

CHARLOTTE MECKLENBURG

**March 11, 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

March 11, 2024

CMGC Room 267

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

2. **Minutes and Reports** (12:05 – 12:10 p.m.)
 - Approve February 12, 2024, Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (January 16) – *Attachment 2*
 - Zoning Committee Agenda Results – *Attachment 3*
(February 19 and March 5)
 - Planning Committee Minutes (December 19) – *Attachment 4*
(January 16 meeting was cancelled)
 - Charlotte Regional Transportation Planning Organization – *Attachment 5*
(February 21)
 - Historic District Commission Meeting Results (February 14) – *Attachment 6*
 - Upcoming Meeting Dates – *Attachment 7*

3. **New Business** (12:10 – 2:00 p.m.)
 - SouthPark Community Partners, *Adam Rhew* (30 minutes)
 - University City Partners, *Keith Stanley, Drew Gaertner* (30 minutes)
 - Community Area Planning Update, *Catherine Mahoney* (30 minutes)
 - Comments from the Chair, *Chairperson Welton* (10 minutes)
 - Commission Community Engagement Activities reports
 - Commissioner Research/Homework, *Chairperson Welton* (10 minutes)

Future Agenda Topics		Meeting Date
Planning Commission	New Construction Technologies	Tuesday, April 9 (REVISED DATE)
Planning Committee	April Mandatory Referral	April 16

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes Draft

February 12, 2024

CMGC Room 280

Attendance

Commissioners Present: Douglas Welton (Chairperson), Clayton Sealey, Shana Neeley, Ronnie Harvey, Will Russell, Terry Lansdell, Rebekah Whilden, Melissa Gaston, Erin Shaw, Courtney Rhodes, and Robin Stuart

Commissioners Absent: Vice Chair Andrew Blumenthal, Rick Winiker (excused absent), and Theresa McDonald

Planning Staff Present: Alyson Craig (*Planning Director*), Monica Holmes (*Deputy Director*), Elle Knight, and Yolanda Jones

Call to Order & Introductions

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

Minutes and Reports

Approval January 8th Work Session Minutes

A motion was made by Commissioner Harvey and seconded by Commissioner Whilden to approve the January 8, 2024 minutes. The vote was unanimous to approve the minutes.

New Business

Neighborhood Equity Stabilization (NEST) Update by Justin Harlow, Co-Chair of Nest Rebecca Heffner, Director of Housing and Neighborhood Services

Justin Harlow began by sharing that NEST was created from the adoption of the Unified Development Ordinance (UDO). This commission was established in 2022 for three years and is charged with reviewing and recommending specific anti-displacement strategies. These tools are used for protecting residents of moderate to high vulnerability of displacement.

The commission approach is divided into three work streams. First is "Understanding the Impacts of the UDO" which consists of Accessory Dwelling Units, Duplex and Triplex, Short Term Rentals, Transit, and Inclusionary Zoning. The second work stream is "Lay of the Land" which includes Homeownership, Institutional or Corporate Investors, Land Acquisition and Small Business Opportunities. The third work stream "Program Improvements and Policy Gaps" contains Tax Relief, Rent Assistance, Small Landlord Assistance, Anti-Displacement Fund, Transit Oriented Development, and Inclusionary Zoning.

NEST timeline updates are provided to the City Council as well as the Housing, Safety, and Community Committee. In June 2023 the Anti Displacement Strategy was finalized. Additionally, City Council approves tax relief support as part of FY 2024 budget, and \$5.9 million for an initial slate of NEST recommendations. In January 2024 Initial Anti-Displacement Fund was recommended to the City Council.

Rebecca Heffner gave insight into the Anti-Displacement Strategy (ADS). It was created with stakeholders and community input including NEST Commission engagement. The strategy analyzed the

city's current approach, blended activities, and information, identified gaps, and prioritized recommendations based on effort and impact. ADS builds on the Housing Charlotte Framework, Council policies, and priorities. Information can be found online at charlottenc.gov/housing.

This strategy allows the city to:

1. Accelerate – Respond more quickly and move faster
2. Scale – Implement programs like the Staying in Place pilot program which was executed in three neighborhoods showing how to do business/provide service across the city
3. Pivot – Identify and fill in the gaps and move with market shifts
4. Tailor -Right time and right tools for households and neighborhoods.

Anti-Displacement Strategy Supports four goals which are – support residents, strengthen communities, foster inclusivity, and empower businesses.

Justin informed the Planning Commission the Programmatic Investment Unit were approved by Counsel in November 2023.

1. Acquisition, Rehab, Resale (ARR) (15 units)
2. House Charlotte Plus
3. Rehab and or preserve small NOAH Communities (10-50 units)
4. Small Landlord Investments (20 units)
5. Accessory Dwelling Units (ADUs) (10 ADUs)
6. Reduce Barriers to Programs and Information (\$100,000 each for 3 years)
7. Resource and or Referral Services
8. Innovative Shared Ownership Pilot

The House Charlotte Plus Pilot Launched and provided up to \$80,000 in down payment assistance in Corridors of Opportunity. The program funding of \$1,560,000 supported homeownership for 27 households and was fully committed within three months.

Chair Welton thanked Justin and Rebecca for the NEST and Housing and Neighborhood Services presentation and opened the floor for commissioners to ask questions.

Updates on Charlotte City Council Referral and upcoming UDO Work, Alyson Craig, Director of Planning, and Monica Holmes, Deputy Director II

Alyson shared that on May 22, 2023, during the Charlotte City Council meeting a specific referral from the City Council was given to the planning staff to recommend alternative options, including a schedule, for potential changes to the Unified Development Ordinance (UDO) for allowing duplexes and triplexes in larger projects developing by-right in residential zoning.

On February 5th Planning Staff made a presentation during the Transportation, Planning and Development Committee (TPD) meeting. This presentation focused on a specific referral from City Council regarding a rezoning case related to townhomes; if this is not approved by-right, option of triplexes will be for rent.

City Council became concerned and wanted Planning staff to look at these large developments to see if changes needed to be made. The Planning Department gathered with UDO, Long Range, and Permitting teams to discuss what the options are to increase housing needs in the communities as well as being cautious of the timeline of how quickly this happens. Options will be brought to the UDO Advisory Committee for discussion.

Monica spoke on the starting point for discussion beginning with Goal 2 of the Charlotte Future 2040 Comprehensive Plan. This goal is to have diversity in housing options by increasing the presence of middle-density housing such as duplexes, triplexes, fourplexes, townhomes, accessory dwelling units (ADUs), and other small lot housing. This goal is to ensure land use regulations for flexible housing within neighborhoods.

