

CHARLOTTE MECKLENBURG

**July 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

July 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 June 10, 2024 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (5/20) – *Attachment 2*
 - Zoning Committee Agenda Results (6/17) – *Attachment 3*
 - Special Zoning Committee Agenda Results (6/20) – *Attachment 4*
 - Planning Committee Minutes (5/21) – *Attachment 5*
 - Charlotte Regional Transportation Planning Organization (6/26) *Attachment 6*
 - Historic District Commission Meeting Results (6/12) – *Attachment 7*
 - Upcoming Meeting Dates – *Attachment 8*

3. **New Business** (12:10 – 2:00 p.m.)
 - Historic District Commission and UDO Neighborhood Character Overlay District Pilot, *Erin Chantry, Design and Preservation Division Manager* (40 minutes)

 - 2040 Policy Map + Manual Overview, *Kathy Cornett, Community Planning Program Manager for Long Range Planning and Catherine Mahoney, Senior Project Manager for Long Range Planning* (40 minutes)

 - Comments from the Chair, *Chairperson Welton* (10 minutes)
 - Commission Community Engagement Activities reports

 - Commissioner Research/Homework, *Chairperson Welton* (5 minutes)
 - The State of The Nation’s Housing 2024 Report from the Joint Center for Housing Studies of Harvard University:
https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2024.pdf

	Future Agenda Topics	Meeting Date
Planning Commission	• No Meeting	August
	• Commission Retreat	September 12
Planning Committee	• July Mandatory Referrals	July 16

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes Draft

June 10, 2024

CMGC Room 267

Attendance

Commissioners Present: Douglas Welton (Chairperson), Andrew Blumenthal (Vice Chair), Shana Neeley, Wil Russell, Terry Lansdell, Theresa McDonald, Erin Shaw, Melissa Gaston, and Robin Stuart

Commissioners Absent: Clayton Sealey, Ronnie Harvey, Frederick Winiker, Rebekah Whilden

Planning Staff Present: Alyson Craig (*Planning Director*), Monica Holmes (*Deputy Director*), Candice Rorie, Elle Knight

Call to Order & Introductions

Chairperson Welton called the meeting to order at 12:10 p.m., welcomed those present and held introductions. Chair Welton acknowledged visitors who were present.

Minutes and Reports

Approval for May 13th Work Session Minutes

A motion was made by Commissioner Neeley and seconded by Commissioner Shaw to approve the May 13, 2024 minutes. The vote was unanimous to approve the minutes.

New Business

Vote for 2024-2025 Leadership Officers, Chairperson Douglas Welton

Chair Welton indicated the seat for Vice Chair has one nomination and is Andrew Blumenthal. There were no additional nominations made from the floor. The vote was unanimous for Andrew Blumenthal as Vice Chair.

Chair Welton indicated the seat for Chair has one nomination and is Douglas Welton. There were no additional nominations made from the floor. The vote was unanimous for Douglas Welton as Chair.

Charlotte Data and the Quality of Life (QOL) Explorer, Katie Zager, Research Associate at UNC Charlotte Urban Institute and Jackie Tynan, Data and Analytics Manager

Katie Zager gave the Planning Commission a snapshot of Quality of Life Explorer within the City of Charlotte and Mecklenburg County. The Quality of Life Explorer is an online tool to assist neighborhoods, government leaders, community organizations, and new residents to find detailed information about their community. Various types of data and information is available and is helpful to identify things such as where there is community violence, which schools have high testing scores and attendance, or information to help write grants for the community. Chair Welton opened the floor for questions or comments.

The State of the Office Market, Chuck McShane, Senior Director at CoStar Group

Chuck McShane informed the Planning Commission of the state of Charlotte's office leasing and provided a comparison to other market vacancies. Although Charlotte's office space numbers are not as low as many markets, Charlotte's leasing numbers have diminished to a record low of tenants leasing large square footage office space. Now that the leases executed prior to the pandemic have expired, CoStar shows tenants are moving to newer and smaller square footage offices. Chair Welton opened the floor for questions or comments.

Update on the Unified Development Ordinance (UDO) Text Amendments, Monica Holmes

Monica gave a general text amendments update. Clean-up Text Amendments and the Compact Development Amendment are going to council hearing on June 17, 2024. A Special Zoning Committee meeting is being held on June 20th in regard to the Compact Development text amendment. This amendment is being used for two acres plus development where Extra-Territorial Jurisdiction (ETJ) is permitted within the city. Council will vote on this text amendment on June 24, 2024. Phase Three Text Amendments will be tweaked throughout the summer and fall by the UDO team. Monica opened the floor for any questions.

Commission Community Engagement Activities Reports:

Chair Welton opened the floor to Commissioners to reveal their community engagement activities for the month.

Commissioner Research/Homework, Chairperson Welton

Article on Co-housing: <https://www.strongtowns.org/journal/2024/6/3/can-cohousing-solve-the-housing-crisis-and-loneliness-epidemic>

Adjournment

The meeting adjourned at 1:26 p.m.

