tom Hunter Road for the purpose of affordable housing.

*A motion was made by Commissioner Gaston and seconded by Vice-Chairperson Rhodes stating that the Planning Committee reviewed M.R. #23-41, M.R. #23-42, M.R. #23-43, M.R. #23-44, M.R. #23-45, M.R. #23-46, and M.R. #23-47, on November 14, 2023, and has no additional comments for the submitting agencies. The motion was approved. 6-0*

### **Strategic Mobility Plan Overview**

Ed McKinney, CDOT shared information about the Charlotte Strategic Mobility Plan, a blueprint for safe and equitable mobility. He shared how the Charlotte Future 2040 Comprehensive Plan and the Charlotte Strategic Mobility Plan support mobility. The mobility plan serves to cover transportation and mobility aspects of the Comprehensive Plan in greater depth.

Julian Burton, CDOT provided details about the five adopted plans that in five years have help to build on a new holistic vision for Charlotte. The Charlotte Future 2040 Comprehensive Plan, The Charlotte Future 2040 Policy Map, the UDO, the Strategic Mobility Plan (SMP), and the Strategic Energy Action Plan (SEAP). The foundation for the SMP builds on the Safe and Equitable Mobility goals of the Charlotte Future 2040 Comprehensive Plan. The policy framework developed combines all mobility policies into one organized document. Mr. Burton further detailed projects needed, the required prioritizations, the identification and feasibility of the analysis of potential project areas which will help determine a strategy for having smart infrastructure. Next steps include identifying strategic investments areas, bundling and matching mobility infrastructure to places and an approach to investment. Mr. McKinney continued the discussion by talking about the regional aspects of mobility investments.

### **Community Area Plan Update**

Kathy Cornett, Project Manager updated Planning Committee members on the Community Area Planning process and the areas that are left to have workshops. The team is actively preparing for Phase 3 engagement within an April to June timeframe of 2024. Phase 3 will include more involvement from our city partners.

### **Action Items**

- Chairperson Blumenthal requested that a copy of the Strategic Mobility Plan presentation be forwarded to Commissioners.
- The Chairperson also requested a copy of the CAP fall workshop sign up information.

After discussions and questions the meeting was adjourned.

Adjournment 6:16 PM.



**CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA**  
**December 13, 2023**  
**CMCG ROOM 267/WebEx Option for Public Participation**

**HDC WORKSHOP 12:00 PM**

Staff Announcements  
Pre-Application Reviews

**HDC MEETING: 1:00 – 7:00**

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

**CONSENT**

1. 427 East Bv (PID 12308310)  
HDCCMA-[2023-01126](#)  
Dilworth  
Richard Cuebas & Parker Melvin, Applicants  
**APPROVED WITH CONDITIONS**
2. 2116 Dilworth Rd W (PID 12112222)  
HDCRMI-[2023-01091](#)  
Dilworth  
Veronica DeVita & Susie Vincent, Applicants  
**APPROVED WITH CONDITIONS**

**NOT HEARD AT THE NOVEMBER 8 MEETING**  
**ADDITION**

3. 1801 Washington Av (PID 07840706)  
HDCRMI-[2023-00263](#)  
McCrorey Heights  
Timothy McMullen & Barbara Williams, Applicants  
**APPROVED WITH CONDITIONS**

**WINDOW CHANGES, DOOR CHANGES, & SITE WORK,**  
**AFTER THE FACT**

4. 309 W Kingston Av (PID 11907914)  
HDCRMIA-[2023-00660](#)  
Wilmore  
Feng Yu, Applicant  
**DENIED**

**DEMOLITION – RESIDENTIAL**

5. 2005 Cleveland Av (PID 12106711)  
HDCRDEMO-[2023-00610](#)  
Dilworth  
William Lovelett, Applicant  
**CONTINUED**

**CONTINUED FROM THE OCTOBER 13 MEETING**

6. 1615 The Plaza (PID 08118709)  
HDCRMI-[2022-00590](#)  
Plaza Midwood  
Karen & Donald Cates, Applicants  
**DENIED**

**CONTINUED FROM THE NOVEMBER 8 MEETING**

7. 1314 Lafayette Av (PID 12309413)  
HDCRMI-[2023-00612](#)  
Dilworth  
Claire Hassard, Applicant  
**CONTINUED**

**CONTINUED FROM THE NOVEMBER 8 MEETING**

8. 1823 Cleveland Av (PID 12105301)  
HDCCMA-[2023-00663](#)  
Dilworth  
Don Peadon, Applicant  
**APPROVED**
9. 424-428 West Bv (PID 11907801)  
HDCCMA-[2023-00283](#)  
Wilmore  
Brittany Lins & Collin Brown, Applicants  
**APPROVED** – Wilmore School Rehabilitation  
**CONTINUED** – Townhomes and Gateway Building
10. 306 N Graham St/420 W 6<sup>th</sup> St (PID 07806401 & 07806402)  
HDCRMA-[2023-00865](#)  
Fourth Ward  
Cameron Conner, Applicant  
**APPROVED**

**NOT HEARD**

**NEW CASES**

**REAR ADDITION, WINDOW REPLACEMENT – AFTER THE FACT**

11. 1917 Thomas Av (PID 08119337)  
HDCRMAA-[2023-00661](#)  
Plaza Midwood  
R. Andrew Woodruff, Applicant

**SIDE PORCH ADDITION**

12. 1607 Dilworth Rd W (PID 12311201)  
HDCRMA-[2023-00665](#)  
Dilworth  
Lauren Voler, Applicant

**SIGNAGE**

13. 129 N Poplar St (PID 07801608)  
HDCCMI-[2023-00667](#)  
Fourth Ward  
Brandon Swiderski, Applicant

**REAR ADDITION**

14. 412 E Kingston Av (PID 12308317)  
HDCRMI-[2023-00668](#)  
Dilworth  
Wrenn Wells, Applicant

**ADDITION**

15. 719 Templeton Av (PID 12305505)  
HDCRMI-[2023-00673](#)  
Dilworth  
Amanda Bagby, Applicant

**REAR ADDITION**

16. 2025 Charlotte Dr (PID 12112803)  
HDCRMA-[2023-00737](#)  
Dilworth  
Angie Lauer, Applicant

# Upcoming Meeting Dates

Approved

## January 2024

Thursday, January 4	5:30pm - 7:30pm	Zoning Committee Work Session
Monday, January 8	12:00pm-2:00pm	Planning Commission Work Session
Wednesday, January 10	3:00pm-7:00pm	ULI Urban Plan Activity
<del>Monday, January 15</del>		
Tuesday, January 16	4:00pm-4:30pm	Planning Commission Executive Committee Meeting
Tuesday, January 16	5:00pm-7:00pm	Planning Committee Meeting
Tuesday, January 30	5:30pm - 7:30pm	Zoning Committee Work Session

## February 2024

Monday, February 12	12:00pm-2:00pm	Planning Commission Work Session
Monday, February 19	4:00pm-4:30pm	Planning Commission Executive Committee Meeting
Tuesday, February 20	5:00pm-7:00pm	Planning Committee Meeting