Planning's approach to begin resolving the gap for Middle Housing is:

1. Listen - understand the issues and concerns leading to the referral.
2. Research – understand the local needs and market and identify the national trends.
3. Dialogue - have internal and external conversations about local demands, preferred outcomes, and tools to implement.
4. Recommendation for short, medium, and long-term solutions and refine implementation tools.
5. Consensus to build a coalition around balanced approaches.
6. Adoption

Community feedback is that - buildings are larger than adjacencies, there are not enough buffers, concerns about tree canopies being preserved, concerns about sensitive areas being environmentally appropriate locations. Additionally, feedback included the need for exclusive neighborhoods for duplexes or triplexes, the need to reach affordability goals, and increased home ownership opportunities.

The Multifamily development type trends in 2023 were apartments and a split between townhomes. Townhomes are more affordable than single-family detached homes and buildings of these types have decreased.

Concerning the Charlotte 2040 Comprehensive Plan Policies – Goal 1 is to have 10 Minute Neighborhoods, Goal 2 is to have Neighborhoods with Diversity and inclusion, Goal 9 is to retain neighborhood character and charm, and Goal 10 is to be fiscally responsible which means to evaluate development regulations to ensure they encourage infill and redevelopment and adjust regulations to remove barriers.

The Charlotte 2040 Comprehensive Plan strategy is to use the Place Type Manual to guide design transitions within neighborhoods, to accommodate affordable and workforce housing. Considerations are as follows – require mix of housing types such as duplexes and triplexes over five acres. Modify the development standards to increase open space, buffers between developments, and other standards that impact walkability and livability. Limit large developments of duplexes and or triplexes in areas not targeted for growth.

Recommendation to UDO Advisory Committee to explore and provide recommendation on the following:

1. Consider requiring a mix of building types in any development over five acres with duplexes and triplexes.
2. Modification to the development standards to increase open space, buffers between developments, goals related to walkability and livability.
3. Add locational qualities to limit large developments of duplexes and triplexes in areas that are not targeted for growth.

Timeline:

February - The UDO Advisory Committee will have two meetings to discuss direction and recommendations. Consider requiring a mix of building types of any development over 5 acres with Duplexes and Triplexes. Consider modification to the development standards to increase open space, buffers between developments, and other standards. These items will be going towards 2040 goals related to walkability and livability. Limit large developments of duplexes and or triplexes in areas not targeted for growth.

March – The Committee will have updates with feedback from the UDO Advisory Committee.

April or May - finalization approach and next steps for future text amendments will be made.

Chair Welton opened the floor up for questions.

Comments from Chairperson Welton

Commission Community Engagement Activities reports - Each commissioner provided an update on community engagement activities in which they participated during the previous month.

Upcoming topics for March

SouthPark Community Partners, University City Partners, Alignment Rezoning Update, Community Area Planning Update

Commissioner Research/Homework, Chairperson Welton

Chair Welton suggested reading the book *Paved Paradise: How Parking Explains the World* by Henry Grabar. To listen to the podcast recording visit: <https://www.grubbproperties.com/blog/clay-grubb-discusses-parking-nmhcs-code-53-podcast>.

Pam Murray spoke to the commissioners about Charlotte's parking garages and how it affects space. She highly recommends biking to the location you need to go to instead of driving your car.

Adjournment

The meeting adjourned at 2:13 p.m.

Attendance

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

Planning Staff present: Planning Director Alyson Craig, Deputy Planning Director Monica Holmes, Yolanda Jones, and Elle Knight

Call to Order

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

Approval of Meeting Minutes

A motion was made by Chair Blumenthal and seconded by Commissioner Rhodes to approve the December 18, 2023, Executive Committee Minutes. The vote was unanimous to approve the minutes.

New Business

Chair Welton indicated the 2024 Search Committee needs to be established for the Planning Committee Chair and Vice Chair positions. Vice Chair, Blumenthal stated the Search Committee timeline is - April - announcement to be made to the commissioners, May - nominations will be received, and June - voting will be performed.

Chair Welton stated he would informally reach out to each commissioner asking if they are interested in being a part of the committee. Any commissioner nominated and elected will be part of the Executive Committee.

A term matrix was provided for the Executive Committee to view. This matrix provides information on each commissioner's term from appointment to expiration. Chair Welton explained an unexpired appointment is not part of the commissioner's first term. The first term begins when the commissioner is appointed.

Future Work Session Topics

February 12th Work Session

The Neighborhood Equity Stabilization (NEST) Commission will share information on what and who they are.

Also, Dave Pettine, Division Manager for Entitlement Services will give the planning commission updates about alignment rezoning. Chair Welton explained all commissioners need to be knowledgeable and aware of what this means as the public may have questions regarding this topic.

Monica Holmes Deputy Director of Planning indicated the Policy Map and Alignment Rezoning/Land Use Policy will be presented out of order and does not want this to cause confusion amongst the

Charlotte-Mecklenburg Planning Commission

Executive Committee Minutes Approved

January 16, 2024, 4:00 p.m.

Room 266

commissioners. There are differences between policy, rezoning, and regulation. Confusion can be caused by where the Policy Map and Alignment Land Use Policy are linked and where they do not link. Chair Welton indicated commissioners should have an understanding of the Policy Map. The Alignment Rezoning process was shared at the Planning Commission's retreat on September 8, 2023, and commissioners know this is going to be addressed with the public.

Vice Chair, Blumenthal stated, that commissioners need to understand the framing of the Policy Map and Alignment Land Use.

Chair Welton stated, that Charlotte is going to implement rezoning in phases unlike the city of Raleigh, who did their rezoning all at once.

March 11th Work Session

Chair Welton asked Alysia Osborne who is Planning Division Manager of Long Range Planning to discuss Policy Map.

In addition, Chair Welton is looking to have municipal services from South Park, University City, and Center City.

April 9th Work Session

Chair Welton is interested in having technology be one of the topics for this month. Chair Welton would like Dr. Chew from UNCC to give the commissioners an update on some of the latest technology that could influence planning's outcome.

Chair Welton would also like to have the Homebuilders and Apartment Associations to inform the commissioners of how this is affecting Charlotte.

Note from Chair

Chair Welton extended his gratitude to everyone attending the Urban Plan Workshop which helped make it successful. This was presented by the Urban Land Institute and Charlotte Mecklenburg Planning Commission and held on January 10, 2024, in the Charlotte Mecklenburg Government Center.

Approval of Upcoming Meeting Dates Calendar for February – March 2024

A motion was made by Commissioner Russell and seconded by Commissioner Rhodes to approve the calendar. The vote was unanimous to approve the calendar.

