



CHARLOTTE MECKLENBURG

**October 14, 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

October 14, 2024

CMGC Room 280

1. Call to Order & Introductions (12:00 – 12:05 p.m.)

- Meeting protocols

2. Minutes and Reports (12:05 – 12:10 p.m.)

- Approve July 08, 2024 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Zoning Committee Agenda Results (8/19) – *Attachment 2*
 - Zoning Committee Agenda Results (9/04) – *Attachment 3*
 - Zoning Committee Agenda Results City Council (9/16) – *Attachment 4*
 - Zoning Committee Agenda Results (10/1) – *Attachment 5*
 - Planning Committee Minutes (6/18 & 7/16) – *Attachment 6*
 - Charlotte Regional Transportation Planning Organization (7/17) – *Attachment 7*
 - Charlotte Regional Transportation Planning Organization (8/21) – *Attachment 8*
 - Charlotte Regional Transportation Planning Organization (9/18) – *Attachment 9*
 - Historic District Commission Meeting Results (8/14) – *Attachment 10*
 - Historic District Commission Meeting Results (9/11) – *Attachment 11*
 - Upcoming Meeting Dates – *Attachment 12*
 - FY 2025 Work Program Draft – *Attachment 13*

3. New Business (12:10 – 2:00 p.m.)

- Draft Planning Commission FY 2025 Work Program Discussion, *Chair Welton*, (15 minutes)
- Update from the Charlotte Department of Transportation (CDOT), *Jake Carpenter, Land Development Section Manager* and *Julian Burton, Transportation Planning Program Manager, Charlotte DOT* (45 minutes)
- Update on Planning Department Initiatives, *Monica Holmes, Deputy Planning Director* (10 minutes)
- Comments from the Chair, *Chairperson Welton* (10 minutes)
 - Commission Community Engagement Activities reports
- Commissioner Research/Homework, *Chairperson Welton* (5 minutes)
 - Development Moratoriums:
 - <https://www.wsocv.com/news/local/belmont-pauses-new-development-until-traffic-water-system-problems-solved/CSG2FZ2ILFHJXESSEESJFFW3VM/>
 - <https://www.charlotteobserver.com/news/local/article292351249.html>
 - The 2nd Life of Strip Malls:
 - <https://www.cnb.com/video/2024/10/08/why-us-strip-malls-are-having-a-revival.html>

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda

October 14, 2024

CMGC Room 280

	Future Agenda Topics	Meeting Date
Planning Commission	<ul style="list-style-type: none">• TBD	November 12
	<ul style="list-style-type: none">• CRTPO 101	December 9
Planning Committee	<ul style="list-style-type: none">• October Mandatory Referrals	October 22

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes Draft

July 8, 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, Rebekah Whilden, Frederick Winiker, Carolyn Millen, and Robin Stuart

Commissioner Absent: Clayton Sealey

Commissioner Winiker left at 1:33p.m.

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 June 10th Work Session Minutes

A motion was made by Commissioner Gaston and seconded by Commissioner Neeley to approve the June 10, 2024 minutes. The vote was unanimous to approve the minutes.

New Business

Historic District Commission and UDO Neighborhood Character Overlay District Pilot, Erin Chantry, Design and Preservation Division Manager

Erin updated and educated the Planning Commission on the Neighborhood Character Overlay (NCO) and the Residential Infill Overlay (RIO).

NCO went live with implementation of the Unified Development Ordinance (*UDO) on July 1, 2023. Erin reviewed the restrictions, and which properties are eligible. The NCO Pilot Neighborhoods identified eight neighborhoods as a part of the program. Within NCO phase 2, additional funding (\$75,000) will be provided in fiscal year 2025.

NCO and RIO comparisons were highlighted and some of the differences are height and principal structure (building architectural and materials), tree protection, lot appearance, parking, and rear yards.

Chair Welton opened the floor to questions commissioners have for Erin Chantry.

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

Catherine provided a refresher about the Policy Map and the Community Area Planning (*CAP) process. Policy Map refinements will distribute needs and opportunity equitably. The next step (fall 2024) is to produce the 2nd draft revision of the Policy Map and Manual and give the community 90 days to comment. Also eight CAP Community Workshops will be offered to the community for feedback.

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

- 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](https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2024.pdf)

Adjournment

The meeting adjourned at 1:45 p.m.

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

City of Charlotte

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



Zoning Agenda

Monday, August 19, 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 11 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: 2023-124 by The Paces Foundation**City Council deferred decision to September 16, 2024**

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)

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: 2023-152 by Sam's Commercial Properties, LLC**Approved**

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)

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: 2023-164 by Eden Acquisitions LLC

Approved

Location: Approximately 23.42 acres located along the east side of South Tryon Street and west side of Steele Creek Road, north of Hamilton Road. (Council District 3 - Brown)

Current Zoning: N1-A (neighborhood 1-A) and IC-1 (institutional campus-1)

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

Zoning Committee Recommendation:

The Zoning Committee voted 4-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

6. Rezoning Petition: 2024-013 by Above and Beyond Students, Inc.

Approved

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)

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: 2024-030 by Asana Partners LP

Approved

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)

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: 2024-032 by Troy Knight

Approved

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)

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: 2024-036 by Julio Barriga

Approved

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)

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: 2024-038 by Cambridge Properties, Inc.

Approved

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)

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: 2024-041 by McAlway Road Ventures, LLC

Approved

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)

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

Decisions**12. Rezoning Petition: 2022-224 by SRL Central Avenue Properties, LLC****City Council deferred decision to September 16, 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)

13. Rezoning Petition: 2024-011 by Eastwood Homes**City Council deferred decision to September 16, 2024**

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)

14. Rezoning Petition: 2024-022 by QTR Development Partners & Sunset Road Partners LLC**Approved**

Location: Approximately 12.11 acres located on the south side of Sunset Road, east of Oakdale Road. (ETJ - BOCC: 2-Leake; Closest CC 2-Graham)

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

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

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

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

Approved

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)

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

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

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

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Hearings**17. Rezoning Petition: 2023-070 by Ahmad Developers, LLC****City Council deferred hearing to September 16, 2024**

Location: Approximately 0.97 acres located on the south side of West Mallard Creek Church Road, east of Claude Freeman Drive, and west of Stelfox Street. (Council District 4 - Johnson)

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

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

18. Rezoning Petition: 2024-035 by City of Charlotte**City Council deferred hearing to September 16, 2024**

Location: Approximately 48 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)

19. Rezoning Petition: 2024-057 by Savalex Homes LLC**City Council deferred hearing to September 16, 2024**

Location: Approximately 6.035 acres located on the east side of Susanna Drive, north of Hart Road, and south of Rozzelles Landing Drive. (Council District 2 - Graham)

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

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

20. Rezoning Petition: 2024-060 by DreamKey Partners**City Council deferred hearing to September 16, 2024**

Location: Approximately 4.36 acres located at the southwest intersection of West Rocky River Road and Old Concord Road, north of Torrence Grove Church Road. (Council District 4 - Johnson)

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

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

21. Rezoning Petition: 2024-094 by City of Charlotte Planning, Design & Development Department - Text Amendment

Public Hearing Held

The purpose of this text amendment is to modify the Unified Development Ordinance to address minor administrative items related to Tree Preservation Accounts and Neighborhood Character Overlay, and to correct scrivener's errors.

Staff Recommendation:

Staff recommends approval of this petition.

22. Rezoning Petition: 2023-156 by Plant 4 Partners, Inc.

Public Hearing Held

Location: Approximately 16.08 acres located on the east side of East W. T. Harris Boulevard, north of Rocky River Road, and west of John Russell Road. (Council District 4 - Johnson)

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

Proposed Zoning: OFC (office flex campus)

Staff Recommendation: Staff recommends approval of this petition.

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

Public Hearing Held

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.

24. Rezoning Petition: 2024-061 by Charlotte PEC, LLC Public Hearing Held

Location: Approximately 1.90 acres bound by the north side of East Trade Street, west side of North Davidson Street, south side of East 5th Street, and east side of North Caldwell Street. (Council District 1 - Anderson)

Current Zoning: UC (urban center)

Proposed Zoning: UC(EX) (urban center, exception)

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

25. Rezoning Petition: 2024-015 by BV Belk Properties Public Hearing Held

Location: Approximately 0.38 acres located on the east side of Milhaven Lane, south of Sunset Road, and west of Statesville 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.

26. Rezoning Petition: 2024-052 by Providence Group Capital Public Hearing Held

Location: Approximately 1.58 acres located on the north side of West Woodlawn Road and west side of Wallingford Street, east of Interstate 77. (Council District 3 - Brown)

Current Zoning: CG (general commercial)

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

Staff Recommendation: Staff recommends approval of this petition.

27. Rezoning Petition: 2024-053 by JCB Urban Company Public Hearing Held

Location: Approximately 1.698 acres located on the north side of Sofley Road, west of West Sugar Creek Road, and east of Hillcrest Street. (Council District 1 - Anderson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

28. Rezoning Petition: 2024-056 by Vivo Investments LLC

Public Hearing Held

Location: Approximately 5.2 acres located on the north side of Yorkmont Road, south of Billy Graham Parkway, and west of South Tryon Street. (Council District 3 - Brown)

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

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

Staff Recommendation: Staff recommends approval of this petition.

