

CHARLOTTE MECKLENBURG

**April 9, 2024
Work Session**

PLANNING COMMISSION

A City-County Agency providing public planning services to the City of Charlotte and the unincorporated areas of Mecklenburg County

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda

April 9, 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 March 11, 2024 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (2/19) – *Attachment 2*
 - Zoning Committee Agenda Results (3/18) – *Attachment 3*
 - Zoning Committee Agenda Results (4/2) – *Attachment 4*
 - Planning Committee Minutes (2/20) – *Attachment 5*
 - Charlotte Regional Transportation Planning Organization (3/20) *Attachment 6*
 - Historic District Commission Meeting Results (3/13) – *Attachment 7*
 - Upcoming Meeting Dates – *Attachment 8*

3. **New Business** (12:10 – 2:00 p.m.)
 - Nominating Committee for 2024-2025 officers, *Chairperson Douglas Welton* (10 minutes)

 - Update on UDO Text Amendments, *Alyson Craig, Planning Director and Laura Harmon, Senior Project Manager* (45 minutes)

 - New Construction Technologies, *Gep Pond, Principal, Hord Coplan Macht* (45 minutes)

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

 - Commissioner Research/Homework, *Chairperson Welton* (10 minutes)
 - Secret Santa in April

Future Agenda Topics		Meeting Date
Planning Commission	• The State of Housing in Charlotte	May 13
Planning Committee	• May Mandatory Referrals	May 21

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes Draft

March 11, 2024

CMGC Room 267

Attendance

Commissioners Present: Douglas Welton (Chairperson), Andrew Blumenthal (Vice Chair), Shana Neeley, Will Russell, Terry Lansdell, Rebekah Whilden, Melissa Gaston, Theresa McDonald, Frederick Winiker, and Robin Stuart

Note: Commissioner Harvey arrived at 12:19p.m. and Commissioner Sealey arrived at 12:25p.m.

Commissioners Absent: Erin Shaw, Courtney Rhodes

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

Call to Order & Introductions

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

Chair Welton acknowledged visitors who are interested in learning more about the Planning Commission. The City of Charlotte is currently accepting applications for the advisory board Commissioner Lansdell mentioned applications are good for one year.

<https://www.charlottenc.gov/City-Government/Leadership/City-Council/Boards-and-Commissions>

The Mecklenburg County application process is separate from the City of Charlotte's Advisory Board Application.

Minutes and Reports

Approval February 12th Work Session Minutes

A motion was made by Commissioner Gaston and seconded by Commissioner Blumenthal to approve the February 12, 2024 minutes. The vote was unanimous to approve the minutes.

New Business

South Park Community Partners, Andrew Rhew, CEO and President

South Park Community Partners (SPCP) was established less than two years ago and currently has four people on staff.

Mr. Rhew reviewed several assets in the South Park Community – South Park Mall which opened in 1970 and Four Fortune 1000 Headquarters. South Park has suburb to urban; this means work and life intersects in the community.

The SouthPark 2035 Blueprint Plan, 2035 Key Vision seeks to enhance walkability, active parks, plazas and open space with high quality amenities and consistent programming, along with a beautiful safe and welcoming destination. Eight percent of the three-mile loop is complete with 17% actively in progress.

To name a few of the programming activities for the community to enjoy is South Park After Five concert series with six consecutive concerts on Thursdays beginning in the Spring at Symphony Park on

Sharon Road. Last year this event drew in 25,000 people. Holiday Hop activity provided free shuttle runs for one week.

Chair Welton opened the floor for questions.

University City Partners (UCP), Keith Stanley, CEO and President

University City Partners is made up of three organizations, Municipal Service District #5(MSD), University City Foundation 501C3 and University Research Park Management.

The vision is for Charlotte's University City to be a vibrant place that is urban in scale and design. It will be energized by transit and will be a popular and accessible destination offering diverse and unique choices for living, shopping, working, learning and leisure.

The organization concentrates resources in four key areas - planning and development, economic development, marketing, and communications.

The vision plan is to continue with existing/future projects such as the 1-94 North Bridge (in process) construction to connect University Research Park to UNCC. In addition, the new library is a major asset to University City. This project begins in Q2/Q3 of next year which is bringing it closer to the lake with a cost of \$40 million.