To view the livestream of this meeting, go to <https://www.youtube.com/@CLTPlanning/streams>

Attendance

Executive Committee Members present: Chair Douglas Welton, Vice Chair Andrew Blumenthal, and Commissioner Wil Russell

Planning Staff present: Deputy Planning Director Monica Holmes, Kathy Cornett, Candice Rorie and Elle Knight

Call to Order

Chair Welton called the Executive Committee meeting to order at 4:04 p.m.

Approval of Meeting Minutes

A motion was made by Vice Chair Blumenthal and seconded by Commissioner Russell to approve the April 15, 2024, Executive Committee Minutes. The vote was unanimous to approve the minutes.

Future Work Session Topics

June 20th Planning Commission Work Session Update: Chair Welton

Chair Welton indicated the topics for the June's Planning Commission Work Session will be The State of the Charlotte Office Market, presented by Chuck McShane from CoStar Group. Mr. McShane will address some of these topics: How is Charlotte's office market holding up after Covid? Are office buildings vacant due to employees working from home? What is the future for Charlotte's office market?

Also, Katie Zager from UNC Charlotte Urban Institute will present on the Quality of Life Explorer. Katie will present a snapshot of data concerning housing, transportation, neighborhoods, economics, safety, education and more. How can this data assist Charlotte and Mecklenburg County currently and in the future?

Planning Committee Update: Chair Blumenthal

Vice Chair Blumenthal indicated the May 21 Planning Committee agenda includes the Charlotte Area Transit System (CATS) Red Line and Gold Line Studies. The presenters from CATS are Brian Nadolny and Jim Fatula.

Also, during May's Planning Committee agenda, a Neighborhood Roundtable Discussion will be held about the Unified Development Ordinance (UDO). The Roundtable will consist of the Planning Committee, Andrea Uhlir from UDO Advisory Committee, and Greg Ascutto, CharlotteEAST.

During June's Planning Committee agenda, Vice Chair Blumenthal revealed Innovation Engines + CLEANcarolinas will be one of the subjects. Mike Mazzola and Carolyn Keith from UNC Charlotte are presenting an overview of the National Science Foundation's Innovation Engines program. Also, Maria Floren, Planning's Project Coordinator will give an update on the Planning Academy.

Charlotte-Mecklenburg Planning Commission

Executive Committee Minutes Approved

May 20, 2024, 4:00 p.m.

Room 266

Up Coming Meeting Dates

Monica reminded the Executive Committee that City Council will not meet during the month of July.

Chair Welton indicated the Special Planning Commission Meeting on May 28th (regarding Text Amendments) needs to be voted on to add to the calendar. Chair Welton addressed the committee and staff stating a date needs to be set for Special Zoning Committee Meeting to discuss one text amendment. Chair Welton indicated he will email all commissioners who are a part of the Zoning committee once the date has been set. The Executive Committee will meet on June 10, 2024 before the June Planning Commission Work Session meeting to vote on the Special Zoning Committee Work Session date.

Approval of Upcoming Meeting Dates Calendar for June - July 2024

A motion was made by Vice Chair Blumenthal and seconded by Commissioner Russell to approve the calendar with the revision to add May 28, 2024, Special Planning Commission Meeting. The vote was unanimous to approve the calendar.

Adjournment

The meeting was adjourned at 4:27 p.m.

City of Charlotte

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



Zoning Agenda

Monday, June 17, 2024

RESULTS

Council Chamber

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tariq Scott Bokhari
Council Member Tiawana Brown
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Reneé Johnson
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Marjorie Molina
Council Member Victoria Watlington*

**1. 5:00 P.M. CITY COUNCIL ZONING MEETING
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
REGULAR MEETING HOSTED FROM COUNCIL CHAMBERS**

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferral / Withdrawals

Consent**2. Consent agenda items 3 through 12 may be considered in one motion except for those items pulled by a Council member. Items are pulled by notifying the City Clerk.**

- A. Items included on the consent agenda are rezoning petitions that meet the following criteria:
- Had no public opposition at their public hearing
 - Received an approval recommendation from the Zoning Committee
 - Have no changes after Zoning Committee
 - Staff recommends approval

3. Rezoning Petition: 2023-071 by Mt. Holly Investments, LLC**Approved**

Location: Approximately 3.85 acres located at the southwest intersection of Oakdale Road and Mt. Holly-Huntersville Road, north of Interstate 485. (ETJ; BOCC District 1 - Powell; Closest to Council District 4 - Johnson)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

4. Rezoning Petition: 2023-120 by Ascent Real Estate Capital, LLC**Approved**

Location: Approximately 3.50 acres located along the south side of Central Avenue, west of Progress Lane, and east of Norland Road. (Council District 5 - Molina)

Current Zoning: O-1(CD) (office, conditional) and N2-B (neighborhood 2-B)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

5. Rezoning Petition: 2024-001 by Jessica M Moreno Hernandez

Approved

Location: Approximately 0.42 acres located on the north side of Victoria Avenue, west of Old Statesville Road, and south of Autumn Oak Drive. (Council District 2 - Graham)

Current Zoning: MHP (mobile home park)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

6. Rezoning Petition: 2024-007 by Oak Hill Management

Approved

Location: Approximately 7.34 acres located at the southeast corner and southwest corner of Executive Center Drive and Albemarle Road. (Council District 5 - Molina)