29. Rezoning Petition: 2024-058 by Wilkes Asset Management

Public Hearing Held

Location: Approximately 2.85 acres located south of Ridge Road, east of Benfield Road, and north of Craven Thomas Road. (Council District 4 - Johnson)

Current Zoning: CC (commercial center)

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 environment.

City of Charlotte

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



Zoning Agenda

Wednesday, September 4, 2024

RESULTS

Innovation Station - Conference Room 886

Zoning Committee Work Session

Andrew Blumenthal, Chairperson

Theresa McDonald

Shana Neeley

Clayton Sealey

Erin Shaw

Robin Stuart

Rick Winiker

Zoning Committee Work Session

Call to Order: 5:33 pm

Adjourned: 7:10 pm

Zoning Committee Members

<i>Andrew Blumenthal</i> ✓	<i>Theresa McDonald</i> ✓	<i>Shana Neeley</i> ✓
<i>Clayton Sealey</i> ☒	<i>Erin Shaw</i> ✓ <i>Recused 6:17pm</i> <i>Returned 6:19pm</i>	<i>Robin Stuart</i> ✓
<i>Rick Winiker</i> ✓		

1. Election of Vice-Chair of the Zoning Committee

- **Shana Neeley**

2. Rezoning Petition: 2024-094 by City of Charlotte Planning, Design & Development Department - Text Amendment

Recommended for Approval

The purpose of this text amendment is to modify the Unified Development Ordinance to address minor administrative items related to Tree Preservation Accounts and Neighborhood Character Overlay, and to correct scrivener’s errors.

Motion: Winiker

2nd: Neeley

Vote: 6:0

3. Rezoning Petition: 2023-156 by Plant 4 Partners, Inc.

Recommended for Approval

Location: Approximately 16.08 acres located on the east side of East W. T. Harris Boulevard, north of Rocky River Road, and west of John Russell Road. (Council District 4 - Johnson)

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

Proposed Zoning: OFC (office flex campus)

Motion: Winiker

2nd: McDonald

Vote: 6:0

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

Recommended for Approval

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)

Motion: Winiker

2nd: Shaw

Vote: 6:0

5. Rezoning Petition: 2024-008 by Bank OZK

Zoning Committee deferred recommendation to October 1, 2024

Location: Approximately 0.776 acres located at the northeast intersection of South Boulevard and Starmount Cove Lane, east of England Street. (Council District 6 - Bokhari)

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

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

Motion: Winiker

2nd: Neeley

Vote: 3:3

6. Rezoning Petition: 2024-015 by BV Belk Properties

Recommended for Approval

Location: Approximately 0.38 acres located on the east side of Milhaven Lane, south of Sunset Road, and west of Statesville Road. (Council District 2 - Graham)

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

Proposed Zoning: CG (general commercial)

Motion: Neeley

2nd: McDonald

Vote: 5:0

7. Rezoning Petition: 2024-024 by Orissa Holdings, LLC

Recommended for Approval

Location: Approximately 9.13 acres located along the north side of Interstate 485, south of University City Boulevard. (ETJ - BOCC: 3-Dunlap; Closest CC 4-Johnson)

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

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

Motion: Winiker

2nd: McDonald

Vote: 6:0

8. Rezoning Petition: 2024-034 by Jackson Kastle, LLC

Recommended for Approval

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)

Motion: Neeley

2nd: Stuart

Vote: 6:0

9. Rezoning Petition: 2024-052 by Providence Group Capital

Recommended for Approval

Location: Approximately 1.58 acres located on the north side of West Woodlawn Road and west side of Wallingford Street, east of Interstate 77. (Council District 3 - Brown)

Current Zoning: CG (general commercial)

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

Motion: Winiker

2nd: Shaw

Vote: 6:0

10. Rezoning Petition: 2024-053 by JCB Urban Company

Recommended for Approval

Location: Approximately 1.698 acres located on the north side of Sofley Road, west of West Sugar Creek Road, and east of Hillcrest Street. (Council District 1 - Anderson)

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

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

Motion: Stuart

2nd: Neeley

Vote: 6:0

11. Rezoning Petition: 2024-056 by Vivo Investments LLC

Recommended for Approval

Location: Approximately 5.2 acres located on the north side of Yorkmont Road, south of Billy Graham Parkway, and west of South Tryon Street. (Council District 3 - Brown)

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

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

Motion: Shaw

2nd: McDonald

Vote: 6:0

12. Rezoning Petition: 2024-058 by Wilkes Asset Management

Recommended for Approval

Location: Approximately 2.85 acres located south of Ridge Road, east of Benfield Road, and north of Craven Thomas Road. (Council District 4 - Johnson)

Current Zoning: CC (commercial center)

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

Motion: Neeley

2nd: Shaw

Vote: 6:0

13. Rezoning Petition: 2024-061 by Charlotte PEC, LLC

Recommended for Approval

Location: Approximately 1.90 acres bound by the north side of East Trade Street, west side of North Davidson Street, south side of East 5th Street, and east side of North Caldwell Street. (Council District 1 - Anderson)

Current Zoning: UC (uptown core)

Proposed Zoning: UC(EX) (uptown core, exception)

Motion: Stuart

2nd: Neeley

Vote: 6:0

City of Charlotte

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



Zoning Agenda

Monday, September 16, 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**

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Proposed Zoning: N2-B(CD) (neighborhood 2-B, 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: 2023-156 by Plant 4 Partners, Inc.**Approved**

Location: Approximately 16.08 acres located on the east side of East W. T. Harris Boulevard, north of Rocky River Road, and west of John Russell Road. (Council District 4 - Johnson)

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

Proposed Zoning: OFC (office flex campus)

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Staff Recommendation:

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5. Rezoning Petition: 2024-015 by BV Belk Properties

Approved

Location: Approximately 0.38 acres located on the east side of Milhaven Lane, south of Sunset Road, and west of Statesville Road. (Council District 2 - Graham)

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

Proposed Zoning: CG (general commercial)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

6. Rezoning Petition: 2024-034 by Jackson Kastle, LLC

City Council deferred decision to October 21, 2024

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)

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: 2024-052 by Providence Group Capital

Approved

Location: Approximately 1.58 acres located on the north side of West Woodlawn Road and west side of Wallingford Street, east of Interstate 77. (Council District 3 - Brown)

Current Zoning: CG (general commercial)

Proposed Zoning: CAC-1 (community 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.

8. Rezoning Petition: 2024-053 by JCB Urban Company

Approved

Location: Approximately 1.698 acres located on the north side of Sofley Road, west of West Sugar Creek Road, and east of Hillcrest Street. (Council District 1 - Anderson)

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

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.

9. Rezoning Petition: 2024-058 by Wilkes Asset Management

Approved

Location: Approximately 2.85 acres located south of Ridge Road, east of Benfield Road, and north of Craven Thomas Road. (Council District 4 - Johnson)

Current Zoning: CC (commercial center)

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.

10. Rezoning Petition: 2024-061 by Charlotte PEC, LLC

Approved

Location: Approximately 1.90 acres bound by the north side of East Trade Street, west side of North Davidson Street, south side of East 5th Street, and east side of North Caldwell Street. (Council District 1 - Anderson)

Current Zoning: UC (uptown core)

Proposed Zoning: UC(EX) (uptown core, exception)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Decisions**11. Rezoning Petition: 2022-224 by SRL Central Avenue Properties, LLC**

City Council deferred decision to October 21, 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)

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

City Council deferred decision to October 21, 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)

13. Rezoning Petition: 2024-056 by Vivo Investments LLC

City Council deferred decision to October 21, 2024

Location: Approximately 5.2 acres located on the north side of Yorkmont Road, south of Billy Graham Parkway, and west of South Tryon Street. (Council District 3 - Brown)

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

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

14. Rezoning Petition: 2024-094 by Charlotte Planning, Design & Development Department - Text Amendment

Approved

The purpose of this text amendment is to modify the Unified Development Ordinance to address minor administrative items related to Tree Preservation Accounts and Neighborhood Character Overlay, and to correct scrivener's errors.

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: 2024-011 by Eastwood Homes

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

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

16. Rezoning Petition: 2024-024 by Orissa Holdings, LLC

Approved

Location: Approximately 9.13 acres located along the north side of Interstate 485, south of University City Boulevard. (ETJ - BOCC: 3-Dunlap; Closest CC 4-Johnson)

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

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 does not recommend approval of this petition in its current form.

Hearings

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

City Council deferred hearing to December 16, 2024

Location: Approximately 48 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)

18. Rezoning Petition: 2024-059 by Veer Homes, LLC

Public Hearing Held

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)

Staff Recommendation: Staff does not recommend approval of this petition in its current form.

19. Rezoning Petition: 2024-078 by Tripointe Homes Holdings, Inc.

Public Hearing Held

Location: Approximately 0.46 acres along the northwest side of Levy Way, north of Monroe Road, and west of Commonwealth Avenue. (Council District 5 - Molina)

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

Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)

Staff Recommendation: Staff recommends approval of this petition.

20. Rezoning Petition: 2024-046 by Lennar Carolinas, LLC

Public Hearing Held

Location: Approximately 26.17 acres located on the west side of Beatties Ford Road and north side of Kidd Lane, south of Miranda Road. (ETJ - BOCC: 2-Leake; Closest CC 2-Graham and 4-Johnson)

Current Zoning: R-8MF(CD) (multi-family, conditional)

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

Staff Recommendation: Staff does not recommend approval of this petition in its current form.

