

CHARLOTTE MECKLENBURG

**December 9, 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

December 9, 2024

CMGC Room 267

1. **Tour of CLT Development Center** (11:30 a.m. – 12:00 p.m.)
 - Meet on first floor of CMGC at CLT Development Center entrance
2. **Call to Order & Introductions** (12:00 – 12:05 p.m.)
 - Meeting protocols
3. **Minutes and Reports** (12:05 – 12:10 p.m.)
 - Approve November 12, 2024 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (10/21) Attachment 2
 - Zoning Committee Agenda Results (11/18) – *Attachment 3*
 - Zoning Committee Agenda (12/3) – *Attachment 4*
 - Planning Committee Minutes (10/15) – *Attachment 5*
 - Charlotte Regional Transportation Planning Organization (11/20) – *Attachment 6*
 - Historic District Commission Special Call Meeting Results (10/30) – *Attachment 7*
 - Historic District Commission Meeting Agenda (11/13) – *Attachment 8*
 - Upcoming Meeting Dates (Dec. – Jan) – *Attachment 9*
 - Charlotte-Mecklenburg Planning Commission Approved 2025 Work Session Calendar - *Attachment 10*
4. **New Business** (12:10 – 2:00 p.m.)
 - CLT Development Center: The Permitting Process Overview, *Nan Peterson* (30 minutes)
 - CRTPO 101, *Neil Burke, Travis Johnson, and Will Synder, Charlotte Regional Transportation Planning Organization* (45 minutes)
 - Comments from the Chair, *Chairperson Welton* (10 minutes)
 - Commission Community Engagement Activities reports
 - Commissioner Research/Homework, *Chairperson Welton* (5 minutes)

	Future Agenda Topics	Meeting Date
Planning Commission	<ul style="list-style-type: none">• Update on Housing (Tentative)	January 13
Planning Committee	<ul style="list-style-type: none">• December Mandatory Referrals	December 17

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes

November 12, 2024

CMGC Room 267

Attendance

Commissioners Present: Douglas Welton (Chairperson), Shana Neeley, Wil Russell, Terry Lansdell, Erin Shaw, Rebekah Whilden, Frederick Winiker, Carolyn Millen, Theresa McDonald, Robin Stuart, Michael Caprioli. Melissa Gaston arrived 12:20p.m.

Commissioner Absent: Andrew Blumenthal (Vice Chair), and Clayton Sealey

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

Call to Order & Introductions

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

Minutes and Reports

Approval for October 14 Work Session Minutes

A motion was made by Commissioner Whilden and seconded by Commissioner Shaw to approve the October 14, 2024 minutes. The vote was unanimous to approve the minutes.

New Business

Update from Centralina Regional Council, Jason Wager, Regional Planning Director

Jason Wager presented an overview of the Centralina Regional Council's involvement with Mobility Planning and the implementation of strategies for healthy communities, mobility choices and regional growth. Advanced mapping of 72 municipalities along with data analysis are tools to help link land use and transportation together. Chair Welton opened the floor for Commissioners to ask questions.

Commission Community Engagement Activities Reports:

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

Commissioner Research/Homework, Chairperson Welton

- Reviewed information on historical and current population data in Charlotte

Alyson Craig, Director of Planning provided a quick update regarding topics going to Council in December.

Adjournment

The meeting adjourned at 1:35p.m.

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

Charlotte-Mecklenburg Planning Commission**Approved Executive Committee Minutes****October 21, 2024, 4:00 p.m.****Room 266****Attendance**

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

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

Call to Order

Chair Welton called the Executive Committee meeting to order at 4:10 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Russell and seconded by Vice Chair Blumenthal to approve the June 17, 2024, Executive Committee Minutes. The vote was unanimous to approve the minutes.

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

Future Work Session Topics

The Planning Commission meeting will be held on Tuesday, November 12th and Jason Wager from the Centralina Regional Council will be presenting. Charlotte Regional Transportation Planning Organization (CRTPO) will present at the December meeting. On December 19, Planning Committee will have Erin Stanforth presenting on Environmental Sustainability. Chair Welton would like to have Tree Canopy division present during a meeting the beginning of next year.

Alyson indicated Phase 3 is now called Residential Tune-up. The United Development Ordinance Advisory Committee (UAC) is meeting about Phase 3 on Thursday, October 24 and the Transportation Planning and Development (TPD) committee on November 4th.

Comments for Chair Welton

Chair Welton would like to have a walk through with the commissioners in the CLT Development Center. Chair Welton is requesting planning staff to determine what is the most effective way to have an unofficial walk through without interrupting the staff. Further discussion will be during November's Planning Commission Work Session meeting.