Current Zoning: OFC (office flex campus)

Proposed Zoning: CAC-1 (commercial activity center-1)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

7. Rezoning Petition: 2024-009 by Ramon Adames

Approved

Location: Approximately 0.27 acres located on the north side of Ervin Lane, west of China Grove Church Road, and south of East Westinghouse Boulevard. (Council District 3 - Brown)

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

Proposed Zoning: N1-E (neighborhood 1-E)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

8. Rezoning Petition: 2024-018 by iClub Investments, LLC

Approved

Location: Approximately 4.62 acres located at the northeast intersection of Harwood Lane and Mt. Holly-Huntersville Road, west of Country Lane. (Council District 2 - Graham)

Current Zoning: INST(CD) (institutional, conditional) and N1-A (neighborhood 1-A)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

9. Rezoning Petition: 2024-019 by 517 East 17th LLC

Approved

Location: Approximately 0.56 acres located at the northeast intersection of North Davidson Street and East 17th Street, south of Parkwood Avenue. (Council District 1 - Anderson)

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

Proposed Zoning: N1-D (neighborhood 1 - D) and N1-E (neighborhood 1 - E)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

10. Rezoning Petition: 2024-020 by 35N 80W, LLC

Approved

Location: Approximately 1.88 acres located at the eastern end of Willetta Drive, east of Nations Ford Road, and west of Interstate 77. (Council District 3 - Brown)

Current Zoning: INST(CD) (institutional, conditional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

11. Rezoning Petition: 2024-021 by Foundry Commercial

Approved

Location: Approximately 10.20 acres located along the east side of Steele Creek Road, south of Byrum Drive, and north of Douglas Drive. (Council District 3 - Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise district overlay)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

12. Rezoning Petition: 2024-023 by City of Charlotte

Approved

Location: Approximately 11.79 acres located on the north side of Billy Graham Parkway, at the eastern end of Woodridge Center Drive. (Council District 3 - Brown)

Current Zoning: I-1(CD) (light industrial, conditional), I-2(CD) (general industrial, conditional)

Proposed Zoning: ML-2 (manufacturing and logistics - 2)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Decisions

13. Rezoning Petition: 2022-224 by SRL Central Avenue Properties, LLC

City Council deferred decision to August 19, 2024

Location: Approximately 1.23 acres located in the northeast quadrant of the intersection of Central Avenue and Morningside Drive, south of Roland 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)

14. Rezoning Petition: 2024-033 by Charlotte Planning, Design, & Development - Text Amendment

Approved

The purpose of this text amendment to the UDO is to make changes that will result in better functionality. These changes provide greater clarity, new and updated definitions, adjusts use permissions and prescribed conditions, revises use names, updates graphics, and makes changes and additions to standards. There are proposed changes in 29 of the 39 Articles.

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

15. Rezoning Petition: 2022-121 by RK Investments Charlotte LLC

Approved

Location: Approximately 53.07 acres located on the east side of Elm Lane and west side of Rea Road, south of Bevington Place. (Council District 7 - Driggs)

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

Proposed Zoning: UR-2(CD) (urban residential, conditional) with 5-year vested rights

Zoning Committee Recommendation:

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

16. Rezoning Petition: 2023-033 by CRD Elizabeth LLC

Approved

Location: Approximately 1.63 acres located along the northeast side of East 7th Street, south of Lamar Avenue, and north of Clement Avenue. (Council District 1 - Anderson)

Current Zoning: CG (general commercial)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

17. Rezoning Petition: 2024-031 by Panthers Stadium, LLC

Approved

Location: Approximately 12.04 acres located on the east side of South Cedar Street, west of 4th Street, and north of Mint Street. (Council District 2 - Graham)

Current Zoning: MUDD-O (mixed-use development district, optional) CAC-2 (community activity center - 2), and N2-C (neighborhood 2 - C)

Proposed Zoning: UE(EX) (uptown edge, exception)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

18. Rezoning Petition: 2023-112 by FCA, LLC

Approved

Location: Approximately 5.03 acres located at the dead-end of Christie Lane, north of Douglas Drive, east of Steele Creek Road. (Council District 3 - Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

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

Zoning Committee Recommendation: The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends APPROVAL of this petition.

19. Rezoning Petition: 2023-172 by BVB Properties, LLC

Approved

Location: Approximately 0.78 acres located at the southeast intersection of Mt. Holly-Huntersville Road and Lawing School Road, west of Bellhaven Boulevard. (Council District 2 - Graham)

Current Zoning: B-1(CD) (neighborhood business, conditional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

20. Rezoning Petition: 2023-173 by Josaih Boling

Approved

Location: Approximately 2.06 acres located at the southwest intersection of Commercial Avenue and Eastway Drive, north of East Sugar Creek Road. (Council District 1 - Anderson)

Current Zoning: OFC (office flex campus) and ML-1 (manufacturing and logistics - 1)

Proposed Zoning: IMU (innovation mixed use)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

21. Rezoning Petition: 2024-003 by ATAPCO Properties Inc.

Approved

Location: Approximately 16.91 acres located on the west side of Old Statesville Road and north and south side of Ratcliff Lane, south of West W.T. Harris Boulevard. (Council District 2 - Graham)

Current Zoning: CG (general commercial) and MHP (manufactured home park)

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

Zoning Committee Recommendation: The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends APPROVAL of this petition.