21. Rezoning Petition: 2024-045 by Drakeford Communities Public Hearing Held

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)

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

22. Rezoning Petition: 2024-060 by DreamKey Partners Public Hearing Held

Location: Approximately 4.36 acres located at the southwest intersection of West Rocky River Road and Old Concord Road, north of Torrence Grove Church Road. (Council District 4 - Johnson)

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

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.

23. Rezoning Petition: 2023-070 by Ahmad Developers, LLC Public Hearing Held

Location: Approximately 0.97 acres located on the south side of West Mallard Creek Church Road, east of Claude Freeman Drive, and west of Stelfox Street. (Council District 4 - Johnson)

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

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

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

24. Rezoning Petition: 2024-006 by Oak Hill Management Public Hearing Held

Location: Approximately 25.7 acres located on the east and west side of Executive Center Drive, south of Albemarle Road, and west of Farm Pond Lane. (Council District 5 - Molina)

Current Zoning: OFC (office flex campus)

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

Staff Recommendation: Staff recommends approval of this petition.

25. Rezoning Petition: 2024-037 by Church-Overlook LLC Public Hearing Held

Location: Approximately 1.53 acres located on the north and south side of 28th Street and the east side of North Church Street, west of North Tryon Street. (Council District 1 - Anderson)

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

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of requested technical revisions.

26. Rezoning Petition: 2024-051 by The Site Group, PLLC Public Hearing Held

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)

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

27. Rezoning Petition: 2024-055 by Tiwana Phipps Public Hearing Held

Location: Approximately 2.897 acres located at the northwest intersection of Nations Ford Road and Forest Point Boulevard, east of Interstate 77. (Council District 3 - Brown)

Current Zoning: OFC (office flex campus)

Proposed Zoning: IMU (innovation mixed-use)

Staff Recommendation: Staff recommends approval of this petition.

28. Rezoning Petition: 2024-057 by Savalex Homes, LLC Public Hearing Held

Location: Approximately 6.035 acres located on the east side of Susanna Drive, north of Hart Road, and south of Rozzelles Landing Drive. (Council District 2 - Graham)

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

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

Staff Recommendation: Staff recommends approval of this petition.

29. Rezoning Petition: 2024-062 by Otis Crowder Public Hearing Held

Location: Approximately 7.4 acres along the southwest side of Brookshire Boulevard and the southeast side of Fred D Alexander Boulevard. (Council District 2 - Graham)

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

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

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

30. Rezoning Petition: 2024-063 by Alchemy Development, LLC Public Hearing Held

Location: Approximately 1.33 acres along the north side of State Street, east of South Turner Avenue, and west of Beatties Ford Road. (Council District 2 - Graham)

Current Zoning: N1-D (neighborhood 1-D), N2-B (neighborhood 2-B), and B-1(CD) (neighborhood business, conditional)

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

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

31. Rezoning Petition: 2024-066 by Carmel Park Partners, LLC Public Hearing Held

Location: Approximately 1.98 acres along the west side of Carmel Road, north of Carmel Commons Boulevard, and south of Pineville-Matthews Road. (Council District 7 - Driggs)

Current Zoning: B-1SCD (shopping center district, conditional)

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

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

32. Rezoning Petition: 2024-068 by Culp Road Materials, LLC Public Hearing Held

Location: Approximately 14.1 acres located on the south side of I-85 Service Road, west of Sam Wilson Road and north of Wilkinson Boulevard. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

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

Proposed Zoning: ML-2(CD) (manufacturing and logistics 2, conditional)

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

33. Rezoning Petition: 2024-070 by Summit Avenue West Boulevard, LLC

Public Hearing Held

Location: Approximately 4.96 acres along the south side of Mount Holly Road, east of Atkinson Drive, and west of Freedom Drive. (Council District 3 - Brown)

Current Zoning: CG (general commercial)

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

Staff Recommendation: Staff recommends approval of this petition.

34. Rezoning Petition: 2024-071 by The Drakeford Company

Public Hearing Held

Location: Approximately 10.25 acres located along the east side of Shorthorn Street and the west side of East W.T. Harris Boulevard, north of District Drive. (Council District 4 - Johnson)

Current Zoning: R-12MF(CD) (multi-family residential, conditional) and NS (neighborhood services)

Proposed Zoning: R-12MF(CD) SPA (multi-family residential, conditional, site plan amendment) and NS SPA (neighborhood services, site plan amendment)

Staff Recommendation: Staff recommends approval of this petition.

35. Rezoning Petition: 2024-074 by Merancas Holdings, LLC

Public Hearing Held

Location: Approximately 1.3 acres located along the northeast side of Marvin Road and the west side of Ballancroft Place, east of Dixie Hills Drive. (Council District 7 - Driggs)

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

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

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, October 1, 2024

RESULTS

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

Call to Order: 5:34 pm

Adjourned: 7:37 pm

Zoning Committee Members

Andrew Blumenthal ✓ Left at 6:55pm Returned at 6:57pm	Theresa McDonald ✓	Shana Neeley ☒
Clayton Sealey ✓ Left at 6:56pm Returned at 6:57pm	Erin Shaw ✓ Left at 7:19pm Returned at 7:22pm	Robin Stuart ✓
Rick Winiker ✓		

1. Calendar Update for Zoning Committee Work Session: (ITEM FOR VOTE)

- November 5, 2024, work session is TBD
- December 31, 2024, work session will be held on January 7, 2025

Motion: Winiker

2nd: Sealey

Vote: 6:0

2. Rezoning Petition: 2023-023 by Horizon Development Properties, Inc.

Update: Petitioner is requesting deferral to November 5, 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)

Motion:

2nd:

Vote: :

3. Rezoning Petition: 2023-038 by Levine Properties

Update: Petitioner is requesting deferral to November 5, 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)

Motion:

2nd:

Vote: :

4. Rezoning Petition: 2023-039 by Northwood Ravin

Update: Petitioner is requesting deferral to November 5, 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)

Motion:

2nd:

Vote: :

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

Update: Petitioner is requesting deferral to November 5, 2024

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)

Motion:

2nd:

Vote: :

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

Recommended for Approval

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)

Motion: Sealey

2nd: McDonald

Vote: 6:0

7. Rezoning Petition: 2023-070 by Ahmad Developers, LLC

Recommended for Approval

Location: Approximately 0.97 acres located on the south side of West Mallard Creek Church Road, east of Claude Freeman Drive, and west of Stelfox Street. (Council District 4 - Johnson)

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

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

Motion: Shaw

2nd: Sealey

Vote: 6:0

8. Rezoning Petition: 2024-006 by Oak Hill Management

Recommended for Approval

Location: Approximately 8.83 acres located on the east and west side of Executive Center Drive, south of Albemarle Road, and west of Farm Pond Lane. (Council District 5 - Molina)

Current Zoning: OFC (office flex campus)

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

Motion: Sealey

2nd: Stuart

Vote: 6:0

9. Rezoning Petition: 2024-008 by Bank OZK

Recommended for Approval

Location: Approximately 0.776 acres located at the northeast intersection of South Boulevard and Starmount Cove Lane, east of England Street. (Council District 6 - Bokhari)

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

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

Motion: McDonald

2nd: Stuart

Vote: 5:1

10. Rezoning Petition: 2024-037 by Church-Overlook LLC

Recommended for Approval

Location: Approximately 1.53 acres located on the north and south side of 28th Street and the east side of North Church Street, west of North Tryon Street. (Council District 1 - Anderson)

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

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

Motion: Sealey

2nd: Shaw

Vote: 6:0

11. Rezoning Petition: 2024-045 by Drakeford Communities

Recommended for Approval

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)

Motion: McDonald

2nd: Sealey

Vote: 6:0

12. Rezoning Petition: 2024-046 by Lennar Carolinas, LLC
Recommended for Approval

Location: Approximately 26.17 acres located on the west side of Beatties Ford Road and north side of Kidd Lane, south of Miranda Road. (ETJ - BOCC: 2-Leake; Closest CC 2-Graham and 4-Johnson)

Current Zoning: R-8MF(CD) (multi-family, conditional)

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

Motion: Stuart

2nd: Sealey

Vote: 6:0

13. Rezoning Petition: 2024-055 by Tiwana Phipps
Recommended for Denial

Location: Approximately 2.897 acres located at the northwest intersection of Nations Ford Road and Forest Point Boulevard, east of Interstate 77. (Council District 3 - Brown)

Current Zoning: OFC (office flex campus)

Proposed Zoning: IMU (innovation mixed-use)

Motion: Sealey

2nd: Winiker

Vote: 4:2

14. Rezoning Petition: 2024-057 by Savalex Homes, LLC
Recommended for Approval

Location: Approximately 6.035 acres located on the east side of Susanna Drive, north of Hart Road, and south of Rozzelles Landing Drive. (Council District 2 - Graham)

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

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

Motion: Sealey

2nd: Shaw

Vote: 6:0

15. Rezoning Petition: 2024-059 by Veer Homes, LLC

Zoning Committee deferred recommendation to November 5, 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)

Motion: Winiker

2nd: Sealey

Vote: 6:0

16. Rezoning Petition: 2024-060 by DreamKey Partners
Recommended for Approval

Location: Approximately 4.36 acres located at the southwest intersection of West Rocky River Road and Old Concord Road, north of Torrence Grove Church Road. (Council District 4 - Johnson)