Approval of Upcoming Meeting Dates for November - December 2024

A motion was made by Vice Chair Blumenthal and seconded by Commissioner Russell to approve the calendar. Inclusive of change for November 7th Zoning Committee Work Session.

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, November 18, 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

Deferrals / Withdrawals

CONSENT**2. Consent agenda items 3 through 10 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: 2024-045 by Drakeford Communities**Approved**

Location: Approximately 3.726 acres located along the south side of The Plaza, east of Aintree Road, and west of Lakedell Drive. (Council District 1 - Anderson)

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

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.

4. Rezoning Petition: 2024-049 by Shreeji Hospitality of University, LLC**Approved**

Location: Approximately 3.96 acres located at the northeast intersection of North Tryon Street and Hampton Church Road, south of East McCullough Drive. (Council District 4 - Johnson)

Current Zoning: TOD-TR (transit-oriented development-transition) and N1-C (neighborhood 1-C)

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

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends APPROVAL of this petition.

5. Rezoning Petition: 2024-075 by Arbo, LLC

Approved

Location: Approximately 1.4 acres located along the north side of Pineville-Matthews Road and the west side of Arboretum Drive. (Council District 7 - Driggs)

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

Proposed Zoning: CAC-1(CD) (community activity center-1, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

6. Rezoning Petition: 2024-080 by Diallo Mamdou Korka

Approved

Location: Approximately 1.658 acres located along the east side of North Graham Street and the north side of Oneida Road. (Council District 1 - Anderson)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

7. Rezoning Petition: 2024-081 by Caldwell Development, LLC

Approved

Location: Approximately 0.461 acres located along the northeast side of Castleton Road, southwest of Craig Avenue, and northwest of North Sharon Amity Road. (Council District 5 - Molina)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

8. Rezoning Petition: 2024-085 by AAAA Holdings, LLC

Approved

Location: Approximately 2.85 acres located along the east side of Westpark Drive, north of Griffith Road, and south of Tyvola Road. (Council District 3 - Brown)

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

Proposed Zoning: CG (general commercial)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

9. Rezoning Petition: 2024-086 by Peak Sports Holdings, LLC

Approved

Location: Approximately 4.9 acres located along the south side of South Clarkson Street and the west side of West Summit Avenue, southeast of I-77. (Council District 3 - Brown)

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

Proposed Zoning: RAC(CD) (regional activity center, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

10. Rezoning Petition: 2024-092 by Lucern Capital Partners

Approved

Location: Approximately 3.07 acres located along the north side of West W.T. Harris Boulevard, and the east side of Research Drive, west of I-85. (Council District 4 - Johnson)

Current Zoning: RE-3(CD) (research, conditional)

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

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

DECISIONS**11. Rezoning Petition: 2023-023 by Horizon Development Properties, Inc.****City Council deferred decision to December 16, 2024**

Location: Approximately 8.55 acres located on the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane. (Council District 6 - Bokhari)

Current Zoning: R-20MF (multi-family residential)

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

12. Rezoning Petition: 2023-038 by Levine Properties**City Council deferred decision to December 16, 2024**

Location: Approximately 84.16 acres located on the north and south side of Sardis Lane, and east side of Providence Road. (Council District 6 - Bokhari)

Current Zoning: N1-A (neighborhood 1-A), N2-B (neighborhood 2-B), B-1SCD (business shopping center), B-1(CD) (neighborhood business, conditional), and R-20MF (multi-family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional) and MUDD-O with 5-year vested rights (mixed use development district - optional)

13. Rezoning Petition: 2023-039 by Northwood Ravin**City Council deferred decision to December 16, 2024**

Location: Approximately 20.12 acres bound by the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane. (Council District 6 - Bokhari)

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

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

14. Rezoning Petition: 2024-077 by The Drox Group, LLC**City Council deferred decision to December 16, 2024**

Location: Approximately 15.87 acres located at along the east side of Sandy Porter Road, south of Brown Grier Road, and west of Whitehall Park Drive. (Council District 3 - Brown)

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

Proposed Zoning: N2-A(CD) ANDO (neighborhood 2-A, conditional, airport noise disclosure overlay)

15. Rezoning Petition: 2024-082 by City of Charlotte

Approved

Location: Approximately 7.05 acres located along the northwest side of South Tryon Street, east of West Tyvola Road, and south of Billy Graham Parkway. (Council District 3 -Brown)

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

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

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

16. Rezoning Petition: 2024-083 by City of Charlotte

City Council deferred decision to December 16, 2024

Location: Approximately 0.324 acres located along the north side of Parkwood Avenue and the east side of Pegram Street and approximately 0.197 acres located along the west side of Pegram Street, south of Parkwood Avenue. (Council District 1 - Anderson)

Current Zoning: UR-3(CD) (urban residential, conditional) and CG (general commercial)

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

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

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

Approved

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)

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

Staff Recommendation: Staff recommends approval of the petition.