Hearings

22. Rezoning Petition: 2024-035 by City of Charlotte

City Council deferred hearing to August 19, 2024

Location: Approximately 49 acres located along the north side of Pine Oaks Drive, south of Byrum Drive, and west of Beam Drive. (Council District 3 - Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise district overlay) and ML-1 ANDO (manufacturing and logistics-2, airport noise district overlay)

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

23. Rezoning Petition: 2024-067 by Charlotte Planning, Design, & Development - Text Amendment

Public Hearing Held

The purpose of this UDO text amendment is to provide a new Compact Residential Development option in Section 4.5 for certain Neighborhood 1 zoning districts. This option will allow smaller lot sizes and setbacks and will require more usable common open space. There are proposed changes in 3 of the 39 UDO Articles

Staff Recommendation:

Staff recommends approval of this petition.

24. Rezoning Petition: 2024-029 by Embrey Development Company

Public Hearing Held

Location: Approximately 19.81 acres located on the south side of Alexandriana Road, east side of Statesville Road, and west of Twin Lakes Parkway, north of Interstate 485. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

Current Zoning: OFC (office flex campus)

Proposed Zoning: IMU(CD) (innovation mixed use, conditional)

Staff Recommendation: Staff does not recommend approval of this petition.

25. Rezoning Petition: 2024-041 by McAlway Road Ventures, LLC Public Hearing Held

Location: Approximately 0.548 acres located on the east side of McAlway Road, west of Craig Avenue, north of Bobby Lane. (Council District 5 - Molina)

Current Zoning: N2-B (neighborhood 2-B) and OFC (office flex campus)

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

Staff Recommendation: Staff recommends approval of this petition.

26. Rezoning Petition: 2023-124 by The Paces Foundation Public Hearing Held

Location: Approximately 10.54 acres located on the east side of Dilling Farm Road, south of Moores Chapel Road. (Council District 3 - Brown)

Current Zoning: MX-2 (mixed-use residential)

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

Staff Recommendation: Staff recommends approval of this petition.

27. Rezoning Petition: 2023-152 by Sam's Commercial Properties, LLC Public Hearing Held

Location: Approximately 1.1 acres located at the southwest intersection of Mallard Creek Road and Carolina Lily Lane, east of Kings Grant Drive. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

Current Zoning: CC (commercial center)

Proposed Zoning: CG (general commercial)

Staff Recommendation: Staff recommends approval of this petition.

28. Rezoning Petition: 2023-165 by Central Avenue Multifamily LLC

City Council deferred hearing to August 19, 2024

Location: Approximately 2.839 acres bound by the south side of Central Avenue, west side of Piedmont Street, north side of Sunnyside Avenue, and east side of the Independence/I-277 Ramp. (Council District 1 - Anderson)

Current Zoning: N1-D (neighborhood 1-D), NC (neighborhood center), O-6(CD) (office, conditional)

Proposed Zoning: CAC-1(EX) (community activity center-1, exception)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to infrastructure and requested technical revisions.

29. Rezoning Petition: 2024-011 by Eastwood Homes Public Hearing Held

Location: Approximately 17.48 acres located along the south side of Johnston Oehler Road, east of Prosperity Ridge Road. (Council District 4 - Johnson)

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

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

30. Rezoning Petition: 2024-013 by Above and Beyond Students, Inc. Public Hearing Held

Location: Approximately 0.24 acres located on the west side of Park Road, south of Seneca Place and north of Cortland Road. (Council District 6 - Bokhari)

Current Zoning: OFC (office flex campus)

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

Staff Recommendation: Staff recommends approval of this petition.

31. Rezoning Petition: 2024-015 by BV Belk Properties City Council deferred hearing to August 19, 2024

Location: Approximately 0.24 acres located on the west side of Park Road, south of Seneca Place and north of Cortland Road. (Council District 2 - Graham)

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

Proposed Zoning: CG (general commercial)

Staff Recommendation: Staff recommends approval of this petition.

32. Rezoning Petition: 2024-022 by QTR Development Partners & Sunset Road Partners, LLC Public Hearing Held

Location: Approximately 12.11 acres located on the south side of Sunset Road, east of Oakdale Road. (Council District 2 - Graham)

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

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment.

33. Rezoning Petition: 2024-030 by Asana Partners LP Public Hearing Held

Location: Approximately 0.39 acres located at the northwest intersection of South Sharon Amity Road and Randolph Road, south of Woodlark Lane. (Council District 6 - Bokhari)

Current Zoning: CC (commercial center, conditional)

Proposed Zoning: NC (neighborhood center)

Staff Recommendation: Staff recommends approval of this petition.

34. Rezoning Petition: 2024-032 by Troy Knight Public Hearing Held

Location: Approximately 0.17 acres located on the west side of Montgomery Street, north of Frazier Avenue, and east of West Trade Street. (Council District 2 - Graham)

Current Zoning: NC (neighborhood center)

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

Staff Recommendation: Staff recommends approval of this petition.