University City has many assets. University of North Carolina Charlotte (UNCC) is the 2nd largest university in North Carolina and the Blue Line Light Rail Extension makes access an easy way to connect to Uptown and South Charlotte. There is 30 miles of greenway available, and University City has accessible and affordable housing. Wells Fargo is coming back into the office primarily at University Research Park which will help economy value spending dollars within the community. University City offers character and culture. The lake and community activities which includes Winefest, Farmers Market, U-City Lights Winter Celebration have been very successful and is offered to the community and outside of the community for all to enjoy.

Chair Welton opened the table to questions.

Community Area Planning Update, Catherine Mahoney, Planning Project Manager Sr for Long Range Planning

Catherine began her presentation with a Community Area Planning Overview and how growth is being managed. This will be indicated in the 2040 Policy Map.

Adopted Planning Framework within the Comprehensive Plan is the Layered Approach to Planning. The Comprehensive Plan, Strategic and Action plans, Community Area Plans, and Specific Plans all work together to provide city wide and community level guidance.

The purpose of the Community Area Planning (CAP) is to provide community level guidance for growth and development. This will include places, mobility, open space, capital facilities, community facilities and amenities.

Phase 2 –Outcomes

Through internal engagement, we are getting input from our partners – Alignment Rezoning team, Corridors of Opportunity, Strategic Investment Areas, Park & Recreation, Catawba Lands Conservancy and Centralina Council. Technical Revisions include translation corrections, edge refinements and data updates. Putting this all together will improve accuracy and refine the Policy Map by five percent. Our total Policy Map refinement to Phase 2 is six percent.

Next steps and call to action

The revised Policy Map and Policy Map manual will be on CLTFUTURE2040.COM during March 12 through June 12, 2024 (90 days) for the public to review and indicate their comments. CAP is giving three ways for the community to provide feedback – online map application, email, or in person during CAP public events. Hard copies of the manual will be at all Charlotte public libraries.

Phase 3

CAP will be present during popup events to promote the Policy Map during the spring and fall of 2024. Some of them are Youth Event Generation Nation (week of 3/11), SouthPark symphony events, CAP Focus Groups and City of Charlotte Staff Workshops. In the fall, CAP will have eight community workshops - four workshops in person and four virtual workshops. During Community Workshops, CAP will share Comprehensive Plans updates.

Chair Welton opened the floor 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 April

Gep Pond, American Institute of Architects (AIA) New Construction Technologies

Alyson Note:

Alyson shared she will be speaking on March 25th at 5:00p.m. during City Council Action Review meeting. This is for anyone who is interested in learning more about the recommendations and text amendments. You may view this meeting on Charlotte YouTube Live station.

Commissioner Research/Homework, Chairperson Welton

Chair Welton suggested to view - <https://www.govtech.com/analytics/digital-twins-emerge-as-the-latest-tool-for-growing-cities-smarter>

Adjournment

The meeting adjourned at 2:05 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, Kathy Cornett, Yolanda Jones, and Elle Knight

Call to Order

Chair Welton called the Executive Committee meeting to order at 4:03 p.m.

Approval of Meeting Minutes

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

Future Work Session Topics

March 11th Work Session

Chair Welton indicated Dave Pettine, Entitlement Services Division Manager will give us an update on Alignment Rezoning.

Alysia Osborne who is Planning Division Manager of Long-Range Planning and Catherine Mahoney, Senior Planning Project Manager of Long-Range Planning will give the Planning Commission an update on the Community Area Planning project. Alyson stated the Policy Map will not be published before the meeting on March 11th, the Planning Commission Work Session meeting will help the Policy Map's process.

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

Candice Rorie is returning on March 5th and will be present during the March 11th Planning Commission Work Session. Transition Plan – Yolanda will attend the March 11th Planning Commission Work Session.

Chair Welton said the election process is beginning next month for Planning Commissioners candidates. Referrals will be reviewed and Chair Welton will invite interested candidates to scheduled Planning Commission Work Sessions to learn about what the Planning Commission does.