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

Approved

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)

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

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

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

Approved

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)

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: 2024-059 by Veer Homes, LLC

City Council deferred decision to December 16, 2024

Location: Approximately 2.67 acres located at the southeast intersection of Sardis Road and Timber Lane, east of Providence Road. (Council District 6 - Bokhari)

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

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

Zoning Committee Recommendation: The Zoning Committee voted 6-1 to recommend APPROVAL of this petition.

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

HEARINGS**21. Rezoning Petition: 2024-047 by Heaven Properties**

City Council deferred hearing to December 16, 2024

Location: Approximately 12.77 acres located on the north side of Harris Houston Road, east of Kempsford Road, and west of Astoria Drive. (Council District 4 - Johnson)

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

Proposed Zoning: N1-D (CD) (neighborhood 1-D, conditional)

22. Rezoning Petition: 2024-098 by Helix Holdings, LLC

City Council deferred hearing to December 16, 2024

Location: Approximately 0.375 acres located along the north side of The Plaza, west of E Sugar Creek Road, and east of Sweetbriar Street. (Council District 1 - Anderson)

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

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

23. Rezoning Petition: 2024-121 by Charlotte Planning, Design & Development Department - Text Amendment

Public Hearing Held

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 23 of the 39 Articles.

Staff Recommendation:

Staff recommends approval of this petition.

24. Rezoning Petition: 2024-072 by The Drakeford Company

Public Hearing Held

Location: Approximately 19.58 acres located at the dead end of Harvest Hill Drive, east of Lawrence Orr Road, and north of Barcliff Drive. (Council District 5 - Molina)

Current Zoning: MX-1 INNOV (mixed use, innovative), N1-A (neighborhood 1-A), and IC-1 (institutional campus-1)

Proposed Zoning: MX-1 INNOV SPA (mixed use, innovative, site plan amendment) and N1-D(CD) (neighborhood 1-D, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design, transportation, and the environment.

25. Rezoning Petition: 2024-002 by Fernando Rivera

Public Hearing Held

Location: Approximately 0.62 acres located along the south side of Wallace Lane, west of Dorn Circle, and east of East Independence Boulevard. (Council District 5 - Molina)

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

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

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

26. Rezoning Petition: 2024-088 by Childress Klein

City Council deferred hearing to December 16, 2024

Location: Approximately 15.98 acres located along the north side of Rexford Road, south of Wickersham Road, and west of Colony Road. (Council District 6 - Bokhari)

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

Proposed Zoning: RAC(EX) (regional activity center, exception)

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

27. Rezoning Petition: 2024-089 by True Homes

Public Hearing Held

Location: Approximately 4.09 acres located along the north side of Hovis Road, west of Wildwood Avenue. (Council District 2 - Graham)

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

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

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

28. Rezoning Petition: 2024-095 by Tryon Advisors, LLC

Public Hearing Held

Location: Approximately 6.508 acres located along the north side of Old Belmeade Drive, east of Belmeade Drive, and west of San Gabriel Avenue. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

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

Proposed Zoning: N1-A CCO (neighborhood 1-A, cottage court overlay)

Staff Recommendation: Staff recommends approval of this petition.

29. Rezoning Petition: 2024-097 by Hendrick Automotive Group, LLC

Public Hearing Held

Location: Approximately 3.18 acres located along the east side of Twin Lakes Parkway and the south side of Sam Roper Drive, west of Northlake Auto Plaza Boulevard. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

Current Zoning: OFC (office flex campus)

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

Staff Recommendation: Staff recommends approval of this petition.

30. Rezoning Petition: 2024-100 by 4000 Monroe, LLC

Public Hearing Held

Location: Approximately 9.892 acres located along the south side of Monroe Road and the west side of North Wendover Road, north of the Norfolk Southern Railway. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed-use)

Staff Recommendation: Staff recommends approval of this petition.