35. Rezoning Petition: 2024-034 by Jackson Kastle, LLC Public Hearing Held

Location: Approximately 0.37 acres located on the north and south side of Bearwood Avenue and east side of East Sugar Creek Road, west of Eastway Drive. (Council District 1 - Anderson)

Current Zoning: CG (general commercial)

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

Staff Recommendation: Staff recommends approval of this petition.

36. Rezoning Petition: 2024-036 by Julio Barriga Public Hearing Held

Location: Approximately 0.23 acres located on the west side of Westerly Hills Drive, north of Wilkinson Boulevard and south of Blessing Street. (Council District 3 - Brown)

Current Zoning: N1-D (neighborhood 1-D) and CG (general commercial)

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

Staff Recommendation: Staff recommends approval of this petition.

37. Rezoning Petition: 2024-038 by Cambridge Properties, Inc. **Public Hearing Held**

Location: Approximately 3.02 acres located at the northwest intersection of West W. T. Harris and Davis Lake Parkway, south of David Cox Road. (Council District 2 - Graham)

Current Zoning: CC (commercial center, conditional)

Proposed Zoning: CG (general commercial)

Staff Recommendation: Staff recommends approval of this petition.

38. Rezoning Petition: 2024-039 by Gethsemane Cemetery and Memorial Gardens

Public Hearing Held

Location: Approximately 10.65 acres located on the east side of West Sugar Creek Road and north side of The Roman Road, west of Mineral Springs Road. (Council District 4 - Johnson)

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

Proposed Zoning: IC-1 (institutional campus-1)

Staff Recommendation: Staff recommends approval of this petition.

City of Charlotte

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



Zoning Agenda

Thursday, June 20, 2024

RESULTS

Special Zoning Committee Work Session

Innovation Station - Conference Room 886

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: 12:04 pm

Adjourned: 12:25 pm

Zoning Committee Members

<i>Douglas A. Welton</i> ✓	<i>Shana Neeley</i> ✓	<i>Terry Lansdell</i> x
<i>Clayton Sealey</i> ✓	<i>Rebekah Whilden</i> ✓	<i>Rick Winiker</i> x
<i>Wil Russell</i> ✓	<i>Andrew Blumenthal</i> ✓	

1. Rezoning Petition: 2024-067 by Charlotte Planning, Design, & Development - Text Amendment

Recommended for Approval

The purpose of this UDO text amendment is to provide a new Compact Residential Development option in Section 4.5 for certain Neighborhood 1 zoning districts. This option will allow smaller lot sizes and setbacks and will require more usable common open space. There are proposed changes in 3 of the 39 UDO Articles.

Motion: Sealey

2nd: Neeley

Vote: 5:1

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting
APPROVED Minutes
May 21, 2024 – 5:00 p.m.

Attendance

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

Planning Committee Members Absent: Vice Chairperson Courtney Rhodes

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Erin Hinson, Monica Holmes, Tara Moore, and Jason Pauling

Other Staff: Bethany Fritts, Mecklenburg County Asset & Facility Management,

Presenters: Brian Nadolny, Charlotte Area Transit System (CATS), and Jim Fatula, Charlotte Area Transit System (CATS)

Round Table Participants: Greg Ascitutto, CharlotteEAST and Andrea Uhlir, UDO Advisory Committee

Welcome and Introduction

Chairperson Blumenthal called the meeting to order at 5:04 p.m., welcomed everyone, and introduced each commissioner and staff member.

Approval of Minutes

A motion was made by Commissioner Gaston seconded by Commissioner Shaw to approve the April 16, 2024, minutes. The minutes were unanimously approved. 6-0

Mandatory Referrals

M.R. #24-17 | General Services proposes to acquire two parcels totaling approximately 6.35 acres (PID #s 113-251-53 + 113-251-54) for tree canopy preservation. The properties are located on Windy Grove Road.

M.R. #24-18 | General Services proposes to acquire four parcels totaling approximately 1.259 acres (PID #s 113-163-01, 113-163-02, 113-163-03, 113-163-04) located on Brenda Ann Road, for tree canopy preservation.

M.R. #24-19 | Mecklenburg County Park and Recreation proposes to acquire approximately 73.55 acres (PID #s 139-241-19, 139-262-54, 139-262-32 + a portion of 139-262-33) located in Mint Hill on Surrey Road, adjacent to existing County owned Clear Creek Undeveloped Park.

M.R. #24-20 | Mecklenburg County Park and Recreation proposes to acquire approximately 0.90 acres (a portion of PID #12907507) located at 1110 Morningside Drive for a greenway extension.

A motion was made by Commissioner Gaston and seconded by Commissioner Harvey stating that the Planning Committee reviewed M.R. #24-17, M.R. #24-18, M.R. #24-19, and M.R. #24-20. on May 21, 2024, and has no additional comments for the submitting agencies. The motion was approved. 6-0

CATS Red Line Studies Update - Brian Nadolny, Senior Project Manager CATS presented an overview of the 25-mile Red Line commuter rail project that utilizes Norfolk Southern's existing rail network. He talked about the origins of the plan, Norfolk Southern's rail policy and its effects on planning, and the project's progress. Following several questions by commissioners, Chairperson Blumenthal asked that the presentation be shared with them.