Adjournment

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

City of Charlotte

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



Zoning Agenda

RESULTS

Monday, February 19, 2024

Council Chamber

City Council Zoning Meeting

Mayor Vi Lyles

Mayor Pro Tem Danté Anderson

Council Member Dimple Ajmera

Council Member Tariq Scott Bokhari

Council Member Tiawana Brown

Council Member Ed Driggs

Council Member Malcolm Graham

Council Member Reneé Johnson

Council Member LaWana Mayfield

Council Member James Mitchell

Council Member Marjorie Molina

Council Member Victoria Watlington

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

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

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT**2. Consent agenda items 3 through 18 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: 2021-209 by Coastal Acquisition Entity, LLC**Approved**

Location: Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Brown)

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

Proposed Zoning: NS (neighborhood services)

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

4. Rezoning Petition: 2023-017 by Liberty Healthcare Properties of North Carolina, LLC**Approved**

Location: Approximately 7.04 acres located on the north side of Providence Road West, west of Community House Road, and east of Old Ardrey Kell Road. (Council District 7 - Driggs)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

5. Rezoning Petition: 2023-034 by Cambridge Properties, Inc.
City Council deferred decision to March 18, 2024

Location: Approximately 4.90 acres located on the west side of North Tryon Street, east of J.W. Clay Boulevard. (Council District 4 - Johnson)

Current Zoning: CC (commercial center)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

6. Rezoning Petition: 2023-080 by True Homes, LLC
Approved

Location: Approximately 19.16 acres located west of Nations Ford Road, south of Forest Point Boulevard, and north of Short Hills Drive. (Council District 3 - Brown)

Current Zoning: R-9 (CD) (single family residential, conditional)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

7. Rezoning Petition: 2023-089 by True Homes, LLC Approved

Location: Approximately 1.78 acres located along the southwest side of Point O'Woods Drive, west of Northlake Centre Parkway. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A) and CC (commercial center)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

8. Rezoning Petition: 2023-092 by Great American Storage, LLC Approved

Location: Approximately 4.85 acres located west of Steele Creek Road and north of the Interstate 485 ramp. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

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

Proposed Zoning: CR (CD) (regional commercial, conditional)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

9. Rezoning Petition: 2023-098 by Queen City Hotel Investors, LLC

Approved

Location: Approximately 1.91 acres located along the west side of Hawthorne Lane, the east side of Heath Court, north of Central Avenue. (Council District 1 - Anderson)

Current Zoning: TOD-CC (EX) (transit oriented development - community center, exception)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

10. Rezoning Petition: 2023-103 by RangeWater Development, LLC

Approved

Location: Approximately 12.75 acres located along the east side of Atando Avenue, the south side of Robinson Crest, north of North Tryon Street. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed-use)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

11. Rezoning Petition: 2023-126 by Commonwealth Development Corporation

Approved

Location: Approximately 1.41 acres located on the east side of Nations Ford Road south of Farmhurst Drive and north of Deanna Lane. (Council District 3 - Brown)

Current Zoning: N1-B (neighborhood 1-B) and R-20MF (multi-family residential)

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

12. Rezoning Petition: 2023-127 by D-P Partners

Approved

Location: Approximately 1.29 acres locate along the north side of South McDowell Street and the southwest side of Baxter Street, east of East Morehead Street. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

Proposed Zoning: UE (urban edge)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

13. Rezoning Petition: 2023-128 by Synco Properties

Approved

Location: Approximately 27 acres located along the southeast side of Roxborough Road, the southwest side of Colony Road, and the northwest side of Sharon Road. (Council District 6 - Bokhari)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

14. Rezoning Petition: 2023-133 by Cambridge Properties, Inc. Approved

Location: Approximately 8.5 acres located along the west side of MacFarlane Boulevard, north of Regan Drive, and south of University City Boulevard. (Council District 4 - Johnson)

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

Proposed Zoning: IMU (innovation mixed use)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

15. Rezoning Petition: 2023-136 by William L. Simmons Approved

Location: Approximately 2.26 acres located along the north side of Dupree Street, west of Rozzelles Ferry Road, and south of I-85. (Council District 2 - Graham)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

16. Rezoning Petition: 2023-139 by Lincoln Harris Approved

Location: Approximately 1.621 acres located along the southwest side of West Brooklyn Village Avenue, the northwest side of South Tryon Street, and the southeast side of South Church Street. (Council District 2 - Graham)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

17. Rezoning Petition: 2023-140 by John Patel

Approved

Location: Approximately 3.54 acres located along the south side of Thomasboro Drive and the west side of Lucky Penny Street, east of Eddleman Road. (Council District 2 - Graham)

Current Zoning: CG ANDO (general commercial, airport noise disclosure overlay)

Proposed Zoning: N2-B ANDO (neighborhood 2-B, airport noise disclosure overlay)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

18. Rezoning Petition: 2023-144 by Atrium Health, Inc.

Approved

Location: Approximately 14.28 acres located on the north and south side of Baxter Street, east side of East Morehead Street, west of Pearl Park Way. (Council District 1 - Anderson)

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

Proposed Zoning: MUDD-O SPA (mixed-use development district, optional, site plan amendment) with 5-years vested rights

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

DECISIONS**19. Rezoning Petition: 2020-071 by 3G Investments and Developments, LLC****City Council deferred decision to March 18, 2024**

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

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

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

20. Rezoning Petition: 2022-216 by QuikTrip Corporation**City Council deferred decision to March 18, 2024**

Location: Approximately 3.55 acres bound by the east of side of Lakebrook Road, north side of Centergrove Lane, west side of Sam Wilson Road, and south side of Interstate 85. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

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

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

21. Rezoning Petition: 2022-224 by SRL Central Avenue Properties, LLC**City Council deferred decision to March 18, 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)

22. Rezoning Petition: 2023-015 by Tribek Properties**City Council deferred decision to March 18, 2024**

Location: Approximately 4.54 acres located in the southwest quadrant of the intersection of Wilkinson Boulevard and Remount Road, north of Parker Drive. (Council District 3 - Brown)

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

Proposed Zoning: TOD-NC(CD) (transit oriented development, neighborhood center, conditional)

**23. Rezoning Petition: 2023-047 by Gustafson Partners
Commercial Real Estate**

City Council deferred decision to March 18, 2024

Location: Approximately 2.25 acres located on the north and south side of Northlake Creek Drive, west side of Reames Road, and south side of West W.T. Harris Boulevard. (Council District 4 - Johnson)

Current Zoning: B-2(CD) (general business, conditional)

Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

**24. Rezoning Petition: 2023-091 by Mecklenburg County
City Council deferred decision to March 18, 2024**

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

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

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

**25. Rezoning Petition: 2023-134 by Park South Townhome
Community, LLC**

City Council deferred decision to March 18, 2024

Location: Approximately 0.997 acres located along the west side of Park South Drive, east of Parkstone Drive, and north of Archdale Drive. (Council District 6 - Bokhari)

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

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

26. Rezoning Petition: 2021-085 by Raven Property Group, LLC **Approved**

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

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

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

Zoning Committee Recommendation: The Zoning Committee voted 5-2 to recommend DENIAL of this petition.