April 9th Work Session

Skip from the American Institute of Architects (AIA) will present some of the new construction technologies.

May 13th Work Session

Subject - New Technology Building

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

The Giant Housing Adventure - Lindsey Reiser, Greater Park Association, and Jim Schuster from Homebuilders to inform the commissioners of how this is affecting Charlotte.

Chair Welton indicated the slide “What’s Been Built” may be helpful to have on hand. This slide was presented to the planning commission during their February 12th Work Session meeting. Alyson and Monica said the numbers on the slide are being reviewed.

Note:

Alyson thought a meeting may be needed in April with the Zoning Committee and full Commission to discuss the referral which relates to duplexes and triplexes.

Chair Welton asked if a special meeting needs to be scheduled for this topic and if voting going to be executed. Alyson responded and said it depends on which phase is happening. The conservation development standards (technical) should be the first. There is no current time frame, as the committee is still going through comments from the community. Alyson was surprised they haven’t had many comments from the community.

Alyson said the standards are mostly clear on what needs to be done to move forward.

The feedback from the Commission and Advisory Committee is still in process.

Planning Committee meeting on February 20th Vice Chair, Blumenthal indicated John Bellor from Stormwater Services will give the committee an update.

Chair Welton would like to have Stormwater attend some of the Planning Commission Work Session meetings. This will help with questions the Planning Commission may have regarding zoning sessions.

Approval of Upcoming Meeting Dates Calendar for April - May 2024

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

Adjournment

The meeting was adjourned at 4:26 p.m.

City of Charlotte

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



Zoning Agenda

RESULTS

Monday, March 18, 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 23 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: 2022-029 by Wade Miller - Skyline Townes, LLC**Approved**

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)

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: 2022-107 by PARKMIMO LLC
Approved

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)

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: 2022-154 by Real Estate Properties Holding, LLC

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation: Staff recommends APPROVAL of this petition.

6. Rezoning Petition: 2022-210 by RRPVI SEBP Charlotte, LP

Approved

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.

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: 2023-034 by Cambridge Properties, Inc. Approved

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.

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

Location: Approximately 1.263 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)

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: 2023-111 by Tarun Jetani

Approved

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)

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: 2023-125 by Clay Robinson

Approved

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)

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: 2023-131 by Wenqiang Ye

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

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

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

13. Rezoning Petition: 2023-138 by Sankofa Partners LLC

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

14. Rezoning Petition: 2023-142 by Abacus Capital

Approved

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)

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: 2023-143 by Abacus Capital

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

16. Rezoning Petition: 2023-146 by TMP Properties, LLC

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

17. Rezoning Petition: 2023-147 by Hendrick Automotive Group

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

18. Rezoning Petition: 2023-148 by The RMR Group LLC

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

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

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

20. Rezoning Petition: 2023-153 by Sterling Development, LLC

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

21. Rezoning Petition: 2023-158 by Kinsale Properties

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

22. Rezoning Petition: 2023-161 by Childress Klein Properties

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

23. Rezoning Petition: 2023-162 by Northwood Ravin

Approved

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)

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

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

DECISIONS**24. Rezoning Petition: 2020-071 by 3G Investments and Developments, LLC****City Council deferred decision to April 15, 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)

25. Rezoning Petition: 2022-216 by QuikTrip Corporation**City Council deferred decision to April 15, 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) (general industrial, conditional)

26. Rezoning Petition: 2022-224 by SRL Central Avenue Properties, LLC**City Council deferred decision to April 15, 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)

27. Rezoning Petition: 2023-015 by Tribek Properties**City Council deferred decision to April 15, 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)

28. Rezoning Petition: 2023-091 by Mecklenburg County
City Council deferred decision to April 15, 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)

29. Rezoning Petition: 2023-159 by Pulte Home Company, LLC
City Council deferred decision to April 15, 2024

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)

30. 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.

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

Approved

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)

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

Staff Recommendation: Staff recommends approval of this petition.

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

Approved

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)

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

Staff Recommendation: Staff recommends approval of this petition.

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

Approved

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.

34. Rezoning Petition: 2023-178 by Crosland SE Communities

Approved

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends approval of this petition upon.