CATS Gold Line Presentation Studies Update

Jim Fatula, Project Manager, Charlotte Area Transit System (CATS) provided an overview of the Gold Line Extension. He provided background information regarding the Corridor System Plan. Phase 1 began in 2015 and most recently Phase 2 in 2021. CATS is currently working on an extension study. Mr. Fatula also shared the Gold Line's Extension timeline. Next steps in the process includes analyses of the population and demographics, alternatives along the corridor, a public meeting in 2024, incorporating public feedback into the design and utilizing sophisticated modeling programs. Commissioners asked several questions during the presentation that led to further discussion.

Neighborhood Roundtable Discussion on the UDO

Commissioners held a robust roundtable discussion about the UDO and the community understanding the processes. Guests and commissioners introduced themselves and provided background information. In their service to their neighborhoods and communities, each expressed concern about the amount of information being shared with the public. One concern revolves around information overload as it relates to the different city initiatives. Information received by citizens maybe overwhelming rather than not being understood. Within the group, there was consensus regarding the need to simplify the language used to inform the public. How do we help streamline the messaging and how do we help prioritize the community's concerns. Communicating with the public should include language in layman's terms rather than technical jargon utilized in the planning world. Throughout the discussion, all agreed to continue to work together on uplifting their communities to help drive understanding as it relates to the UDO and other key city initiatives. After additional discussion that included discussing the rezoning alignment process, the policy map comment period and next steps, and appreciation for how transparent the conversations have been, the meeting adjourned.

Resource:

Greg Ascitutto, CharlotteEAST
Melissa Gaston, Planning Committee
Theresa McDonald, Planning Committee

R.J. Harvey, Planning Committee
Andrea Uhlir, UDO Advisory Committee

Adjournment: 6:57pm

CRTPO Staff Contact:
 Neil Burke, AICP PTP
 704-336-2205
 Neil.Burke@charlottenc.gov

Charlotte-Mecklenburg Government Center
 600 East Fourth Street
 Room 267, Second Floor
 Charlotte, NC 28202

Agenda Items:

- Consent Agenda:
 - 2024-2033 TIP Amendments
 - CATS 2024-2033 TIP Amendment
- Managed Lanes Education Session
- Discretionary Grants Program Supplemental Funding Requests
- 2026-2035 TIP Development Process (NCDOT Prioritization 7.0)
- NCDOT I-77 Corridor Update

CRTPO BOARD MEMBERS

Lisa Qualls, Chair
 Commissioner, Town of Mooresville

Brad Richardson, Vice Chair
 Council Member, Town of Stallings

City of Charlotte
 Town of Cornelius
 Town of Davidson
 Town of Fairview
 Town of Huntersville
 Town of Indian Trail
 Iredell County
 Town of Marshville
 Town of Marvin

Town of Matthews
 Mecklenburg County
 Metropolitan Transit Commission
 Town of Mineral Springs
 Town of Mint Hill
 City of Monroe
 Town of Mooresville
 NCDOT
 Town of Pineville

Town of Stallings
 City of Statesville
 Town of Troutman
 Union County
 Town of Waxhaw
 Town of Weddington
 Village of Wesley Chapel
 Town of Wingate

CRTPO MISSION

The CRTPO provides leadership and collaboration with member communities and partners in developing our region's transportation system.

CRTPO VISION

A connected and equitable transportation system that provides mobility choices for the region.

Title VI Policy

It is the policy of the Charlotte Regional Transportation Planning Organization to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities.

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

Non-Discrimination Policy

It is the policy of CRTPO to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities.

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

Accessing the Charlotte-Mecklenburg Government Center (CMGC)

CMGC is located at 600 East Fourth Street, at the corner of Fourth and Davidson streets in Uptown Charlotte. From I-85 N, I-77 N and US-74 W, take exit 2A from I-277 S/ NC-16 S onto East Fourth Street. Parking is available in the CMGC parking deck located on Davidson Street between Third and Fourth streets. On-street parking is also available, but CRTPO is only able to validate deck parking. Check in with a staff member about parking validation for the CMGC deck when you arrive for the meeting.