Staff Recommendation:

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

27. Rezoning Petition: 2022-099 by Levine Properties, Inc. **Approved**

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

Current Zoning: NC (neighborhood center)

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

Zoning Committee Recommendation: The Zoning Committee voted 4-3 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

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

Approved

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

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

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

Zoning Committee Recommendation: The Zoning Committee voted 4-3 to recommend DENIAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition.

29. Rezoning Petition: 2023-069 by Ravin Partners

Approved

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

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition.

30. Rezoning Petition: 2023-095 by Men in Motion Home Renovations, LLC

City Council deferred decision to March 18, 2024

Location: Approximately 1.988 acres located at the deadend of Pickway Drive, west of North Graham Street. (Council District 1 - Anderson)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

31. Rezoning Petition: 2023-122 by EHC Homes, LP Approved

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

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

32. Rezoning Petition: 2023-129 by Wells Fargo Bank, National Association

Approved

Location: Approximately 1.48 acres located at the east side of the intersection of South Church Street and West Brooklyn Village Avenue, along the northwest side of South Tryon Street. (Council District 2 - Graham)

Current Zoning: UMUD-O SPA (uptown mixed-use district, optional, site plan amendment)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-2 to recommend DENIAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

HEARINGS**33. Rezoning Petition: 2022-121 by RK Investments Charlotte LLC****City Council deferred hearing to March 18, 2024**

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

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

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

34. Rezoning Petition: 2023-033 by CRD Elizabeth LLC**City Council deferred hearing to March 18, 2024**

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

Current Zoning: CG (general commercial)

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

35. Rezoning Petition: 2023-107 by Penmith Holdings, LLC**City Council deferred hearing to March 18, 2024**

Location: Approximately 12.3 acres located along the north side of Rocky River Road and the east side of John Russell Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

Current Zoning: NS (neighborhood services)

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

36. Rezoning Petition: 2022-029 by Wade Miller - Skyline**Townes, LLC****Public Hearing Held**

Location: Approximately 0.35 acres located along the west side of Seigle Avenue and east side of Van Every Street, south of Belmont Avenue. (Council District 1 - Anderson)

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

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

Staff Recommendation:

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

37. Rezoning Petition: 2023-018 by NVR, Inc.**Public Hearing Held**

Location: Approximately 14.2 acres located on the north side of Ridge Road east of Odell School Road and west of Morehead Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

38. Rezoning Petition: 2023-162 by Northwood Ravin**Public Hearing Held**

Location: Approximately 36 acres located on the west side of Providence Road, north of Fairview Road, and west of Columbine Circle. (Council District 6 - Bokhari)

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

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

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

39. Rezoning Petition: 2022-079 by Well Pappas Corporate Parcel Owner, LLC

Public Hearing Held

Location: Approximately 2.23 acres located at the southwest intersection of Pearl Park Way and Kenilworth Avenue, east of Harding Place. (Council District 1 - Anderson)

Current Zoning: OFC (office flex campus) and NC (neighborhood center)

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

Staff Recommendation: Staff recommends approval of this petition.

40. Rezoning Petition: 2022-107 by PARKMIMO LLC

Public Hearing Held

Location: Approximately one acre located on the south side of Parkwood Avenue, east of Hawthorne Lane, north of Belvedere Avenue, and west of The Plaza. (Council District 1 - Anderson)

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

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

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

41. Rezoning Petition: 2022-154 by Real Estate Properties Holding, LLC

Public Hearing Held

Location: Approximately 6.5 acres located at the southeast intersection of Sledge Road and Shopton Road West, west of Steele Creek Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Brown)

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

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

Staff Recommendation: Staff recommends approval of this petition.

42. Rezoning Petition: 2022-210 by RRPVI SEBP Charlotte, LP Public Hearing Held

Location: Approximately 45.67 acres located on the west side of South Tryon Street, north side of Clanton Road, and east side of Interstate 77. (Council District 3 - Brown)

Current Zoning: ML-1 (manufacturing & logistics - 1), CG (general commercial), B-2(CD) (general business, conditional), MUDD-O (mixed-use development district, optional)

Proposed Zoning: MUDD-O (mixed-use development district, optional) and MUDD-O SPA (mixed-use development district, optional, site plan amendment) with 5-years vested rights.

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, site and building design, and land use as well as requested technical revisions.

43. Rezoning Petition: 2023-178 by Crosland SE Communities Public Hearing Held

Location: Approximately 2.96 acres located south of Arrowood Road, east of Microsoft Way, and north of Hanson Road. (Council District 3 - Brown)

Current Zoning: OFC (office flex campus)

Proposed Zoning: RC(CD)EX (research campus, conditional, exception district)

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

44. Rezoning Petition: 2023-111 by Tarun Jetani Public Hearing Held

Location: Approximately 1.88 acres located along the north side of Henderson Circle, west of Old Statesville Road, and south of Ratcliff Lane. (Council District 2 - Graham)

Current Zoning: MHP (manufactured home park)

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

Staff Recommendation: Staff recommends approval of this petition.

45. Rezoning Petition: 2023-125 by Clay Robinson Public Hearing Held

Location: Approximately 8.035 acres located along the west side of Statesville Avenue and the south side of Tipton Drive. (Council District 1 - Anderson)

Current Zoning: ML-1 (manufacturing and logistics-1) and N2-B (neighborhood 2-B)

Proposed Zoning: IMU (innovation mixed-use)

Staff Recommendation: Staff recommends approval of this petition.

46. Rezoning Petition: 2023-131 by Wenqiang Ye **Public Hearing Held**

Location: Approximately 0.764 acres located along the east side of South Boulevard, north of East Woodlawn Road, and west of Connecting Road. (Council District 1 - Anderson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

47. Rezoning Petition: 2023-138 by Sankofa Partners LLC **Public Hearing Held**

Location: Approximately 0.28 acres located along the north side of Rozzelles Ferry Road and the southwest side of West Trade Street, west of Beatties Ford Road. (Council District 2 - Graham)

Current Zoning: NC (neighborhood center)

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

Staff Recommendation: Staff recommends approval of this petition.

48. Rezoning Petition: 2023-142 by Abacus Capital **Public Hearing Held**

Location: Approximately 3.7 acres located along the south side of Tuckaseegee Road, north of Jay Street, and east of Thrift Road. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics)

Proposed Zoning: IMU (innovation mixed-use)

Staff Recommendation: Staff recommends approval of this petition.