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

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

Motion: McDonald

2nd: Stuart

Vote: 6:0

17. Rezoning Petition: 2024-062 by Otis Crowder
Recommended for Approval

Location: Approximately 7.4 acres along the southwest side of Brookshire Boulevard and the southeast side of Fred D Alexander Boulevard. (Council District 2 - Graham)

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

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

Motion: Stuart

2nd: Sealey

Vote: 6:0

18. Rezoning Petition: 2024-063 by Alchemy Development, LLC
Recommended for Approval

Location: Approximately 1.33 acres along the north side of State Street, east of South Turner Avenue, and west of Beatties Ford Road. (Council District 2 - Graham)

Current Zoning: N1-D (neighborhood 1-D), N2-B (neighborhood 2-B), and B-1(CD) (neighborhood business, conditional)

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

Motion: Shaw

2nd: Sealey

Vote: 6:0

19. Rezoning Petition: 2024-066 by Carmel Park Partners, LLC
Recommended for Approval

Location: Approximately 1.98 acres along the west side of Carmel Road, north of Carmel Commons Boulevard, and south of Pineville-Matthews Road. (Council District 7 - Driggs)

Current Zoning: B-1SCD (shopping center district, conditional)

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

Motion: Sealey

2nd: McDonald

Vote: 6:0

20. Rezoning Petition: 2024-068 by Culp Road Materials, LLC
Recommended for Approval

Location: Approximately 14.1 acres located on the south side of I-85 Service Road, west of Sam Wilson Road and north of Wilkinson Boulevard. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

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

Proposed Zoning: ML-2(CD) (manufacturing and logistics 2, conditional)

Motion: McDonald

2nd: Sealey

Vote: 6:0

21. Rezoning Petition: 2024-070 by Summit Avenue West Boulevard, LLC
Recommended for Approval

Location: Approximately 4.96 acres along the south side of Mount Holly Road, east of Atkinson Drive, and west of Freedom Drive. (Council District 3 - Brown)

Current Zoning: CG (general commercial)

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

Motion: Winiker

2nd: Stuart

Vote: 5:0

22. Rezoning Petition: 2024-071 by The Drakeford Company
Recommended for Approval

Location: Approximately 10.25 acres located along the east side of Shorthorn Street and the west side of East W.T. Harris Boulevard, north of District Drive. (Council District 4 - Johnson)

Current Zoning: R-12MF(CD) (multi-family residential, conditional) and NS (neighborhood services)

Proposed Zoning: R-12MF(CD) SPA (multi-family residential, conditional, site plan amendment) and NS SPA (neighborhood services, site plan amendment)

Motion: Stuart

2nd: Shaw

Vote: 6:0

23. Rezoning Petition: 2024-074 by Merancas Holdings, LLC
Recommended for Approval

Location: Approximately 1.3 acres located along the northeast side of Marvin Road and the west side of Ballancroft Place, east of Dixie Hills Drive. (Council District 7 - Driggs)

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

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

Motion: Sealey

2nd: Shaw

Vote: 6:0

24. Rezoning Petition: 2024-078 by Tripointe Homes Holdings, Inc.

Recommended for Approval

Location: Approximately 0.46 acres along the northwest side of Levy Way, north of Monroe Road, and west of Commonwealth Avenue. (Council District 5 - Molina)

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

Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)

Motion: Sealey

2nd: McDonald

Vote: 6:0

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

APPROVED Minutes

June 18, 2024 – 5:00 p.m.

Attendance

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

Planning Committee Members Absent: Commissioner Theresa McDonald

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

Other Staff: Liliias Folkes John, City of Charlotte Economic Development

Visitors: Cameron Furr, General Counsel, Charlotte Regional Visitors Authority (CRVA)

Presenters: Mike Mazzola, Project Director, UNCC and Carolyn Keith, LEED AP BD+C UNCC

Welcome and Introduction

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

Approval of Minutes

A motion was made by Commissioner Gaston seconded by Commissioner Shaw to approve the May 21, 2024, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals

M.R. #24-21 | The City of Charlotte proposes to acquire tax parcel 18926190 located on Thermal Road in the Charlotte, totaling approximately 3.51 acres for tree canopy preservation purposes.

M.R. #24-22 | The Charlotte Regional Visitors Authority (CRVA), working through the City of Charlotte Economic Development, seeks to acquire a 0.7-acre portion of 401 South College Street (PID #12507108) in exchange for 1.9 acres of 501 South Caldwell Street (PID #12506201) to develop a Convention Center Plaza + reserve sites for a future hotel use.

A motion was made by Commissioner Gaston and seconded by Commissioner Harvey stating that the Planning Committee reviewed M.R.#24-21 and M.R. #24-22, on June 18, 2024, and has no additional comments for the submitting agencies. The motion was approved. 5-0

Innovation Engines + CLEANcarolinas: An overview of the National Science Foundation's Innovation Engines program

Mike Mazzola, Project Director UNC Charlotte provided an overview of Innovation Engines and the Future of Clean Energy Innovation. The future of clean energy innovation is already established in Charlotte. Several companies in the Carolinas are also contributing to energy de-carbonization by making products that are essential to the continued reliability, affordability, and the emergence of clean energy. With CLEANcarolinas, North and South Carolina will benefit from a clean-energy innovation ecosystem as well as an affordable, reliable electric grid. Mr. Mazzola also the vison, described the mission, regional challenges, and innovation clusters/districts and their relationship to the future of clean energy. The Chairperson asked several questions and Mr. Mazzola noted that he would send the presentation to commissioners for their use.

Planning Academies Update

Maria Floren, Project Manager provided an update on the Planning Academy 2040 Program. This program serves to educate citizens that are interested in learning about the role planning plays in building communities. The goals of the program are to educate, empower and unite communities. Several in-person as well as online classes have been offered. Maria shared program details and attendance statistics for the classes offered to date.

The meeting adjourned after the Planning Academy update.

Adjournment: 6:08 pm

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

APPROVED Minutes

July 16, 2024 – 5:00 p.m.

Attendance

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

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

Other Staff: Bethany Fritts, Mecklenburg County Asset & Facility Management, Caroline Fortney, General Services, Brian Nadolny, Charlotte Area Transit System, and Anna Radcliff, General Services

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 McDonald seconded by Commissioner Shaw to approve the June 18, 2024, minutes. The minutes were unanimously approved. 6-0

Mandatory Referral

Chairperson Blumenthal asked if any commissioners wished to pull any of the mandatory referrals for review and discussion.

Committee members voted on the mandatory referrals following Commissioner Gaston's questions regarding M.R. #24-35, questions posed by Chairperson Blumenthal as it relates to the Norfolk Southern and the Future Commuter Rail service (Red Line) and Park & Rec acquisitions. The Chairperson noted that the committee would more than likely asked for a more in-depth presentation about the timing and planning of the Red Line project sometime in the fall. Chairperson Blumenthal also wanted to know if funding was in place for proposed Park & Rec expansions i.e., M.R. #24-23 and M.R. #24-25. Is there a plan in place? Ms. Fritts noted that it depends on the property and that typically the property is acquired, and planning and funding come afterwards.

M.R. #24-23 | Mecklenburg County Park and Recreation proposes to purchase ~14.12-acres (PID# 20303121) off Forest Point Boulevard in Charlotte for expansion of Ramblewood Soccer Complex.

M.R. #24-24 | Mecklenburg County Solid Waste Services proposes to purchase ~4.19-acres (PID# 08704115) on Pine Grove Circle in Charlotte for storage of large recycling equipment + for additional office space.

M.R. #24-25 | Mecklenburg County Park and Recreation proposes to acquire ~3.73 acres (PID#s 09904161 + 09904125) on the Plaza in East Charlotte for a neighborhood park.

M.R. #24-26 | Charlotte-Mecklenburg Schools proposes to dispose of a remnant ~2.85 acre parcel (PID# 06711342) on Alleghany Street, across from Phillip O. Berry High School in Charlotte.

M.R. #24-27 | Mecklenburg County Park and Recreation proposes to acquire ~56.24 acres (PID#s 22101103 + 22101101) located on Rock Hill-Pineville Road in Pineville for future greenway, floodplain preservation, + potential passive park amenities. The property is adjacent to Jack Hughes Park, + along Sugar Creek.

M.R. #24-28 | Mecklenburg County Park and Recreation proposes to acquire ~13.39 acres (PID#s 01542494) located off Dumphries Drive in Huntersville for a future extension of McDowell Creek Greenway.

M.R. #24-29 | Mecklenburg County Park and Recreation proposes to acquire ~1.16 acres (PID#s 09510225, 09510224 + 09509320) located at Masonic Drive + Central Avenue in Charlotte for future expansion of Briar Creek Greenway.

M.R. #24-30 | The City of Charlotte Police Department (CMPD) proposes to acquire ~11.79 acres (PID#s 14301201, 14301202, 14301203, 14301204, 14301205 + 14301209) at the intersection of Billy Graham Parkway + South Tryon Street in Charlotte for office space + a heliport.

M.R. #24-31 | The Charlotte Area Transit System (CATS) proposes to acquire ~29 miles of Norfolk Southern right-of-way (the O-Line) from Uptown Charlotte to Mooresville for future Red Line commuter rail service.

M.R. #24-32 | The City of Charlotte proposes to acquire ~0.317-acres (PID#s 18926118) located on Thermal Road in Charlotte for tree canopy preservation.

M.R. #24-33 | The City of Charlotte proposes to acquire ~8.4-acres (PID# 20147301) located on Sandy Porter Road in Charlotte for tree canopy preservation.