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



Common Acronyms



- ADA**
Americans with Disabilities Act of 1990
- ADT**
Average Daily Traffic
- AEP**
Alignment Evaluation Program
- BOT**
Board of Transportation
- BPWG**
Bicycle and Pedestrian Work Group
- BRT**
Bus Rapid Transit
- CATS**
Charlotte Area Transit System
- CAV**
Connected and Autonomous Vehicles
- CDOT**
Charlotte Department of Transportation
- CMAQ**
Congestion Mitigation & Air Quality
- CMGC**
Charlotte-Mecklenburg Government Center
- CMP**
Congestion Management Process
- CRAFT**
Charlotte Regional Alliance for Transportation
- CRC**
Centralina Regional Council
- CRMPO**
Cabarrus-Rowan Metropolitan Planning Organization
- CRP**
Carbon Reduction Program
- CRTPO**
Charlotte Regional Transportation Planning Organization
- CTP**
Comprehensive Transportation Plan
- EJ**
Environmental Justice
- EPA**
Environmental Protection Agency
- FHWA**
Federal Highway Administration
- FRA**
Federal Railroad Administration
- FTA**
Federal Transit Administration
- GCLMPO**
Gaston Cleveland Lincoln Metropolitan Planning Organization
- GHMPO**
Greater Hickory Metropolitan Planning Organization
- GIS**
Geographic Information System
- HOT**
High Occupancy Toll lane
- HOV**
High Occupancy Vehicle
- ICATS**
Iredell County Area Transportation System
- IJA**
Infrastructure Investment and Jobs Act
- ITS**
Intelligent Transportation Systems
- LAP**
Locally Administered Projects
- LOS**
Level of Service
- LPA**
Lead Planning Agency
- MCM**
Metrolina CommunityViz Model (land use model)
- MOU**
Memorandum of Understanding
- MPO**
Metropolitan Planning Organization
- MRM**
Metrolina Regional Model
- MTP**
Metropolitan Transportation Plan
- MTS**
Mecklenburg Transportation System (Demand Response Transit)
- NCAMPO**
North Carolina Association of Metropolitan Planning Organizations
- NCDOT**
North Carolina Department of Transportation
 - NCDOT-IMD**
Integrated Mobility Division
 - NCDOT-TPD**
Transportation Planning Division

Common Acronyms



NCTA

North Carolina Turnpike Authority

P7.0

Prioritization 7.0

PBPP

Performance-Based Planning and Programming

PIP

Public Involvement Plan

PL

Planning funds

POC

Project Oversight Committee

RAISE

Rebuilding American Infrastructure with Sustainability and Equity

RFATS

Rock Hill-Fort Mill Area Transportation Study

RPO

Rural Planning Organization

RRRPO

Rocky River Rural Planning Organization

SIP

State Implementation Plan (for air quality)

SOV

Single-Occupancy Vehicle

SPOT

Strategic Planning Office of Transportation (NCDOT)

STBG-DA

Surface Transportation Block Grant Direct Attributable funds

STI

Strategic Transportation Investments

STIP

State Transportation Improvement Program

STP

Surface Transportation Program

TAP

Transportation Alternatives Program

TCC

Technical Coordinating Committee

TDM

Transportation Demand Management

TIP

Transportation Improvement Program

TMA

Transportation Management Area

TOD

Transit Oriented Development

TPWG

Transit Providers Work Group

TSM

Transportation System Management

UA

Urban Area

UCT

Union County Transportation

UPWP

Unified Planning Work Program

VMT

Vehicle Miles Traveled

[Click here](#) to view the CRTPO Orientation Handbook for additional references.

6:00 PM Meeting Agenda

1. **Call to Order** Lisa Qualls
2. **Adoption of the Agenda** Lisa Qualls
3. **Public Comment Period** Lisa Qualls
CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes.
4. **Ethics Awareness & Conflict of Interest Reminder** Lisa Qualls
5. **Consent Agenda** Lisa Qualls
All items below are considered to be routine by the CRTPO Board or have been the subject of detailed presentations at previous meetings. There will be no separate discussion on these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda.
 - a) May 15, 2024 CRTPO Board Meeting Minutes
 - b) 2024-2033 TIP Amendments
 - c) CATS 2024-2033 TIP Amendment

Attachments: [May 15, 2024 CRTPO Board Meeting Minutes](#); [2024-2033 TIP Amendments Memo](#); [2024-2033 TIP Amendments](#); [CATS 2024-2033 TIP Memorandum](#)

6. **Managed Lanes Education Session** **David Ungemah, HDR**
Action Requested: FYI

Background:

- Building on the May education session conducted by the North Carolina Turnpike Authority (NCTA), June's education session will focus on managed lanes.
- The Education Session's primary focus is as follows:
 - Review the region's managed lanes planning history dating to the Fast Lanes Study endorsed by the then MUMPO board in 2010;
 - Provide an overview of managed lanes; and discuss why they are implemented in urban areas.

7. [Discretionary Grants Program Supplemental Funding Requests](#)

Andrew Ventresca, Troutman

Action Requested: FYI.

Background:

- In July, the CRTPO Board will be requested to approve additional funds for two existing projects that have faced funding shortfalls. The CRTPO Board will also be asked to approve 2024-2033 TIP amendments to allocate the additional funds to these projects.
- See the attached memorandum for more information.

Attachment: [Discretionary Program Supplemental Funding Requests Memorandum](#)

8. [2026-2035 TIP Development Process \(NCDOT Prioritization 7.0\)](#)

Travis Johnson, CRTPO and
Mark Stafford, NCDOT

Action Requested: FYI.

Background:

- The NCDOT Prioritization 7.0 (P7.0) process will develop the 2026-2035 TIP.
- On May 24, NCDOT released P7.0 quantitative scores for all projects, P7.0 revenue estimates, and a list of Statewide Mobility projects that will be funded in the 2026-2035 STIP.
- The presentation will review the P7.0 revenue estimates prepared by NCDOT for the Regional Impact and Division Needs tiers and provide an overview of the schedule for the local input points assignment phases.
- The NCDOT P7.0 process will conclude with the release of the draft 2026-2035 TIP in January of 2025.