49. Rezoning Petition: 2023-143 by Abacus Capital **Public Hearing Held**

Location: Approximately 6.6 acres located on the northwest side of Toomey Avenue, north of West Tremont Avenue, and east of Interstate 77. (Council District 3 - Brown)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

50. Rezoning Petition: 2023-146 by TMP Properties, LLC Public Hearing Held

Location: Approximately 1.2 acres located on the north side of Tuckaseegee Road, west of Gesco Street, and south of State Street. (Council District 2 - Graham)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

51. Rezoning Petition: 2023-147 by Hendrick Automotive Group Public Hearing Held

Location: Approximately 17.31 acres located along the east side of Twin Lakes Parkway and north side of Interstate 485, south of Sam Roper Drive. (ETJ - BOCC: 1-Powell; Closet CC 4-Johnson)

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

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

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

52. Rezoning Petition: 2023-148 by The RMR Group LLC Public Hearing Held

Location: Approximately 0.52 acres located on the south side of Peterson Drive, west of Heriot Avenue, and north of Yancey Road. (Council District 3 - Brown)

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

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

Staff Recommendation: Staff recommends approval of this petition.

53. Rezoning Petition: 2023-149 by Dickerson Reality Florida, Inc.

Public Hearing Held

Location: Approximately 0.2 acres located on the south side of West Carson Boulevard and west of South Graham Street, north of West Palmer Street. (Council District 3 - Brown)

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

Proposed Zoning: TOD-UC (transit-oriented development-urban center)

Staff Recommendation: Staff recommends approval of this petition.

54. Rezoning Petition: 2023-153 by Sterling Development, LLC Public Hearing Held

Location: Approximately 1.9 acres located on the west side of Taggart Creek Road, south of Boyer Street, and east of Billy Graham Parkway. (Council District 3 - Brown)

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

Proposed Zoning: ML-1(ANDO) (manufacturing and logistics-1, airport noise district overlay)

Staff Recommendation: Staff recommends approval of this petition.

55. Rezoning Petition: 2023-154 by UNC Capital LLC City Council deferred hearing to March 18, 2024

Location: Approximately 7.17 acres located on the south side of York Road and west side of Youngblood Road. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

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

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

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

56. Rezoning Petition: 2023-158 by Kinsale Properties Public Hearing Held

Location: Approximately 0.99 acres located at the southwest intersection of Tuckaseegee Road and Jay Street, east of Thrift Road. (Council District 2 - Graham)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

57. Rezoning Petition: 2023-159 by Pulte Home Company, LLC Public Hearing Held

Location: Approximately 28.4 acres located on the west side of Beatty Drive and east side of Brick Yard Road Extension, south of Wilkinson Boulevard. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

Current Zoning: MHP (manufactured home park)

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

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

58. Rezoning Petition: 2023-161 by Childress Klein Properties Public Hearing Held

Location: Approximately 9.82 acres located on the east side of Beam Road, south of Pine Oaks Drive, and north of Cross Beam Drive. (Council District 3 - Brown)

Current Zoning: I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay), N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

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

Staff Recommendation: Staff recommends approval of this petition.

City of Charlotte

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



Zoning Agenda

RESULTS

Tuesday, March 5, 2024

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Douglas A. Welton, Chairperson

Terry Lansdell

Shana Neeley

Wil Russell

Clayton Sealey

Rebekah Whilden

Rick Winiker

Zoning Committee Work Session

Call to Order: 5:35 pm

Adjourned: 7:28 pm

Zoning Committee Members

Douglas A. Welton ✓	Shana Neeley ✓	Terry Lansdell x
Clayton Sealey ✓	Rebekah Whilden ✓	Rick Winiker ✓
Wil Russell ✓ <i>Left: 6:36pm</i> <i>Returned: 6:38pm</i>		

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

Update: Petitioner is requesting deferral to April 2, 2024

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

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

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

Motion: Winiker

2nd: Russell

Vote: 6:0

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

Update: Petitioner is requesting deferral to April 2, 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)

Motion: Winiker

2nd: Russell

Vote: 6:0

3. Rezoning Petition: 2023-091 by Mecklenburg County

Update: Petitioner is requesting deferral to April 2, 2024

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

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

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

Motion: Winiker

2nd: Russell

Vote: 6:0

4. Rezoning Petition: 1989-080 by Bruce and Shirley White
Approved

Innovative Request for Zoning [Petition No. 1989-080](#): Brad Bailey on behalf Sema Williams (property owner) is requesting approval of Innovative provisions for the R-20MF Selwyn Farms Subdivision associated with petition 1989-080. The subdivision is located at the intersection of Marsh Road and Selwyn Farms Lane. The site requested for Innovative provisions is parcel 14912533, located at 805 Blackburn Ct.

The following items are the requested innovative provision:

1. Reduction of the required rear yard from 25 feet to 22 feet (3-foot reduction).

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

Staff Resource: [John Kinley](#)

Motion: Sealey

2nd: Russell

Vote: 6:0

5. Rezoning Petition: 2022-029 by Wade Miller - Skyline Townes, LLC

Recommended for Approval

Location: Approximately 0.35 acres located along the west side of Seigle Avenue and east side of Van Every Street, south of Belmont Avenue. (Council District 1 - Anderson)

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

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

Motion: Whilden

2nd: Russell

Vote: 6:0

6. Rezoning Petition: 2022-079 by Well Pappas Corporate Parcel Owner, LLC

Recommended for Approval

Location: Approximately 2.23 acres located at the southwest intersection of Pearl Park Way and Kenilworth Avenue, east of Harding Place. (Council District 1 - Anderson)

Current Zoning: OFC (office flex campus) and NC (neighborhood center)

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

Motion: Sealey

2nd: Neeley

Vote: 6:0

7. Rezoning Petition: 2022-107 by PARKMIMO LLC
Recommended for Approval

Location: Approximately 1 acre located on the south side of Parkwood Avenue, east of Hawthorne Lane, north of Belvedere Avenue, and west of The Plaza. (Council District 1 - Anderson)

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

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

Motion: Neeley

2nd: Whilden

Vote: 6:0

8. Rezoning Petition: 2022-154 by Real Estate Properties Holding, LLC
Recommended for Approval

Location: Approximately 6.5 acres located at the southeast intersection of Sledge Road and Shopton Road West, west of Steele Creek Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Brown)

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

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

Motion: Russell

2nd: Neeley

Vote: 6:0

9. Rezoning Petition: 2022-210 by RRPVI SEBP Charlotte, LP
Recommended for Approval

Location: Approximately 45.67 acres located on the west side of South Tryon Street, north side of Clanton Road, and east side of Interstate 77. (Council District 3 - Brown)

Current Zoning: ML-1 (manufacturing & logistics - 1), CG (general commercial), B-2(CD) (general business, conditional), MUDD-O (mixed-use development district, optional)

Proposed Zoning: MUDD-O (mixed-use development district, optional) and MUDD-O SPA (mixed-use development district, optional, site plan amendment) with 5-years vested rights)