HEARINGS**35. Rezoning Petition: 2023-033 by CRD Elizabeth LLC**
City Council deferred hearing to April 15, 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)

36. Rezoning Petition: 2023-124 by The Paces Foundation
City Council deferred hearing to April 15, 2024

Location: Approximately 10.54 acres located along the southeast side of Dilling Farm Road, south of Moores Chapel Road, and east of Interstate 485. (Council District 3 - Brown)

Current Zoning: MX-2 (mixed use residential)

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

**37. Rezoning Petition: 2023-174 by Charlotte Planning, Design,
& Development - Text Amendment**
Public Hearing Held

The purpose of this text amendment is to update the Campus zoning districts to: 1) restructure the use matrix for these districts, adding specific uses for OFC, IC-1, and IC-2; 2) modify the prescribed conditions for certain uses allowed in the Campus zoning districts; and 3) create a new General Office (OG) zoning district.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

38. Rezoning Petition: 2022-017 by Alton Oliver Self, Jr.
Public Hearing Held

Location: Approximately 1.66 acres located on the south side of Mt. Holly-Huntersville Road, west of Brookshire Boulevard, and east of Bellhaven Boulevard. (Council District 2 - Graham)

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

Proposed Zoning: B-2(CD) LWPA (general business, conditional, Lake Wylie Protected Area)

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

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

Public Hearing Held

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

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

40. Rezoning Petition: 2023-046 by Childress Klein Properties & Charlotte-Mecklenburg Schools

Public Hearing Held

Location: Approximately 124.60 acres located along the east side of Tom Short Road, west of Red Rust Lane, and north of Ardrey Kell Road. (Council District 7 - Driggs)

Current Zoning: MX-1 (INNOV) (mixed-use residential, innovative)

Proposed Zoning: MX-2 (INNOV) with 5-year vested rights (mixed-use residential, innovative)

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

41. Rezoning Petition: 2023-062 by White Point Partners

Public Hearing Held

Location: Approximately 2.59 acres located along the south side of Commonwealth Avenue, west of The Plaza, and east of Pecan Avenue. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

Proposed Zoning: CAC-2(CD) (community activity center - 2, conditional)

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

42. Rezoning Petition: 2023-176 by Smith Douglas Homes Public Hearing Held

Location: Approximately 14.85 acres located on the northeast side of Paw Creek Road, east of Little Rock Road. (Council District 2 - Graham)

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.

43. Rezoning Petition: 2023-107 by Penmith Holdings, LLC Public Hearing Held

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)

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

44. Rezoning Petition: 2023-112 by FCA, LLC Public Hearing Held

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

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

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

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

45. Rezoning Petition: 2023-113 by Sri Sri, LLC

Public Hearing Held

Location: Approximately 1.14 acres located on the west side of Southern Pine Boulevard just south of Arrowood Road. (Council District 3 - Brown)

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

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

Staff Recommendation: Staff recommends approval of this petition.

46. Rezoning Petition: 2023-132 by Mark Talbot - Freedom Communities

Public Hearing Held

Location: Approximately 1.67 acres located along the south side of Tuckaseegee Road and the north side of Rogers Street, west of Karendale Avenue. (Council District 2 - Graham)

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

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

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

47. Rezoning Petition: 2023-150 by Caren Wingate

Public Hearing Held

Location: Approximately 0.51 acres located on the east side of North Tryon Street, south of East Arrowhead Drive, and west of North Hills Circle. (Council District 4 - Johnson)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

48. Rezoning Petition: 2023-154 by UNC Capital LLC

Public Hearing Held

Location: Approximately 7.17 acres located on the south side of York Road and west side of Youngblood Road. (ETJ - BOCC: 6-Rodriguez-McDowell; 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.

49. Rezoning Petition: 2023-155 by CH Land Company, LLC Public Hearing Held

Location: Approximately 16.15 acres located at the northeast intersection of Beatties Ford Road and Trinity Road, south of Lakeview Road. (Council District 2 - Graham)

Current Zoning: CG (general commercial) and 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 environment and site and building design.