31. Rezoning Petition: 2024-101 by EB Arrow Crystal Real Estate

Public Hearing Held

Location: Approximately 20.56 acres located along the east side of J. W. Clay Boulevard, both the north and south sides of Waters Edge Village Drive, west of J. M Keynes Drive. (Council District 4 - Johnson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

City of Charlotte

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



Zoning Agenda

Tuesday, December 3, 2024

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Andrew Blumenthal, Chairperson

Shana Neeley, Vice Chairperson

Theresa McDonald

Clayton Sealey

Erin Shaw

Robin Stuart

Rick Winiker

Zoning Committee Work Session

Zoning Item

1. Rezoning Petition: 2024-072 by The Drakeford Company

Update: Petitioner is requesting deferral to January 7, 2025

Location: Approximately 19.58 acres located at the dead end of Harvest Hill Drive, east of Lawrence Orr Road, and north of Barcliff Drive. (Council District 5 - Molina)

Current Zoning: MX-1 INNOV (mixed use, innovative), N1-A (neighborhood 1-A), and IC-1 (institutional campus-1)

Proposed Zoning: MX-1 INNOV SPA (mixed use, innovative, site plan amendment) and N1-D(CD) (neighborhood 1-D, conditional)

2. Rezoning Petition: 2024-121 by Charlotte Planning, Design & Development Department - Text Amendment

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 23 of the 39 Articles.

Public Hearing Held: November 18, 2024 - Item #23

Staff Resource: [Alan Goodwin](#)

[2024_121_Post_SA_final](#)

[#2024-121 \(Clean Up 4 AMENDED 11.25.24\)](#)

[2024-121 Consistency 10-14-2024](#)

3. Rezoning Petition: 2024-002 by Fernando Rivera

Location: Approximately 0.62 acres located along the south side of Wallace Lane, west of Dorn Circle, and east of East Independence Boulevard. (Council District 5 - Molina)

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

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

Public Hearing Held: November 18, 2024 - Item #25

Staff Resource: [Holly Cramer](#)

[2024_002_PostHSA](#)

[2024_002_consistency](#)

4. Rezoning Petition: 2024-051 by The Site Group, PLLC

Location: Approximately 3.44 acres located on the west side of Westpark Drive, east of Interstate 77, and south of Tyvola Road. (Council District 3 - Brown)

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

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

Public Hearing Held: September 16, 2024 - Item #26

Staff Resource: [Joe Mangum](#)

[2024_051_PostHSA_DONE](#)

[2024_051_SitePlanRev_2024_11_22](#)

[2024_051_Consistency](#)

5. Rezoning Petition: 2024-089 by True Homes

Location: Approximately 4.09 acres located along the north side of Hovis Road, west of Wildwood Avenue. (Council District 2 - Graham)

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

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

Public Hearing Held: November 18, 2024 - Item #27

Staff Resource: [Maxx Oliver](#)

[2024_089_PostHSA](#)

[2024-089_SitePlanRev_24_10_11](#)

[2024_089_Consistency](#)

6. Rezoning Petition: 2024-095 by Tryon Advisors, LLC

Location: Approximately 6.508 acres located along the north side of Old Belmeade Drive, east of Belmeade Drive, and west of San Gabriel Avenue. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

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

Proposed Zoning: N1-A CCO (neighborhood 1-A, cottage court overlay)

Public Hearing Held: November 18, 2024 - Item #28

Staff Resource: [Maxx Oliver](#)

[2024-095_PostHSA](#)

[2024_095_Consistency](#)

7. Rezoning Petition: 2024-097 by Hendrick Automotive Group, LLC

Location: Approximately 3.18 acres located along the east side of Twin Lakes Parkway and the south side of Sam Roper Drive, west of Northlake Auto Plaza Boulevard. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson)

Current Zoning: OFC (office flex campus)

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

Public Hearing Held: November 18, 2024 - Item #29

Staff Resource: [Emma Knauerhase](#)

[2024_097_PostHSA](#)

[2024_097_CS](#)

8. Rezoning Petition: 2024-100 by 4000 Monroe, LLC

Location: Approximately 9.892 acres located along the south side of Monroe Road and the west side of North Wendover Road, north of the Norfolk Southern Railway. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed-use)

Public Hearing Held: November 18, 2024 - Item #30

Staff Resource: [Emma Knauerhase](#)

[2024_100_Post_HSA](#)

[2024_100_CS](#)

9. Rezoning Petition: 2024-101 by EB Arrow Crystal Real Estate

Location: Approximately 20.56 acres located along the east side of J. W. Clay Boulevard, both the north and south sides of Waters Edge Village Drive, west of J. M Keynes Drive. (Council District 4 - Johnson)