M.R. #24-34 | The Charlotte-Mecklenburg Board of Education is proposing to extend an existing ground lease for property on the main UNC Charlotte Campus (PID #s 04931124 + 04931102) where CMS has a modular classroom building used for two early college programs.

M.R. #24-35 | The Housing and Neighborhood Services (HNS) Department of the City of Charlotte proposes to transfer, sell, or ground lease several city-owned parcels for the construction of affordable housing. An RFP will be issued allowing housing developers to submit proposals for 13 areas across Charlotte, featuring 23 tax parcels (PID #s 145,01612, 04722111, 04924115, 06305204, 06305205, 05901216, 05901217, 05901218, 05904105, 15905105, 15905111, 15906222, 15906231, 15906306, 15906309, 15906314, 15906315, 15906316, 07844419, 09707501, 09919232, 08109407, + 06912566).

A motion was made by Commissioner Gaston and seconded by Commissioner McDonald stating that the Planning Committee reviewed M.R.#24-23, M.R.#24-24, M.R.#24-25, M.R.#24-26, M.R.#24-27, M.R.#24-28, M.R.#24-29, M.R.#24-30, M.R.#24-31, M.R.#24-32, M.R.#24-33, M.R.#24-34, and M.R. #24-35, on July 16, 2024, and has no additional comments for the submitting agencies. The motion was approved. 6-0

The meeting was adjourned after discussion.

Adjournment: 5:15 pm



charlotte regional **transportation** planning organization

BOARD MEETING AGENDA PACKET

July 17, 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
 - Mecklenburg Transportation System 2024-2033 TIP Amendment
- Managed Lanes Education Session
- Discretionary Grants Program Supplemental Funding Requests
- 2026-2035 TIP Development Process (NCDOT Prioritization 7.0)
- 2026-2035 TIP Development Process (NCDOT P7.0) Existing & Committed Projects
- CRTPO Title VI and Limited English Proficiency Plan Update
- 2055 Metropolitan Transportation Plan
- Union County Comprehensive Transportation Plan (CTP) Pedestrian Map Amendments
- NCDOT Functional Classification Change Request
- Beyond 77 Coalition Update
- CRTPO Memorandum of Understanding

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Brad Richardson, Vice Chair
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Town of Cornelius
Town of Davidson
Town of Fairview
Town of Huntersville
Town of Indian Trail
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Town of Marshville
Town of Marvin

Town of Matthews
Mecklenburg County
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Town of Mineral Springs
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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

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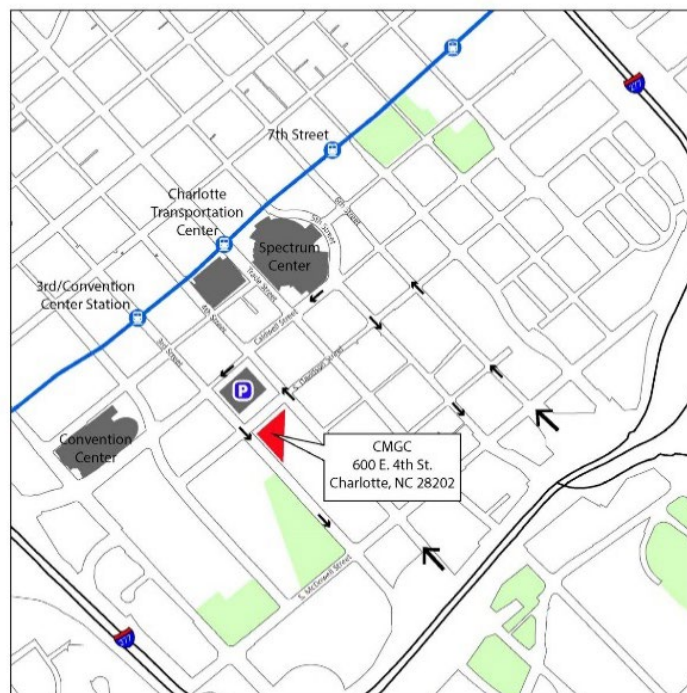
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Vehicle Miles Traveled

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6:00 PM Meeting Agenda

- | | |
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| 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. <u>Consent Agenda</u>
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) June 26, 2024 CRTPO Board Meeting Minutes
b) 2024-2033 TIP Amendments
c) Mecklenburg Transportation System 2024-2033 TIP Amendment | Lisa Qualls |

Attachments: [June 26, 2024 CRTPO Board Meeting Minutes](#); [2024-2033 TIP Amendments Memo](#); [2024-2033 TIP Amendments](#); [Mecklenburg Transportation System 2024-2033 TIP Memorandum](#)

- | | |
|---|--------------------------|
| 6. <u>Managed Lanes Education Session</u>
<i>Action Requested: FYI</i>
Background:
<ul style="list-style-type: none"> • Building on the June education session that focused on managed lanes, July’s education session will focus on the use of public private partnerships (P3). • The Education Session’s primary focus will be: <ul style="list-style-type: none"> ○ Why agencies consider P3s. ○ The evolving nature of P3s. ○ Innovative examples. | Gail Lewis, HDR |
| 7. <u>Discretionary Grants Program Supplemental Funding Requests</u>
<i>Action Requested: Approve \$7,879,472 of the CRTPO’s unobligated future year discretionary funding to two existing projects that have experienced shortfalls and amend the 2024-2033 TIP to allocate the funding to the existing projects.</i>

Background:
<ul style="list-style-type: none"> • See the attached memorandum for additional information. | Jennifer Stafford |

Attachment: [Discretionary Program Supplemental Funding Requests Memorandum](#); [TIP Amendments Report](#)

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

Travis Johnson

Action Requested: Open a public comment period on the draft list of Regional Impact projects proposed for local input points assignment under NCDOT Prioritization 7.0 (P7.0).

Background:

- See attached memorandum for additional information.

Attachments: [P7.0 Regional Impact Local Input Points Memorandum](#), [P7.0 Regional Impact Local Input Points spreadsheet](#), [P7.0 Regional Impact Local Input Points Map](#)

9. [2026-2035 TIP Development Process \(NCDOT P7.0\) Existing & Committed Projects](#)

Travis Johnson

Action Requested: FYI.

Background:

- The NCDOT-STIP Unit is seeking input from MPOs and NCDOT Divisions on priorities of existing and committed projects in the development of the 2026-2035 STIP.
 - Existing and committed projects have previously been selected for funding in the current 2024-2033 STIP through NCDOT Prioritization 3.0 (P3.0; 2015), P4.0 (2017) or Prioritization 5.0 (2019) processes.
 - The input will be used to assist the STIP Unit when adjusting schedules to meet federal and state fiscal constraint requirements.
- By default, the STIP Unit will use the Seniority Approach as the initial ranking of priorities for the Regional Impact and Division Needs STI funding categories.
 - The Seniority Approach was recommended by the Prioritization Workgroup and approved by the Board of Transportation (BOT) to develop the 2024-2033 STIP.
- MPOs and Divisions must submit any revisions to the rankings to the STIP Unit by August 30.
- Action will be requested of the CRTPO Board during the August 21 meeting to endorse the Seniority Approach to identify priorities of existing and committed projects in the 2026-2035 TIP Development Process throughout the CRTPO planning area.

Attachments: [Region E \(Mecklenburg & Union\) E&C Projects](#); [Region F \(Mecklenburg & Union\) E&C Projects](#); [Division 10 \(Mecklenburg & Union\) E&C Projects](#); [Division 12 \(Mecklenburg & Union\) E&C Projects](#)

10. [CRTPO Title VI and Limited English Proficiency Plan Update](#)

Judy Dellert & Curtis Bridges

Action Requested: FYI.

Background:

- As a recipient of federal funding, the CRTPO is required to develop, adhere to, and update its Title VI and Limited English Proficiency (LEP) Plans.
- Staff analyzed current demographic information to identify and assess the needs of minority and LEP populations using the 2020 Census and American Community Survey data.
- The focus of the Title VI and LEP update is to better account for changing demographics and language needs to effectively reach all residents throughout the planning area.
- Action will be requested of the CRTPO Board during the August 21 meeting to approve the opening of a public comment period on the updated Title VI and LEP plans.

11. [2055 Metropolitan Transportation Plan](#)

Neil Burke

Action Requested: FYI.

Background:

- The public engagement period for the Goals and Objectives and Project Priorities ended on July 3. A summary of the feedback received during the period will be provided.
- Information will be provided regarding the upcoming activities associated with the plan development process.

Attachment: [DRAFT 2055 MTP Goals and Objectives](#)

12. [Union County Comprehensive Transportation Plan \(CTP\) Pedestrian Map Amendments](#)

Bjorn Hansen, Union County

Action Requested: FYI.

Background:

- Union County recently amended its Unified Development Ordinance to reference the CRTPO's CTP pedestrian map when requiring sidewalks as a part of new development.
- There is a combination of network gaps and unnecessary sidewalk recommendations that Union County would like to address as part of a bundled set of CTP amendments.
- Union County has coordinated with the NCDOT, CRTPO, and affected municipalities in confirming the list of amendments, which can be viewed at <https://arcg.is/0C5nuy0>.
- Action will be requested of the CRTPO Board during the August 21 meeting to recommend that the CRTPO Board approve the opening of a public comment period on the proposed CTP amendments.
 - Union County, Marvin, and Waxhaw have adopted resolutions requesting this action.