50. Rezoning Petition: 2023-166 by Milburn Davant Public Hearing Held

Location: Approximately 0.396 acres located at the northeast intersection of Pinckney Avenue and East 28th Street, south of Matheson Avenue. (Council District 1 - Anderson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

51. Rezoning Petition: 2023-167 by Beacon Properties Public Hearing Held

Location: Approximately 5.629 acres located on the west side of Atando Avenue, north of North Tryon Street. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed-use)

Staff Recommendation: Staff recommends approval of this petition.

52. Rezoning Petition: 2023-168 by Cutter Family Properties, LLC Public Hearing Held

Location: Approximately 9.1 acres located on the north and south side of Dalton Avenue, west of Plymouth Avenue. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed-use)

Staff Recommendation: Staff recommends approval of this petition.

53. Rezoning Petition: 2023-169 by D.R Horton Public Hearing Held

Location: Approximately 33.95 acres located east of Bending Branch Road and west of Interstate 485, north of Albemarle Road. (ETJ - BOCC: 4-Jerrell; Closet CC 5-Molina)

Current Zoning: MX-1 (mixed use district)

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, site and building design, infrastructure, and environment.

54. Rezoning Petition: 2023-170 by BVB Properties, LLC Public Hearing Held

Location: Approximately 1.57 acres located on the east side of North Tryon Street, south of Orr Road, and north of Old Concord Road. (Council District 4 - Johnson)

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

55. Rezoning Petition: 2023-171 by Strategic Capital Partners, LLC Public Hearing Held

Location: Approximately 2.2 acres located on the north side of Walkers Ferry Road, west of Interstate 485, and south of Old Dowd Road. (ETJ - BOCC: 2-Leake; Closet CC 3 - Brown)

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

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

Staff Recommendation: Staff recommends approval of this petition.

56. Rezoning Petition: 2023-172 by BVB Properties, LLC Public Hearing Held

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

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

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

Staff Recommendation: Staff recommends approval of this petition.

57. Rezoning Petition: 2023-175 by United Rentals (North America) Inc.

Public Hearing Held

Location: Approximately 9.95 acres located on the north side of Westinghouse Boulevard, west side of Old Nations Ford, and east side of Interstate 485. (Council District 3 - Brown)

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

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

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, April 2, 2024

RESULTS

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Douglas A. Welton, Chairperson

Terry Lansdell

Shana Neeley

Wil Russell

Clayton Sealey

Rebekah Whilden

Rick Winiker

Zoning Committee Work Session

Call to Order: 5:33 pm

Adjourned: 7:53 pm

Zoning Committee Members

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

Zoning Item

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

Update: Petitioner is requesting deferral to April 30, 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

Motion: Whilden

2nd: Lansdell

Vote: 6:0

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

Update: Petitioner is requesting deferral to April 30, 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: Whilden

2nd: Lansdell

Vote: 6:0

3. Rezoning Petition: 2023-015 by Tribek Properties

Update: Petitioner is requesting deferral to April 30, 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: Whilden

2nd: Lansdell

Vote: 6:0

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

Update: Petitioner is requesting deferral to April 30, 2024

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

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

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

Motion: Whilden

2nd: Lansdell

Vote: 6:0

5. Rezoning Petition: 2023-174 by Charlotte Planning, Design, & Development - Text Amendment

Recommended for Approval

The purpose of this text amendment is to update the Campus zoning districts to: 1) restructure the use matrix for these districts, adding specific uses for OFC, IC-1, and IC-2; 2) modify the prescribed conditions for certain uses allowed in the Campus zoning districts; and 3) create a new General Office (OG) zoning district.

Motion: Whilden

2nd: Sealey

Vote: 6:0

6. Rezoning Petition: 2022-017 by Alton Oliver Self, Jr.

Recommended for Approval

Location: Approximately 1.66 acres located on the south side of Mt. Holly-Huntersville Road, west of Brookshire Boulevard, and east of Bellhaven Boulevard. (Council District 2 - Graham)

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

Proposed Zoning: B-2(CD) LWPA (general business, conditional, Lake Wylie Protected Area)