Motion: Sealey

2nd: Russell

Vote: 6:0

10. Rezoning Petition: 2022-216 by QuikTrip Corporation
Recommended for Denial

Location: Approximately 3.55 acres bound by the east of side of Lakebrook Road, north side of Centergrove Lane, west side of Sam Wilson Road, and south side of Interstate 85. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

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

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

Motion: Whilden

2nd: Sealey

Vote: 4:2

11. Rezoning Petition: 2023-015 by Tribek Properties

Update: Petitioner is requesting deferral to April 2, 2024

Location: Approximately 4.54 acres located in the southwest quadrant of the intersection of Wilkinson Boulevard and Remount Road, north of Parker Drive. (Council District 3 - Brown)

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

Proposed Zoning: TOD-NC(CD) (transit oriented development, neighborhood center, conditional)

Motion: Winiker

2nd: Russell

Vote: 6:0

12. Rezoning Petition: 2023-018 by NVR, Inc.

Recommended for Approval

Location: Approximately 14.2 acres located on the north side of Ridge Road east of Odell School Road and west of Morehead Road. (ETJ - BOCC: 3-Dunlap; Closet CC 4-Johnson)

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

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

Motion: Neeley

2nd: Sealey

Vote: 6:0

13. Rezoning Petition: 2023-047 by Gustafson Partners Commercial Real Estate

Recommended for Approval

Location: Approximately 2.25 acres located on the north and south side of Northlake Creek Drive, west side of Reames Road, and south side of West W.T. Harris Boulevard. (Council District 4 - Johnson)

Current Zoning: B-2(CD) (general business, conditional)

Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

Motion: Sealey

2nd: Neeley

Vote: 6:0

14. Rezoning Petition: 2023-111 by Tarun Jetani

Recommended for Approval

Location: Approximately 1.88 acres located along the north side of Henderson Circle, west of Old Statesville Road, and south of Ratcliff Lane. (Council District 2 - Graham)

Current Zoning: MHP (manufactured home park)

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

Motion: Russell

2nd: Neeley

Vote: 6:0

15. Rezoning Petition: 2023-125 by Clay Robinson
Recommended for Approval

Location: Approximately 8.035 acres located along the west side of Statesville Avenue and the south side of Tipton Drive. (Council District 1 - Anderson)

Current Zoning: ML-1 (manufacturing and logistics-1) and N2-B (neighborhood 2-B)

Proposed Zoning: IMU (innovation mixed-use)

Motion: Whilden

2nd: Russell

Vote: 6:0

16. Rezoning Petition: 2023-131 by Wenqiang Ye
Recommended for Approval

Location: Approximately 0.764 acres located along the east side of South Boulevard, north of East Woodlawn Road, and west of Connecting Road. (Council District 1 - Anderson)

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

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

Motion: Sealey

2nd: Russell

Vote: 6:0

17. Rezoning Petition: 2023-134 by Park South Townhome Community, LLC
Recommended for Approval

Location: Approximately 0.997 acres located along the west side of Park South Drive, east of Parkstone Drive, and north of Archdale Drive. (Council District 6 - Bokhari)

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

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

Motion: Russell

2nd: Whilden

Vote: 6:0

18. Rezoning Petition: 2023-138 by Sankofa Partners LLC
Recommended for Approval

Location: Approximately 0.28 acres located along the north side of Rozzelles Ferry Road and the southwest side of West Trade Street, west of Beatties Ford Road. (Council District 2 - Graham)

Current Zoning: NC (neighborhood center)

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

Motion: Winiker

2nd: Neeley

Vote: 6:0

19. Rezoning Petition: 2023-142 by Abacus Capital
Recommended for Approval

Location: Approximately 3.7 acres located along the south side of Tuckaseegee Road, north of Jay Street, and east of Thrift Road. (Council District 2 - Graham)

Current Zoning: ML-2 (manufacturing and logistics)

Proposed Zoning: IMU (innovation mixed-use)

Motion: Sealey

2nd: Neeley

Vote: 6:0

20. Rezoning Petition: 2023-143 by Abacus Capital
Recommended for Approval

Location: Approximately 6.6 acres located on the northwest side of Toomey Avenue, north of West Tremont Avenue, and east of Interstate 77. (Council District 3 - Brown)

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

Proposed Zoning: IMU (innovation mixed use)

Motion: Winiker

2nd: Russell

Vote: 6:0

21. Rezoning Petition: 2023-146 by TMP Properties, LLC
Recommended for Approval

Location: Approximately 1.2 acres located on the north side of Tuckaseegee Road, west of Gesco Street, and south of State Street. (Council District 2 - Graham)

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

Proposed Zoning: IMU (innovation mixed use)

Motion: Whilden

2nd: Neeley

Vote: 6:0

22. Rezoning Petition: 2023-147 by Hendrick Automotive Group
Recommended for Approval

Location: Approximately 17.31 acres located along the east side of Twin Lakes Parkway and north side of Interstate 485, south of Sam Roper Drive. (ETJ - BOCC: 1-Powell; Closet CC 4-Johnson)

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

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

Motion: Neeley

2nd: Russell

Vote: 6:0

23. Rezoning Petition: 2023-148 by The RMR Group LLC
Recommended for Approval

Location: Approximately 0.52 acres located on the south side of Peterson Drive, west of Heriot Avenue, and north of Yancey Road. (Council District 3 - Brown)

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

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

Motion: Winiker

2nd: Neeley

Vote: 6:0

24. Rezoning Petition: 2023-149 by Dickerson Reality Florida, Inc.

Recommended for Approval

Location: Approximately 0.2 acres located on the south side of West Carson Boulevard and west of South Graham Street, north of West Palmer Street. (Council District 3 - Brown)

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

Proposed Zoning: TOD-UC (transit-oriented development-urban center)

Motion: Sealey

2nd: Russell

Vote: 6:0

25. Rezoning Petition: 2023-153 by Sterling Development, LLC
Recommended for Approval

Location: Approximately 1.9 acres located on the west side of Taggart Creek Road, south of Boyer Street, and east of Billy Graham Parkway. (Council District 3 - Brown)

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

Proposed Zoning: ML-1(ANDO) (manufacturing and logistics-1, airport noise district overlay)

Motion: Russell

2nd: Sealey

Vote: 6:0

26. Rezoning Petition: 2023-158 by Kinsale Properties
Recommended for Approval

Location: Approximately 0.99 acres located at the southwest intersection of Tuckaseegee Road and Jay Street, east of Thrift Road. (Council District 2 - Graham)

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

Proposed Zoning: IMU (innovation mixed use)

Motion: Neeley

2nd: Sealey

Vote: 6:0

27. Rezoning Petition: 2023-159 by Pulte Home Company, LLC
Recommended for Approval

Location: Approximately 28.4 acres located on the west side of Beatty Drive and east side of Brick Yard Road Extension, south of Wilkinson Boulevard. (ETJ - BOCC: 2-Leake; Closet CC 3-Brown)