Attachment: [Union County Map](#)

13. [NCDOT Functional Classification Change Request](#)

Theo Ghitea, NCDOT-Division 10

Action Requested: FYI.

Background:

- Reclassifying roadways to match their current purpose helps to maintain the proper hierarchy, reflecting the importance of each roadway in the network.
- MPOs must submit a formal Functional Classification Revision Request to NCDOT for consideration.
- NCDOT requests that the CRTPO evaluate the proposed revision of functional classifications for Caldwell Road and Back Creek Church Road in northeastern Mecklenburg County from Local to Minor Collector.
 - The proposed revisions are being recommended by NCDOT to reflect current transportation network conditions and land use patterns.

Attachments: [NCDOT Functional Class Change Form](#), [NCDOT Area Map](#)

14. [Beyond 77 Coalition Update](#)

Paul Benton

Action Requested: FYI.

Background:

- Formation of the Beyond 77 Coalition was a recommendation within the final report and ranked as a top priority by the Beyond 77 Task Force.

- Serving as a subcommittee to the CRTPO Policy Board, the Beyond 77 Coalition will coordinate to implement high-priority strategies and solutions from the final report and advance conversations around regional transportation funding.
- This presentation will provide an overview of the proposed structure of the coalition and anticipated meeting schedule.

15. [CRTPO Memorandum of Understanding](#)

Mujeeb Shah-Khan and Neil Burke

Action Requested:

- Endorse revisions to the annual member jurisdiction cost share methodology.
- Endorse text revisions to the draft MOU document as recommended by Shah-Khan Law.
- Endorse revisions to the weighted voting provision within the draft MOU.
- Endorse the MOU revisions approved by the CRTPO Board and release it for approval by member agencies.

Background:

- See attached memorandums for additional information.

Attachments: [CRTPO MOU Evaluation Update Memorandum](#); [Shah-Khan Law Memorandum](#), [Draft MOU](#); [Recommended MOU Cost Share Methodology](#); [Recommended MOU Weighted Vote Revision](#); [Weighted Vote Outcomes](#)

16. Upcoming Agenda Items

Neil Burke

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

17. Board Member Comments

Lisa Qualls

18. Adjourn



charlotte regional **transportation** planning organization

BOARD MEETING AGENDA PACKET

August 21, 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
 - FY 2025 Unified Planning Work Program (UPWP) Amendment
 - Union County Comprehensive Transportation Plan (CTP) Amendments
 - NCDOT Functional Classification Change Request
- Project Spotlight: Huntersville Mobility Plan
- 2026-2035 TIP Development Process (NCDOT Prioritization 7.0)
- 2026-2035 TIP Development Process (NCDOT P7.0) Existing & Committed Projects
- CRTPO Title VI and Limited English Proficiency Plan Update
- 2055 Metropolitan Transportation Plan
- Beyond 77 Coalition Update
- Discretionary Grants Program Update
- Marshville Bypass Tolling Study Update
- NCDOT I-77 Corridor Update

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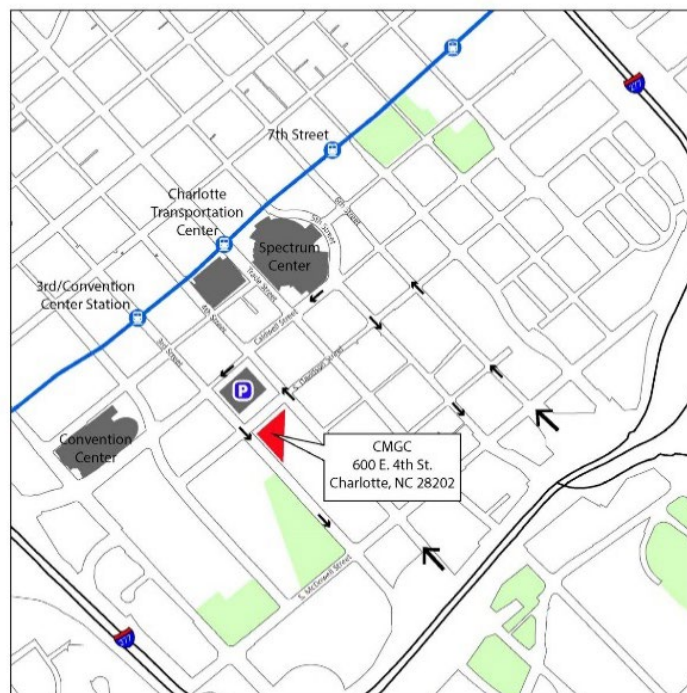
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| 5. Consent Agenda
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<ul style="list-style-type: none"> a) July 17, 2024 CRTPO Board Meeting Minutes b) 2024-2033 TIP Amendments c) FY 2025 Unified Planning Work Program (UPWP) Amendment d) Union County Comprehensive Transportation Plan (CTP) Amendments e) NCDOT Functional Classification Change Request | Lisa Qualls |

Attachments: [July 17, 2024 CRTPO Board Meeting Minutes](#); [2024-2033 TIP Amendments Memo](#); [2024-2033 TIP Amendments](#); [FY 2025 UPWP Amendment](#); [Union County CTP Map Amendments](#); [NCDOT Functional Class Change Form](#); [NCDOT Functional Class Change Area Map](#)

- | | |
|---|--------------------------------------|
| 6. Project Spotlight: Huntersville Mobility Plan | Heather Maloney, Huntersville |
|---|--------------------------------------|

Action Requested: FYI

Background:

- The Town of Huntersville was awarded planning funds from the 2021 Discretionary Funds Fall Call to develop a Mobility Plan that would integrate previous local plans and serve as a Comprehensive Transportation Plan for the team.
- The final deliverables for the plan include an interactive GIS database that will serve as a resource for the public and Town staff to track current and future transportation projects.

7. [2026-2035 TIP Development Process \(NCDOT Prioritization 7.0\)](#)

Travis Johnson

Action Requested: Endorse the recommended list of Regional Impact projects proposed for local input points assignment under NCDOT Prioritization 7.0 (P7.0).

Background:

- NCDOT Prioritization 7.0 will develop the 2026-2035 TIP.
- The CRTPO held a 14-day public comment period that began on July 18 and closed on August 1, 2024 for the CRTPO's local input point assignment for Regional Impact projects under NCDOT's Prioritization 7.0.
- A summary of public comments received to date will be provided.
- The French Broad River MPO (FBRMPO) has offered to donate 14 Regional Impact local input points to the CRTPO to allocate to the Iredell County share of the Salisbury to Asheville Passenger Rail line in P7.0.
 - The FBRMPO is scheduled to meet to approve the local input point donation during their Board meeting on August 15.
- The process will conclude with the release of the draft 2026-2035 TIP in January of 2025.

Attachments: [Public Feedback Summary](#); [P7.0 Regional Impact Local Input Points spreadsheet](#); [P7.0 Regional Impact Local Input Points Map](#)

8. [2026-2035 TIP Development Process \(NCDOT P7.0\) Existing & Committed Projects](#)

Travis Johnson

Action Requested: Endorse the Seniority Approach to identify priorities of existing and committed projects in the 2026-2035 TIP Development Process throughout the CRTPO planning area.

Background:

- The NCDOT-STIP Unit is seeking input from MPOs and NCDOT Divisions on priorities of existing and committed projects in the development of the 2026-2035 STIP.
 - Existing and committed projects have previously been selected for funding in the current 2024-2033 STIP through NCDOT Prioritization 3.0 (P3.0; 2015), P4.0 (2017) or Prioritization 5.0 (2019) processes.
 - The input will be used to assist the STIP Unit when adjusting schedules to meet federal and state fiscal constraint requirements.
- By default, the STIP Unit will use the Seniority Approach as the initial ranking of priorities for the Regional Impact and Division Needs STI funding categories.
 - The Seniority approach ranks projects in each STI funding category as follows: highest to lowest scoring projects from P3.0 (2015), followed by highest to lowest scoring projects from P4.0 (2017), followed by highest to lowest scoring projects from P5.0 (2019).
 - The Seniority Approach was recommended by the Prioritization Workgroup and approved by the Board of Transportation (BOT) to develop the 2024-2033 STIP.
- MPOs and Divisions must submit any revisions to the rankings to the STIP Unit by August 30.
- The CRTPO staff met with NCDOT Division 10 and 12 staffs and agreed to endorse the seniority approach for the STI tiers within the planning area.

Attachments: [Region E \(Mecklenburg & Union\) E&C Projects](#); [Region F \(Mecklenburg & Union\) E&C Projects](#); [Division 10 \(Mecklenburg & Union\) E&C Projects](#); [Division 12 \(Mecklenburg & Union\) E&C Projects](#); [Mooresville Town Board Resolution](#)

9. [CRTPO Title VI and Limited English Proficiency Plan Update](#)

Judy Dellert

Action Requested: Approve the opening of a 30-day public comment period for the updated Title VI and Limited English Proficiency Plan.

Background:

- As a recipient of federal funding, the CRTPO is required to develop, adhere to, and update its Title VI and Limited English Proficiency (LEP) Plans.
- Staff analyzed current demographic information to identify and assess the needs of minority and LEP populations using the 2020 Census and American Community Survey data.
- The focus of the Title VI and LEP update is to better account for changing demographics and language needs to effectively reach all residents throughout the planning area.
- If approved, the public comment period would begin on August 22 and conclude on September 21.