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

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

Public Hearing Held: November 18, 2024 - Item #31

Staff Resource: [Michael Russell](#)

[2024_101_PostHSA](#)

[2024_101_RevSitePlan_2024_10_15](#)

[2024_101_Consistency](#)

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

APPROVED Minutes

October 15, 2024 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Douglas Welton; and Commissioners; Melissa Gaston, Terry Lansdell, Carolyn Millen, and Rebekah Whilden

Planning Committee Members Absent: Vice Chairperson Wil Russell

Planning Staff Present: Kathy Cornett, Zenia Duhaney, and Erin Hinson

Other Staff: David Kroening, Mecklenburg County Storm Water Services

Welcome and Introduction

Chairperson Welton called the meeting to order at 5:03 p.m., welcomed everyone, and introduced each commissioner and staff member.

Approval of Minutes

A motion was made by Commissioner Gaston seconded by Commissioner Whilden to approve September 17, 2024, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals

Chairperson Welton asked committee members whether any mandatory referrals needed to be discussed. Hearing no response, the committee moved to a vote.

M.R. #24-49 | Central Piedmont Community College (CPC) plans to construct two new Fire Training Facilities; the first near the Merancas Campus on a 5.23-acre property located at 11700 Old Verhoeff Road (PID #01720401) in Huntersville, NC, + the second on a portion of the Levine Campus located at 2625 Campus Ridge Road (PID #21524101) in Matthews, NC.

M.R. #24-50 | Mecklenburg County Storm Water Services proposes to acquire a 0.45-acre property (PID #17109103) located at 5709 Wedgewood Drive as part of their FEMA flood buyout program.

M.R. #24-51 | Mecklenburg County Storm Water Services proposes to acquire a 0.25-acre property (PID #09908203) located at 5215 Kildare Drive as part of their FEMA flood buyout program.

M.R. #24-52 | Mecklenburg County Park and Recreation proposes to acquire a 0.228-acre parcel (PID #03147218) along Lake Drive + adjacent to Mountain Island Lake for future park/preserve expansion + watershed protection.

M.R. #24-53 | Mecklenburg County Park and Recreation proposes to acquire two properties (PID #02302217 + 02302419) with a combined acreage of approximately 4.78 acres for the expansion of Auten Nature Preserve in Huntersville.

A motion was made by Commissioner Gaston and seconded by Commissioner Whilden stating that the Planning Committee reviewed M.R.#24-49, M.R.#24-50, M.R.#24-51, M.R.#24-52, and M.R.24-53 on October 15, 2024, and has no additional comments for the submitting agencies. The motion was approved. 5-0

Envision Charlotte + the Circular Economy Presentation

Chairperson Welton introduced Amu Aussieker from Innovation Barn to committee members. Ms. Aussieker described the Envision Charlotte initiative and the Innovation Barn. The goal of the initiative and Barn is to create a sustainable urban environment in Charlotte. Energy efficiency, smart technology, and community engagement to reduce energy consumption and enhance the quality of life for residents is the focus. With a focus on taking materials destined for the landfill and creating jobs and innovation. BlueCity's circular economy inspired the Innovation Barn and zero waste is the goal of the circular economy. Charlotte's circular economy goals were outlined as was development of the Innovation Barn and the educational, collaborative, and innovative initiatives it offers.

After the presentation, there was discussion around the rezoning process and challenges that may have been experienced when renovating the Innovation Barn. Committee members were made aware of the challenges around permitting.

Community Area Planning Workshop Update

Erin Hinson provided an update on the Community Area Planning initiative. She discussed the purpose of the effort, the approach, and expected outcome, which are 14 Community Area Plans and a refined 2040 Policy Map. The Phase 3 Projects + Programs phase is underway, and the goal is to identify the projects and programs needed to support future growth in Charlotte. Review and adoption of the Community Area Plans will occur in 2025 during Phase 5. Updates on the specific work, such as focus groups, workshops, attendance numbers, and the webtool were also shared with committee members.

Community Area Planning Next Steps

Staff shared a glimpse at a high level of the plan development document structure with committee members.

- Create a plan for each geography. Fourteen (14) in total.
- Have a Program Guide/Executive Summary on how Community Area Planning is related to the Comprehensive Plan and its intended use.
- Revised Policy Map

Commissioner Landsdell asked can we offer elected officials, decision makers, and citizens something to help them navigate information that will need to be reviewed within the short, allotted timeframe. After additional conversation Commissioner Lansdell expressed the importance of community updates during the review and adoption process in early 2025.