Current Zoning: MHP (manufactured home park)

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

Motion: Sealey

2nd: Neeley

Vote: 5:1

28. Rezoning Petition: 2023-161 by Childress Klein Properties
Recommended for Approval

Location: Approximately 9.82 acres located on the east side of Beam Road, south of Pine Oaks Drive, and north of Cross Beam Drive. (Council District 3 - Brown)

Current Zoning: I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay), N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

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

Motion: Whilden

2nd: Neeley

Vote: 6:0

29. Rezoning Petition: 2023-162 by Northwood Ravin
Recommended for Approval

Location: Approximately 36 acres located on the west side of Providence Road, north of Fairview Road, and west of Columbine Circle. (Council District 6 - Bokhari)

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

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

Motion: Neeley

2nd: Whilden

Vote: 6:0

30. Rezoning Petition: 2023-178 by Crosland SE Communities
Recommended for Approval

Location: Approximately 2.96 acres located south of Arrowood Road, east of Microsoft Way, and north of Hanson Road. (Council District 3 - Brown)

Current Zoning: OFC (office flex campus)

Proposed Zoning: RC(CD)EX (research campus, conditional, exception district)

Motion: Whilden

2nd: Russell

Vote: 6:0

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

APPROVED Minutes

December 19, 2023 – 5:00 p.m.

Attendance

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

Planning Committee Members Absent: Chairperson Andrew Blumenthal and Commissioner Theresa McDonald

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

Other Staff: Bethany Fritts, Asset and Facility Management

Presenter: Katie Lloyd, Mecklenburg County Park & Recreation

Welcome and Introduction

Vice Chairperson Courtney Rhodes called the meeting to order at 5:08 p.m., welcomed everyone, and introduced each commissioner and staff member.

Approval of Minutes

A motion was made by Commissioner Shaw seconded by Commissioner Harvey to approve the November 14, 2023, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals

M.R. #23-48 | Mecklenburg County proposes to acquire Tax Parcels 105-061-08 + 105-061-10 located in the city of Charlotte, adjacent to existing County owned Reedy Creek Park. The property is approximately 9.61 acres combined.

M.R. #23-49 | Mecklenburg County proposes to acquire Tax Parcel 105-161-23 located in east Charlotte along Rocky River Road, adjacent to existing County owned Bluff Hill Park. The property is approximately 2.34 acres.

A motion was made by Commissioner Gaston and seconded by Commissioner Harvey stating that the Planning Committee reviewed M.R. #23-48 and M.R. #23-49 on December 19, 2023, and has no additional comments for the submitting agencies. The motion was approved. 5-0

Greenway Update

Katie Lloyd, Mecklenburg County Park & Recreation provided an overview regarding the greenway's, development history, current projects, future projects, and land acquisition. The Greenway Master Plan, the features of the Greenway as well as the benefits and constraints related to management of the Greenway were also discussed.

Commissioner Shaw asked whether any mapping of existing trails exists, what is the best resource to use to navigate the trails, and is there a map that shows what is open or paved? Ms. Lloyd shared the resources below:

- The County's Park & Recreation website – parkandrec.mecknc.gov
 - Utilize the Greenway Tab where trails are listed by name, and within these specific section maps exists which can be downloaded.
 - Utilize the GIS application Park Explorer from the Park & Rec website. From this application users can see greenway trails and filter park amenities offered at the different facilities.

Commissioners continued the discussion by asking several additional questions related to the communication between Park & Rec and the rezoning process, established safety measures at trails, and the land acquisition process.

Community Area Plan Update

Kathy Cornett, Project Manager, reviewed the project background as it relates to the implementation of the Charlotte Future 2040 Comprehensive Plan adopted in June 2021. The first item implemented was the Charlotte Future Policy Map adopted in March of 2022. The UDO was also adopted in 2022. Currently, there is a Zoning Map Project which is separate, but related to the project. Community Area Planning (CAP) is also an item out of the 2040 Comprehensive Plan. The goal is to create 14 Community Area Plans over a two-year period. As this is a city-wide process, we are working on bringing all communities up to speed by providing community-level guidance for growth + development. At present, we are wrapping up Phase 2 which focuses on tweaks to the policy map. Phase 3 will begin in the Spring of 2024 and will focus on projects and programs.

As it relates to engagement, Ms. Cornett reviewed the team's engagement strategy. Constant engagement emphasizes 24-hour engagement, coordinated engagement emphasis on in-person engagement, and collaborative engagement involves engaging with elected and appointed officials, the Planning Commission, and interdepartmental partners. The presentation continued with discussions around the Charlotte Future 2040 Comprehensive Plan goals. A draft revised Charlotte Policy Map will be released to the public in February 2024 to include a comment period. The comment period will close June 2024.

Next Steps/Call to Action

- The next step is Phase 3 which will focus on projects and programs. The emphasis will be on our partnering departments who are responsible for managing their projects and programs. Conversations will revolve around infrastructure and neighborhood amenities.
- Staff asks that commissioners continue to spread the news about the upcoming map! Also, share images of the community with staff as staff would like to incorporate these into the updated document.

Commissioner Shaw praised staff for their hard work beyond the nine to five workdays. Vice Chairperson Rhodes also thanked staff for organizing the community feedback and their great work.

After the Community Area Plan update the meeting was adjourned.

Adjournment

The meeting adjourned at 5:54 PM.



charlotte regional transportation planning organization

BOARD MEETING
AGENDA PACKET
February 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:
o 2024-2033 TIP Amendments
CRTPO Discretionary Funds Project Call - Recommended Projects
CRTPO FY 2025 Unified Planning Work Program: Annual Budget
FY 2024 CRTPO Self-Certification
NCDOT I-77 Corridor Update

CRTPO BOARD MEMBERS

Lisa Qualls, Chair
Commissioner, Town of Mooresville

Brad Richardson, Vice Chair
Council Member, Town of Stallings

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

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

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

CRTPO MISSION

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

CRTPO VISION

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

Title VI Policy

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

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

Non-Discrimination Policy

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

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

Accessing the Charlotte-Mecklenburg Government Center (CMGC)

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

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



Common Acronyms



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

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. <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) January 17, 2024 CRTPO Board Meeting Minutes
b) 2024-2033 TIP Amendments | Lisa Qualls |

Attachments: [January 17, 2024 CRTPO Board Minutes](#); [2024-2033 TIP Amendments Memorandum](#); [2024-2033 TIP Amendments](#)

- | | |
|---|-----------------------------------|
| 6. <u>CRTPO Discretionary Funds Project Call – Recommended Projects</u> | Andrew Ventresca, Troutman |
| <i>Action Requested:</i> | |
| <ul style="list-style-type: none"> • <i>Approve discretionary funds for the projects from the 2023 fall call for projects and amend the 2024-2033 Transportation Improvement Program to add the funding allocations to new and existing projects.</i> • <i>Approve a resolution to endorse the awarded projects for \$62,261,638.</i> | |

Background:

- The call for projects for CRTPO discretionary funds opened on August 14 and closed on October 31.
- CRTPO accepted applications for new projects, existing projects needing additional funding and planning projects were accepted in consideration of programming \$62.3 million in available discretionary funds.
- The Project Oversight Committee (POC) met on January 11 to review comments received from the Town of Waxhaw regarding the score for the Helms Road Extension project. The POC recommended not amending the score.