Attachment: [2024 CRTPO Title VI and Limited English Proficiency Plan](#)

10. [2055 Metropolitan Transportation Plan](#)

Neil Burke

Action Requested: Approve the Goals and Objectives for the 2055 Metropolitan Transportation Plan (MTP).

Background:

- A public engagement period for the Goals and Objectives opened June 3 and concluded on July 3.
- A summary of the feedback received was presented during the July 17 CRTPO Board meeting.

Attachment: [DRAFT 2055 MTP Goals and Objectives](#)

11. [Beyond 77 Coalition](#)

Paul Benton

Action Requested: Approve the proposed Beyond 77 coalition structure.

Background:

- Formation of the Beyond 77 Coalition was a recommendation within the final report and ranked as a top priority by the Beyond 77 Task Force.
- Serving as a subcommittee to the CRTPO Policy Board, the Beyond 77 Coalition will coordinate to implement high-priority strategies and solutions from the final report and advance conversations around regional transportation funding.
- This presentation will provide an overview of the proposed structure of the coalition and anticipated meeting schedule.

12. [Discretionary Grants Program Update](#)

Jennifer Stafford

Action Requested: FYI.

Background:

- This presentation will provide a status update on the existing discretionary projects and an overview of the 2024 fall call for projects.
- The CRTPO receives direct attributable funds to be allocated to member jurisdiction projects competitively. Approximately \$33 million in funds are available for programming, mainly in the Fiscal years 2028-2029.
- The 2024 fall call for projects opened on August 12 and will close on October 31, 2024.

13. [Marshville Bypass Tolling Study Update](#)

Kendall Clanton

Action Requested: FYI.

Background:

- The CRTPO Board authorized the analysis of the Marshville Bypass project's viability as a tolled project.
- An interagency team determined that further analysis be conducted in the form of a Traffic and Revenue Study.
- Action will be requested during the September 18 CRTPO Board meeting to amend the FY 2025 UPWP to incorporate the further study of the project.

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

Brett Canipe, NCDOT-Division 10

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 June 2024 meeting.

15. Upcoming Agenda Items

Neil Burke

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

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

Brett Canipe & Mark Stafford, NCDOT

17. Board Member Comments

Lisa Qualls

18. Adjourn



charlotte regional **transportation** planning organization

BOARD MEETING AGENDA PACKET September 18, 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
 - Union County Transportation (UCT) 2024-2033 TIP Amendment
 - FY 2025 Unified Planning Work Program (UPWP) Amendment: Marshville Bypass
- Education Session: 2055 MTP Land Use Scenario Planning
- FTA Section 5307 Transit Agency Annual Reports
- 2026-2035 TIP Development Process (NCDOT Prioritization 7.0)
- Complete Streets Policy
- CRTPO Strategic Plan Goal 5 Implementation Update
- FY 2024 Public Engagement Summary
- Waxhaw Parkway Comprehensive Transportation Plan (CTP) Amendment
- NCDOT I-77 South Express Lanes

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.
a) August 21, 2024 Board Meeting Minutes
b) 2024-2033 TIP Amendments
c) Union County Transportation (UCT) 2024-2033 TIP Amendment
d) FY 2025 Unified Planning Work Program (UPWP) Amendment: Marshville Bypass Analysis | Lisa Qualls |

Attachments: [August 21, 2024 CRTPO Board Meeting Minutes](#); [2024-2033 TIP Amendments Memo](#); [2024-2033 TIP Amendments](#); [2024-2033 UCT TIP Amendment Memo and Resolution](#); [Draft Marshville Bypass Resolution](#)

- | | |
|--|---|
| 6. Education Session: 2055 MTP Land Use Scenario Planning | Neil Burke & Allison Fluitt/Stephen Stansbery, Kimley-Horn |
|--|---|

Action Requested: FYI

Background:

- A workshop was held on September 5 for TCC members to receive an overview of how land use scenario planning was incorporated within the 2050 MTP and for participants to provide feedback to inform the process for the 2055 MTP.
- An Existing Conditions report was prepared to depict community trends, travel characteristics, socioeconomic data, and growth patterns that affect mobility throughout the CRTPO planning area in advance of the TCC workshop and CRTPO Board education session.
 - The Existing Conditions report can be accessed below.
- An overview of scenario planning and the outcomes from the September 5 workshop will be reviewed.
- The Board is being requested to review the scenarios from the 2050 MTP within the summary document linked below and provide input during the education session to guide the process for the 2055 MTP.

Attachment: [2050 MTP Scenario Planning Summary Document](#); [2055 MTP Existing Conditions Report](#)

7. [FTA Section 5307 Transit Agency Annual Reports](#)

Jerrel Leonard

Action Requested: FYI.

Background:

- The Board adopted a Section 5307 Memorandum of Understanding (MOU) in July 2021 that outlines the process and methodology for the annual apportionment and distribution of FTA Section 5307 funds.
- The Section 5307 MOU requires recipients of Section 5307 funds to report annually to the CRTPO on the status of funds awarded to them.
- Reports will be provided by the following presenters: Theresa Torres (Union County Transportation), Gina Merrell (Mecklenburg Transportation System), Bradley Johnson (Iredell County Area Transportation System), and Chad Howell (CATS).

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

Travis Johnson

Action Requested: FYI.

Background:

- NCDOT Prioritization 7.0 will develop the 2026-2035 TIP.
- The process will conclude with the release of the draft 2026-2035 TIP in January of 2025.
- The purpose of this presentation is to review the process for the P7.0 subcommittee to develop the recommended draft list of Division Needs projects proposed for local input point assignment under NCDOT P7.0 and review a schedule of upcoming Board actions.

Attachments: [Draft P7.0 Highway Division Needs Local Input Points spreadsheet](#); [Draft P7.0 Non-Highway Division Needs Local Input Points spreadsheet](#)

9. [Complete Streets Policy](#)

Travis Johnson

Action Requested: FYI.

Background:

- Staff is leading an effort to develop a Complete Streets policy to identify the process to incorporate bicycle, pedestrian, and transit betterments within the scope of roadway improvement projects along existing and new facilities.
- This presentation will provide the Board with an overview of the effort and an outline of the draft report.
- Action will be requested of the Board during the October 16 meeting to open a public comment period on the draft Complete Streets policy.
 - If approved, the public comment period would begin on October 16 and conclude on October 31.

Attachment: [Draft CRTPO Complete Streets Policy](#)

10. [Strategic Plan Goal 5 Implementation Update](#)

Brian Elgort

Action Requested: FYI.

Background:

- The CRTPO adopted its first Strategic Plan in December 2021.
- The Strategic Plan helps staff link day-to-day planning activities to CRTPO's mission, long-term vision, goals, and actionable strategies.
- Staff has focused on implementing Goal 5 (Operations) in 2024 by identifying opportunities for internal operating improvements and evaluation of subcommittees.
- Action will be requested of the Board during the October 16 meeting to approve the dissolution of the Project Oversight Committee and to approve the revisions to the Discretionary Grants Program Policy Guide.

Attachments: [Strategic Plan 2024 Implementation Update Memo](#); [Strategic Plan – Discretionary Grants Program Updates](#)

11. [FY 2024 Public Engagement Summary](#)

Judy Dellert

Action Requested: FYI.

Background:

- The purpose of this presentation is to provide a report on the FY 2024 public engagement activities and review anticipated FY 2025 initiatives.

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

James Kelly, Waxhaw

Action Requested: FYI.

Background:

- A revised alignment for the Waxhaw Parkway was identified from a NCDOT feasibility study, and the revised alignment requires an amendment to the CRTPO's CTP highway map.
- 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.
- Action would be required of the Board to approve the proposed CTP amendment for the northeast and southeast quadrants of the Waxhaw Parkway.

Attachments: [Waxhaw Parkway Resolution](#); [Exhibit A](#); [Exhibit B](#); [Public Engagement Summary Memo](#); [NCDOT Feasibility Study Report](#); [Waxhaw Origin-Destination \(O-D\) Report](#); [Letters of Support](#)

13. [NCDOT I-77 South Express Lanes](#)

Brett Canipe, NCDOT and David Roy, NCTA

Action Requested: FYI.