After additional discussion and suggestions from Commissioners regarding the virtual meetings, suggestions implemented, and the implementation schedule the meeting was adjourned.

Adjourn: 6:06 pm



charlotte regional **transportation** planning organization

BOARD MEETING AGENDA PACKET November 20, 2024 6:00 PM

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

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

Agenda Items:

- Consent Agenda:
 - 2024-2033 TIP Amendments
 - Cancellation of December 18 CRTPO Board meeting & Approval of 2025 CRTPO Board Meeting Calendar
 - CRTPO-Rock Hill-Fort Mill Area Transportation Study (RFATS) Memorandum of Agreement (MOA)
 - Adjusted Urban Area Boundary
- 2026-2035 TIP Development Process (NCDOT Prioritization 7.0)
- CRTPO Complete Streets Policy
- Waxhaw Parkway Comprehensive Transportation Plan (CTP) Amendment
- CRTPO Discretionary Funds: 2024 Fall Call Summary
- FY 2026 Unified Planning Work Program: Annual Budget
- Union County Comprehensive Transportation Plan Pedestrian Map Amendment

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

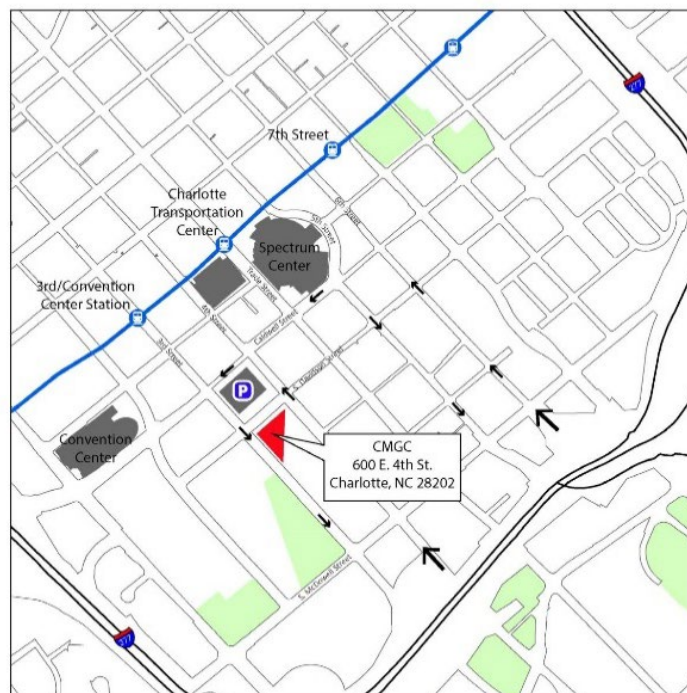
It is the policy of CRTPO to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil 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
CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes. | Lisa Qualls |
| 4. Ethics Awareness & Conflict of Interest Reminder | Lisa Qualls |
| 5. Consent Agenda
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.
<ul style="list-style-type: none"> a) October 16, 2024 Board Meeting Minutes b) 2024-2033 TIP Amendments c) Cancellation of December 18 CRTPO Board meeting & Approval of 2025 CRTPO Board Meeting Calendar d) CRTPO-Rock Hill-Fort Mill Area Transportation Study (RFATS) Memorandum of Agreement (MOA) e) Adjusted Urban Area Boundary | Lisa Qualls |

Attachments: [October 16, 2024 CRTPO Board Meeting Minutes](#); [2024-2033 TIP Amendments Memorandum and Amendments List](#); [2025 Board Meeting Dates Memorandum](#); [Transfer of Planning Responsibilities Memorandum of Agreement](#); [CRTPO Adjusted Urban Area Boundary Memorandum](#) and [Map](#)

- | | |
|--|-----------------------|
| 6. 2026-2035 TIP Development Process (NCDOT Prioritization 7.0)
<i>Action Requested: Endorse the list of Division Needs projects proposed for local input points assignment under NCDOT Prioritization 7.0 (P7.0).</i> | Travis Johnson |
|--|-----------------------|

Background:

- See attached memorandum.

Attachments: [Draft P7.0 Division Needs Local Input Points spreadsheet](#), [Map](#), [Memorandum](#), and [Public Comment Log](#)

7. [CRTPO Complete Streets Policy](#)

Travis Johnson

Action Requested: Adopt the CRTPO Complete Streets Policy.

Background:

- See attached memorandum.

Attachments: [CRTPO Complete Streets Policy](#); [Memorandum](#)

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

James Kelly, Waxhaw

Action Requested: Adopt the proposed CTP amendments for the northeast and southeast quadrants of the Waxhaw Parkway.