Attachments: [Recommended Discretionary Projects Memorandum](#); [Recommended Discretionary Projects Project List](#); [Recommended Discretionary Projects Map](#); [Draft TIP Amendments](#); [Resolution](#)

7. [CRTPO FY 2025 Unified Planning Work Program: Annual Budget](#)

Robert Cook

Action Requested: FYI.

Background:

- The UPWP is the CRTPO's annual budget and specifies the planning activities that are anticipated for the coming fiscal year. It documents the allocation of state and federal funds associated with each planning activity and is adopted annually in accordance with joint Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) guidelines.
- The presentation's purpose is to present the second draft of the FY 2025 UPWP with proposed funding allocations.

Attachment: [FY 2025 UPWP Memorandum](#); [FY 2025 UPWP Spreadsheet](#); [UPWP Task Code Activities](#); [Resolution](#); [UPWP Handout](#)

8. [FY 2024 CRTPO Self-Certification](#)

Robert Cook

Action Requested: FYI

Background:

- See attached memorandum.

Attachment: [Self-certification memorandum and checklist](#)

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

Brett Canipe, NCDOT

Action Requested: FYI

Background:

- The CRTPO Board approved an action at the February 2023 meeting, endorsing NCDOT to perform an initial screening of the I-77 South Express Lanes unsolicited proposal and to conduct a comparative analysis of a potential public-private partnership delivery versus an NC Turnpike Authority toll project delivery.
 - A working group consisting of NCDOT and CRTPO staff was formed to perform the initial screening.
 - Updates on the unsolicited proposal screening and the comparative analysis work was provided to the CRTPO Board during the May 2023 meeting.

10. Upcoming Agenda Items

Neil Burke

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

11. Board Member Comments

Lisa Qualls

12. Adjourn



CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA
February 14, 2024
CMCG ROOM 280/WebEx Option for Public Participation

HDC WORKSHOP 12:00 PM

Staff Announcements
 Pre-Application Review

HDC MEETING: 1:00 – 7:00

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

CONSENT

1. 2315 Charlotte Dr (PID 12112610)
 HDCRMA-2023-01203
 Dilworth
 Angie Lauer, Applicant
APPROVED WITH CONDITIONS
2. 1913 Cleveland Av (PID 12105619)
 HDCCDEMO-2024-00021
 Dilworth
 Jennifer Rea, Applicant/Owner
APPROVED WITH CONDITIONS
3. 2127 The Plaza (PID 08119121)
 HDCRMI-2023-01173
 Plaza Midwood
 Raymond Sheedy, Applicant
APPROVED WITH CONDITIONS
4. 1926 Ewing Av (PID 12111715)
 HDCRMA-2023-01125
 Dilworth
 Angie Lauer, Applicant
APPROVED WITH CONDITIONS
5. 331 W Kingston Av (PID 11907919)
 HDCRMI-2023-00744
 Wilmore
 Shelley Hughes, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM THE NOVEMBER 8 MEETING

6. 417 Heathcliff St (PID 07103304)
 HDCRMI-2023-00588
 Wesley Heights
 Martha Connerton & George Hobel, Applicants
APPROVED WITH CONDITIONS
7. 604 S Summit Av (PID 07102333)
 HDCRMI-2023-00583
 Wesley Heights
 Jason Clark, Applicant
CONTINUED

CONTINUED FROM THE DECEMBER 13 MEETING

8. 1314 Lafayette Av (PID 12309413)
 HDCRMI-2023-00612
 Dilworth
 Claire Hassard, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM THE DECEMBER 13 MEETING

9. 424-428 West Bv (PID 11907801)
 HDCCMA-2023-00283
 Wilmore
 Brittany Lins & Collin Brown, Applicants
APPROVED WITH CONDITIONS – Site Plan and
 Building Massing for Townhomes/Gateway
DENIED – All other components of the
 project

CONTINUED FROM THE JANUARY 10 MEETING

10. 129 N Poplar St (PID 07801608)
 HDCCMI-2023-00667
 Fourth Ward
 Brandon Swiderski, Applicant
APPROVED WITH CONDITIONS

NOT HEARD

11. 2025 Charlotte Dr (PID 12112803)
 HDCRMA-2023-00737
 Dilworth
 Angie Lauer, Applicant

NEW CASES

PORCH ADDITION

12. 1532 Dilworth Rd (PID 12309713)
 HDCRMI-2023-00739
 Dilworth
 Michael Kemp, Applicant

ACCESSORY STRUCTURE – AFTER THE FACT

13. 2000 Patton Av (PID 07841504)
 HDCRMIA-2023-00835
 McCrorey Heights
 Claybon Marshall, Applicant

RETAINING WALL & TREE REMOVAL – AFTER THE FACT

14. 251 W Kingston Av (PID 11907911)
 HDCRMIA-2023-00834
 Wilmore
 Carmen Willard, Applicant

CHANGES TO APPROVED COA

15. 201 Grandin Rd (PID 07101508)
 HDCRMA-2023-01160
 Wesley Heights
 Marc Bolous & Davin Stamp, Applicants

PORCH ADDITION

16. 311 East Bv (PID 12307503)
HDCMI-2023-00860
Dilworth
Diana Myers, Applicant

Upcoming Meeting Dates

Approved

April 2024

Tuesday, April 2	5:30p.m. - 7:30p.m.	Zoning Committee Work Session
Tuesday, April 9	12:00p.m. - 2:00p.m.	Planning Commission Work Session
Monday, April 15	4:00p.m. - 4:30p.m.	Planning Commission Executive Committee Meeting
Tuesday, April 16	5:00p.m. - 7:00p.m.	Planning Committee Meeting
Tuesday, April 30	5:30p.m. - 7:30p.m.	Zoning Committee Work Session

May 2024

Monday, May 13	12:00p.m. - 2:00p.m.	Planning Commission Work Session
Monday, May 20	4:00p.m. - 4:30p.m.	Planning Commission Executive Committee Meeting
Tuesday, May 21	5:00p.m. - 7:00p.m.	Planning Committee Meeting