Background:

- The Board approved an action at the February 2023 meeting endorsing NCDOT conducting a comparative analysis of a potential public-private partnership delivery versus a traditional toll project delivery for the I-77 South Express Lanes.
- NCDOT reviewed the results of the comparative analysis findings during the August 2024 Board meeting.
 - Board members were requested to e-mail the Secretary by September 5 with follow-up questions from the August presentation and to be prepared to take action during the October 16 meeting.
 - NCDOT to provide answers to the questions and a supplemental report to board members in advance of the September 18 meeting.
- As NCDOT stated at the August 21 board meeting, the analysis showed the traditional toll delivery option is not currently financially feasible. The analysis showed that a P3 delivery option is likely financially feasible.
- A potential action item at the October 16 meeting would be to:
 - Request the Department move forward with a P3 delivery process for the I-77 Express Lanes project with the understanding that CRTPO can rescind support at any point up until the Department publicly advertises a Request For Qualifications (RFQ)
 - Create a subcommittee to work with NCDOT/NCTA to develop project objectives and priorities to inform an indicative term sheet
 - Request the Department to provide an indicative term sheet to full CRTPO board at least 60 days in advance of any public advertisement to allow for time to review and act if indicative terms are not acceptable to CRTPO

14. Upcoming Agenda Items

Neil Burke

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

15. NCDOT Division 10 & Division 12 Updates

Brett Canipe & Mark Stafford, NCDOT

16. Board Member Comments

Lisa Qualls

17. Adjourn



CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA

August 14, 2024

CMCG ROOM 267/WebEx Option for Public Participation

HDC WORKSHOP 12:00 PM

Staff Announcements

HDC MEETING: 1:00 – 7:00

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

CONSENT

1. 420 E Tremont Av (PID 12106817)
HDCRMA-2024-00342
Dilworth
Tracey Wopperer & Jessica Hindman, Applicants
APPROVED WITH CONDITIONS
2. 1147 Linganore Pl (PID 12310407)
HDCRMI-2024-00340
Dilworth
Angie Lauer, Applicant
APPROVED WITH CONDITIONS
3. 918 Magnolia Av (PID 12111824)
HDCRMA-2024-00199
Dilworth
Jessica Hindman, Applicant
APPROVED WITH CONDITIONS

NOT HEARD AT THE JULY 10 MEETING ADDITION

4. 927 East Bv (PID 12311311)
HDCCMA-2023-00991
Dilworth
Erik Winer, Applicant
CONTINUED

FRONT PORCH ENCLOSURE & SITE WORK

5. 1218 East Bv (PID 12111315)
HDCCMI-2023-01121
Dilworth
Alaa Bou Ghanem, Applicant
APPROVED WITH CONDITIONS

NEW CONSTRUCTION

6. 2000 Dilworth Rd W (PID 12111822)
HDCRMA-2023-01124
Dilworth
Garrett Nelson & John Kernodle, Applicants
DENIED

CHEEK WALLS, AFTER THE FACT

7. 1547 Merriman Av (PID 11909710)
HDCRMIA-2023-00862
Wilmore
Terrence Pugh, Applicant
APPROVED WITH CONDITIONS

NEW CONSTRUCTION, MULTIFAMILY

8. 224, 228, 232, & 236 W Kingston Av (PID:
11908904, 11908905, 11908906, & 11908907)
HDCCMA-2023-00992
Wilmore
Erik Winer, Applicant
NOT HEARD DUE TO TIME CONSTRAINTS

CONTINUED FROM THE JUNE 10 MEETING DEMOLITION, RESIDENTIAL

9. 1514-1516 Hamorton Pl (PID 08117423)
HDCRDEMO-2023-01189
Plaza Midwood
Sabas Orellana & Carmen Larrehnaga, Applicants
APPROVED WITH 365 DAY STAY OF DEMO

NOT HEARD

CONTINUED FROM THE JULY 10 MEETING NEW CONSTRUCTION, COMMERCIAL

10. 1921 Charlotte Dr (PID 12111901)
HDCCMA-2023-01193
Dilworth
Erica Kennedy, Applicant

ALTERNATIVE MATERIALS

11. 501 N Poplar St (PID 07803623)
HDCRMA-2023-00988
Fourth Ward
Ryan Baird, Applicant

ADDITION

12. 1411 & 1413 W 4th St (PID: 07101507)
HDCRMA-2022-00897
Wesley Heights
Angie Lauer, Applicant

NEW CASES

SITE CHANGES & ADDITION, AFTER THE FACT

13. 928 Ideal Wy (PID 12112201)
HDCRMIA-2023-01195
Dilworth
Mike Whitehead, Applicant

FENCE & RETAINING WALL, AFTER THE FACT

14. 1513 S Mint St (PID 11908315)
HDCCMIA-2024-00063
Wilmore
Eric Gussin, Applicant

TREE REMOVAL & REPLANTING, AFTER THE FACT

15. 221 Grandin Rd (PID 07101512)
HDCRMIA-2024-00068
Wesley Heights
Maxine Martin, Applicant

TREE REMOVAL & REPLANTING, AFTER THE FACT

16. 1627 Oaklawn Av (PID 07840306)
HDCRMIA-2024-00081
McCrorey Heights
George Moreland, Applicant



CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA
September 11, 2024
CMCG ROOM 267/WebEx Option for Public Participation

HDC WORKSHOP 12:00 PM

Staff Announcements
Pre-Application Reviews

HDC MEETING: 1:00 – 7:00

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

CONSENT

FRONT PORCH CHANGES

1. 2401 Charlotte Dr (PID 12112607)
HDCRMI-2024-00672
Dilworth
Roger Dahnert, Applicant
APPROVED WITH CONDITIONS

FRONT DOOR & SITE CHANGES

2. 1829 Cleveland Av (PID 12105301)
HDCCMI-2024-00207
Dilworth
Nathan Smith, Applicant
APPROVED WITH CONDITIONS

REAFFIRMATION

3. 325 W Summit Av/1501 S Mint St (PID 11908314)
HDCCMI-2024-00685
Wilmore
Jason Hood, Applicant
APPROVED WITH CONDITIONS

NOT HEARD AT THE AUGUST 14 MEETING

NEW CONSTRUCTION, MULTIFAMILY

4. 224, 228, 232, & 236 W Kingston Av (PID: 11908904, 11908905, 11908906, & 11908907)
HDCCMA-2023-00992
Wilmore
Erik Winer, Applicant
CONTINUED

NEW CONSTRUCTION, COMMERCIAL

5. 1921 Charlotte Dr (PID 12111901)
HDCCMA-2023-01193
Dilworth
Erica Kennedy, Applicant
CONTINUED

ADDITION

6. 1411 & 1413 W 4th St (PID: 07101507)
HDCRMA-2022-00897
Wesley Heights
Angie Lauer, Applicant
APPROVED WITH CONDITIONS

ALTERNATIVE MATERIALS

7. 501 N Poplar St (PID 07803623)
HDCRMA-2023-00988
Fourth Ward
Ryan Baird, Applicant
ALTERNATIVE MATERIALS APPROVED WITH CONDITIONS
ALTERNATIVE WINDOW MATERIALS DENIED

NOT HEARD

NOT HEARD AT THE AUGUST 14 MEETING (CONT.)

SITE CHANGES & ADDITION, AFTER THE FACT

8. 928 Ideal Wy (PID 12112201)
HDCRMIA-2023-01195
Dilworth
Mike Whitehead, Applicant

FENCE & RETAINING WALL, AFTER THE FACT

9. 1513 S Mint St (PID 11908315)
HDCCMIA-2024-00063
Wilmore
Eric Gussin, Applicant

TREE REMOVAL & REPLANTING, AFTER THE FACT

10. 221 Grandin Rd (PID 07101512)
HDCRMIA-2024-00068
Wesley Heights
Maxine Martin, Applicant

TREE REMOVAL & REPLANTING, AFTER THE FACT

11. 1627 Oaklawn Av (PID 07840306)
HDCRMIA-2024-00081
McCrorey Heights
George Moreland, Applicant

NEW CASES

CHANGES TO AN APPROVED COA

12. 3105-3121 Colyer Pl (PID 09506133, 09506134, 09506135, 09506136, & 09506137)
HDCRMA-2024-00336
Plaza Midwood
Panchali Sau, Applicant

DEMOLITION - COMMERCIAL

13. 304 E Worthington Av (PID 12105617)
HDCCDEMO-2024-00090
Dilworth
Jack Ossa, Applicant
14. 308 E Worthington Av (PID 12105616)
HDCCDEMO-2024-00091
Dilworth
Jack Ossa, Applicant

Upcoming Meeting Dates

October 2024

Mon Oct 14	Noon – 2p.m.	Planning Commission Work Session
Tue Oct 15	5:00p.m. - 7:00p.m.	Planning Committee Meeting
Mon Oct 21	4:00p.m. - 4:30p.m.	Planning Commission Executive Committee Meeting

FY2025 PLANNING COMMISSION WORK PROGRAM DRAFT

(September 2024 to June 2025)

The Planning Commission identified the FY2025 Work Program recommendations at the 2024 Planning Commission Retreat held on September 12, 2024 at the Mahlon Adams Center. Work Program focus areas were selected for the upcoming year along with objectives, success measures, targets, and Commissioners' accountabilities.

WORK PROGRAM FOCUS	OBJECTIVE(S)	MEASURE OF SUCCESS	TARGET SCHEDULE
1. Charlotte Future 2040 Comprehensive Plan: Community Area Planning (CAP) & 2040 Policy Map	1.1 Support and promote the public engagement and education efforts around Community Area Planning (CAP) and the 2040 Policy Map	A) Review and provide feedback on public engagement campaign B) Assist in amplifying the strategy to reach unidentified or underrepresented audiences for a more effective engagement campaign C) Attend public engagement events hosted by PDD to assist in capturing public comment	Through July 2025
2. Unified Development Ordinance (UDO): Alignment Rezonings (ARZ)	1.1 Support and promote the public engagement and education efforts around the Alignment Rezonings (ARZ)	A) Review and provide feedback on public engagement campaign B) Assist in amplifying the strategy to reach unidentified or underrepresented audiences for a more effective engagement campaign C) Attend public engagement events hosted by PDD to assist in capturing public comment	Through July 2025
3. Unified Development Ordinance (UDO): UDO Implementation	1.1 Assist in educating the community about the implementation of the UDO 1.2 Provide a recommendation on UDO Text Amendments to City Council	A) Actively participate in UDO implementation education and engagement opportunities to assist in informing the community with accurate and updated information B) Review the UDO proposed text amendments and provide feedback to staff C) Provide recommendations on the UDO text amendments to the Charlotte City Council	Through July 2025