Background:

- A revised alignment for the Waxhaw Parkway was identified from a NCDOT feasibility study, and the revised alignment requires updating the CRTPO's CTP highway map.
- The revised alignment was previously endorsed by Mineral Springs, Waxhaw, and Union County as documented within the NCDOT feasibility report. Mineral Springs and Union County do not currently support the amendment of the CTP.
- Union County initiated a public comment period that began on July 20, 2023, and concluded on August 20, 2023, where a majority public support was achieved for the revised alignment and to build the Waxhaw Parkway.
- Waxhaw, Union County, and Mineral Springs met on October 11, 2024 to discuss the Waxhaw Parkway. No consensus was achieved on the CTP amendment.

Attachments: [Exhibit A](#), [Exhibit B](#), [NCDOT Feasibility Study Report](#), [Waxhaw Origin-Destination \(O-D\) Report](#), [Public Engagement Summary Memorandum](#), [Waxhaw Parkway Resolution](#), [Downtown Waxhaw Business Association, Police](#), and [Fire](#) Letters of Support

9. [CRTPO Discretionary Funds: 2024 Fall Call Summary](#)

Andrew Ventresca, Troutman

Action Requested: FYI.

Background:

- The call for projects to award CRTPO discretionary funds opened on August 12 and closed on October 31.
- Applications for new projects, existing projects needing additional funding, and planning projects were accepted in consideration of programming \$33 million in available discretionary funds.
- The Project Oversight Committee (POC) will review the draft project scores and develop a recommended draft project in December.
- Action will be requested of the CRTPO Board during the February 2025 meeting to approve the funding allocations for the recommended projects and amend the 2024-2033 TIP.

Attachment: [Memorandum](#), [Fall 2024 Project Applications List](#)

10. [FY 2026 Unified Planning Work Program: Annual Budget](#)

Robert Cook

Action Requested: FYI.

Background:

- The UPWP is the CRTPO's annual budget and specifies the planning activities that are anticipated for the coming fiscal year. It documents the allocation of state and federal funds associated with each planning activity and is adopted annually.
- The presentation's purpose is to provide the TCC with a review of the major issues anticipated for FY 2026.

11. [Union County Comprehensive Transportation Plan Pedestrian Map Amendment](#)

Bjorn E. Hansen, Union County

Action Requested: FYI.

Background:

- Union County, in coordination with Waxhaw and Marvin, has identified a series of amendments to the Comprehensive Transportation Plan (CTP) Pedestrian Map that will allow the County to reference sidewalk recommendations that support adjacent municipal plans. The amendments also include removal of segments in parts of the County expected to remain rural.
- Union County hosted a 30-day public comment period from August 21 until September 22 on proposed amendments.
- Marvin, Waxhaw, and Union County passed resolutions recommending the amendments at the conclusion of the public comment period.
- Action will be requested for the CRTPO Board to approve the Union County CTP amendments during the January 2025 meeting.

Attachments: [Union County Map](#), [Union County CTP Amendment List](#), [Resolutions](#)

12. Upcoming Agenda Items

Neil Burke

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

13. [NCDOT Division 10 & Division 12 Updates](#)

Brett Canipe & Mark Stafford, NCDOT

14. Board Member Comments

Lisa Qualls

15. Adjourn



CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA

October 30, 2024

CMCG ROOM 280/WebEx Option for Public Participation

Attachment 7

HDC WORKSHOP 12:00 PM

Staff Announcements
Pre-Application Review

HDC MEETING: 1:00 – 7:00

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

AGENDA ITEMS 1-14 WERE HEARD AT THE OCTOBER 9 MEETING

NEW CONSTRUCTION – RESIDENTIAL

15. 1433 The Plaza (PID 08117117)
HDCRMA-2023-01199
Plaza Midwood
Ashlee Durrance, Applicant
CONTINUED

ACCESSORY DWELLING UNIT (ADU)

16. 1712 Winthrop Av (PID 12308410)
HDCRMA-2024-00201
Dilworth
Tim Finein, Applicant
CONTINUED

DOOR CHANGES

17. 1901 Thomas Av (PID 08119333)
HDCRMI-2024-00210
Plaza Midwood
Rod Overman, Applicant
APPROVED WITH CONDITIONS & CONTINUED & DENIED

MATERIALS & DESIGN DETAILS – NEW CONSTRUCTION

18. 424-428 West Bv (PID 11907801)
HDCCMA-2024-00211
Wilmore
Collin Brown & Brittany Lins, Applicants
CONTINUED



CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA

November 13, 2024

CMCG ROOM 280/WebEx Option for Public Participation

HDC WORKSHOP 12:00 PM

Staff Announcements
Pre-Application Review
Elizabeth Proposed Local Historic District State Historic Preservation Office Comments

HDC MEETING: 1:00 – 7:00

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

CONSENT

1. 2306 Charlotte Dr (PID 12112403)
HDCRMA-2024-00858
Dilworth
Schuyler Howe, Applicant
APPROVED WITH CONDITIONS
2. 1730 Thomas Av (PID 08118608)
HDCRMI-2024-00821
Plaza Midwood
Annie Bogdovitz & Jana Hartenstine, Applicants
APPROVED WITH CONDITIONS
3. 1411-1413 W 4th St (PID 07101507)
HDCRMA-2024-00492
Wesley Heights
Angie Lauer, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM THE OCTOBER MEETING

4. 1838 Merriman Av (PID 11909208)
HDCRMA-2024-00666
Wilmore
David Wales & Daniel Pering, Applicants
APPROVED WITH CONDITIONS
5. 927 East Bv (PID 12311311)
HDCCMA-2023-00991
Dilworth
Tim Finein, Applicant
CONTINUED
6. 1921 Charlotte Dr (PID 12111901)
HDCCMA-2023-01193
Dilworth
Erica Kennedy, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM THE SEPTEMBER MEETING

7. 224, 228, 232, & 236 W Kingston Av (PID: 11908904, 11908905, 11908906, & 11908907)
HDCCMA-2023-00992
Wilmore
Erik Winer, Applicant
CONTINUED

NEW CASES

TREE REMOVAL/REPLANTING, AFTER-THE-FACT

8. 317 Westwood Av (PID: 11908715)
HDCRMIA-2022-01157
Wilmore
Jake Saliani, Applicant
DENIED

CHANGES TO AN APPROVED COA, AFTER-THE-FACT

9. 3105-3121 Colyer Pl (PID 09506133, 09506134, 09506135, 09506136, & 09506137)
HDCRMA-2024-00336
Plaza Midwood
Panchali Sau, Applicant
DEFERRED

PAINTED BRICK, AFTER THE FACT

10. 1913 Wood Dale Tr (PID 11907504)
HDCRMAA-2024-00023
Wilmore
Tyler Garnett, Applicant
APPROVED WITH CONDITIONS

ADDITION

11. 1561 Wilmore Dr (PID 11908234)
HDCRMA-2024-00278
Wilmore
Angie Lauer, Applicant
APPROVED WITH CONDITIONS

NOT HEARD

12. 1824 S Mint St (PID 11907312)
HDCRMI-2024-00782
Wilmore
Liliana Jimenez & Raul Alejandro, Applicants

ACCESSORY DWELLING UNIT & FRONT PORCH CHANGES

13. 1329 Lafayette Av (PID 12309304)
HDCRMA-2024-00212
Dilworth
Angie Lauer, Applicant

MURAL

14. 301 East Bv (PID 12307501)
HDCCMI-2024-00486
Dilworth
Jack Ossa & Stephanie Cano, Applicants

Approved

Upcoming Meeting Dates

December 2024

Tue Dec 03	5:30p.m. – 7:30p.m.	Zoning Committee Work Session
Mon Dec 09	12:00p.m. – 2:00p.m.	Planning Commission Work Session
Mon Dec 16	4:00p.m. – 4:30p.m.	Planning Commission Executive Committee Meeting
Tue Dec 17	5:00p.m. – 7:00p.m.	Planning Committee Meeting

January 2024

Tue Jan 07	5:30p.m. – 7:30p.m.	Zoning Committee Work Session
Mon Jan 13	12:00p.m. – 2:00p.m.	Planning Commission Work Session
Mon Jan 20	MLK Observance	
Tue Jan 21	4:00p.m. – 4:30p.m.	Planning Commission Executive Committee Meeting
Tue Jan 21	5:00p.m. – 7:00p.m.	Planning Committee Meeting

Charlotte-Mecklenburg Planning Commission 2025 Work Session Calendar

Approved 11/12/2024

Work Session Meeting Date	Suggested Alternative Meeting Date	Reason for Date Change
January 13		
February 10		
March 10		
April 14		
May 12		
June 09		
July 14		
<i>August</i>	No Meeting	Summer Break
<i>September</i>	TBD	Annual Retreat
October 13	Tuesday, 10/14	Columbus Day
November 10	Wed, 11/12	Observing Veterans Day
December 8		