Attachments: [P7.0 Statewide Mobility Highway Project Funding Status](#); [P7.0 Statewide Mobility Non-Highway Project Funding Status](#); [P7.0 Regional Impact Highway](#); [P7.0 Regional Impact Non-Highway](#); [P7.0 Division Needs Highway](#); [P7.0 Division Needs Non-Highway](#)

9. [NCDOT I-77 Corridor Update](#)

Brett Canipe, NCDOT

Action Requested: FYI

Background:

- The CRTPO Board approved an action at the February 2023 meeting, endorsing NCDOT to conduct a comparative analysis of a potential public-private partnership delivery versus an NC Turnpike Authority toll project delivery for the I-77 South Express Lanes.
 - NCDOT will provide an update on the comparative analysis work since the last update that was provided to the CRTPO Board during the April 2024 meeting.

10. Upcoming Agenda Items

Robert Cook

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

11. Board Member Comments

Lisa Qualls

12. Adjourn



CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA

June 12, 2024

CMCG ROOM 267/WebEx Option for Public Participation

HDC WORKSHOP 12:00 PM

- Staff Announcements
- Pre-Application Review
 - 2200 Park Rd

HDC MEETING: 1:00 – 7:00

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

NOT HEARD AT THE MAY 8 MEETING

ADDITION & ACCESSORY STRUCTURE

1. 1821 The Plaza (PID 08119605)
HDCRMA-2023-01190
Plaza Midwood
Veronica DeVita & Gregory Rousseau, Applicants
APPROVED WITH CONDITIONS

FRONT PORCH ADDITION

2. 825 Romany Rd (PID 12309513)
HDCRMI-2023-01092
Dilworth
Emily Hultquist, Applicant
APPROVED WITH CONDITIONS

FRONT PORCH ENCLOSURE & SITE WORK

3. 1218 East Bv (PID 12111315)
HDCCMI-2023-01121
Dilworth
Alaa Bou Ghanem, Applicant
CONTINUED

WINDOW REPLACEMENT, ALTERNATIVE MATERIAL

4. 404 W Kingston Av (PID 11908509)
HDCRMI-2023-01094
Wilmore
Ellen Keeley, Applicant
CONTINUED

DEMOLITION, RESIDENTIAL

5. 2031 Wilmore Dr; 2023 and 2027 Wood Dale Tr (PID 11907514)
HDCRDEMO-2023-01122
Wilmore
Ashley Fitzpatrick, Applicant
APPROVED WITH 365 DAY STAY
6. 1514-1516 Hamorton Pl (PID 08117423)
HDCRDEMO-2023-01189
Plaza Midwood
Sabas Orellana & Carmen Larrehnaga, Applicants
CONTINUED

NEW CONSTRUCTION

7. 2000 Dilworth Rd W (PID 12111822)
HDCRMA-2023-01124
Dilworth
Garrett Nelson & John Kernodle, Applicants
CONTINUED

NEW CASES

REAR ADDITION

8. 513 Grandin Rd (PID 07102302)
HDCRMA-2023-01093
Wesley Heights
Shelley Hughes, Applicant
APPROVED WITH CONDITIONS

NOT HEARD

ADDITION

9. 1411 and 1413 W 4th St (PID: 07101507)
HDCRMA-2022-00897
Wesley Heights
Angie Lauer, Applicant

ADDITION

10. 927 East Bv (PID 12311311)
HDCCMA-2023-00991
Dilworth
Erik Winer, Applicant

ADDITION

11. 1921 Charlotte Dr (PID 12111901)
HDCCMA-2023-01193
Dilworth
Erica Kennedy, Applicant

SITE CHANGES, AFTER THE FACT

12. 928 Ideal Wy (PID 12112201)
HDCRMIA-2023-01195
Dilworth
Mike Whitehead, Applicant

CONTINUED FROM THE MAY MEETING

13. 501 N Poplar St (PID 07803623)
HDCRMA-2023-00988
Fourth Ward
Ryan Baird, Applicant

Upcoming Meeting Dates

July 2024

Mon July 8	12:00p.m. - 2:00p.m.	Planning Commission Work Session
Tue July 9	5:30p.m. - 7:30p.m.	Zoning Committee Work Session
Mon July 15	4:00p.m. - 4:30p.m.	Planning Commission Executive Committee Meeting
Tue July 16	5:00p.m. - 7:00p.m.	Planning Committee Meeting

August 2024

No meetings scheduled in August

September 2024

Wed Sept 4	5:30p.m. - 7:30p.m.	Zoning Committee Work Session
<i>Tentative revised date:</i>		
<i>Thu Sept 12</i>	<i>8:30a.m - 4:00p.m.</i>	<i>Planning Commission Retreat</i>
Mon Sept 16	4:00p.m. - 4:30p.m.	Planning Commission Executive Committee Meeting
Tue Sept 17	5:00p.m. - 7:00p.m.	Planning Committee Meeting