Motion: Winiker

2nd: Sealey

Vote: 6:0

7. Rezoning Petition: 2023-046 by Childress Klein Properties & Charlotte-Mecklenburg Schools

Recommended for Approval

Location: Approximately 124.60 acres located along the east side of Tom Short Road, west of Red Rust Lane, and north of Ardrey Kell Road. (Council District 7 - Driggs)

Current Zoning: MX-1 (INNOV) (mixed-use residential, innovative)

Proposed Zoning: MX-2 (INNOV) with 5-year vested rights (mixed-use residential, innovative)

Motion: Winiker

2nd: Sealey

Vote: 6:0

8. Rezoning Petition: 2023-062 by White Point Partners

Recommended for Approval

Location: Approximately 2.59 acres located along the south side of Commonwealth Avenue, west of The Plaza, and east of Pecan Avenue. (Council District 1 - Anderson)

Current Zoning: NC (neighborhood center)

Proposed Zoning: CAC-2(CD) (community activity center - 2, conditional)

Motion: Winiker

2nd: Whilden

Vote: 6:0

9. Rezoning Petition: 2023-091 by Mecklenburg County

Recommended for Approval

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: Lansdell

Vote: 6:0

10. Rezoning Petition: 2023-107 by Penmith Holdings, LLC

Recommended for Approval

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)

Motion: Sealey

2nd: Whilden

Vote: 6:0

11. Rezoning Petition: 2023-113 by Sri Sri, LLC

Recommended for Approval

Location: Approximately 1.14 acres located on the west side of Southern Pine Boulevard just south of Arrowood Road. (Council District 3 - Brown)

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

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

Motion: Lansdell

2nd: Neeley

Vote: 6:0

12. Rezoning Petition: 2023-132 by Mark Talbot - Freedom Communities

Recommended for Approval

Location: Approximately 1.67 acres located along the south side of Tuckaseegee Road and the north side of Rogers Street, west of Karendale Avenue. (Council District 2 - Graham)

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

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

Motion: Lansdell

2nd: Neeley

Vote: 6:0

13. Rezoning Petition: 2023-150 by Caren Wingate

Recommended for Approval

Location: Approximately 0.51 acres located on the east side of North Tryon Street, south of East Arrowhead Drive, and west of North Hills Circle. (Council District 4 - Johnson)

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

Proposed Zoning: IMU (innovation mixed use)

Motion: Whilden

2nd: Neeley

Vote: 5:1

14. Rezoning Petition: 2023-154 by UNC Capital LLC

Recommended for Approval

Location: Approximately 7.17 acres located on the south side of York Road and west side of Youngblood Road. (ETJ - BOCC: 6-Rodriguez-McDowell; Closet CC 3-Brown)

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

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

Motion: Neeley

2nd: Sealey

Vote: 4:2

15. Rezoning Petition: 2023-155 by CH Land Company, LLC

Recommended for Approval

Location: Approximately 16.15 acres located at the northeast intersection of Beatties Ford Road and Trinity Road, south of Lakeview Road. (Council District 2 - Graham)

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

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

Motion: Whilden

2nd: Neeley

Vote: 5:1

16. Rezoning Petition: 2023-166 by Milburn Davant

Recommended for Approval

Location: Approximately 0.396 acres located at the northeast intersection of Pinckney Avenue and East 28th Street, south of Matheson Avenue. (Council District 1 - Anderson)

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

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

Motion: Sealey

2nd: Neeley

Vote: 6:0

17. Rezoning Petition: 2023-167 by Beacon Properties

Recommended for Approval

Location: Approximately 5.629 acres located on the west side of Atando Avenue, north of North Tryon Street. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed-use)

Motion: Whilden

2nd: Sealey

Vote: 6:0

18. Rezoning Petition: 2023-168 by Cutter Family Properties, LLC

Recommended for Approval

Location: Approximately 9.1 acres located on the north and south side of Dalton Avenue, west of Plymouth Avenue. (Council District 1 - Anderson)

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

Proposed Zoning: IMU (innovation mixed-use)

Motion: Sealey

2nd: Whilden

Vote: 6:0

19. Rezoning Petition: 2023-169 by D.R Horton

Recommended for Approval

Location: Approximately 33.95 acres located east of Bending Branch Road and west of Interstate 485, north of Albemarle Road. (ETJ - BOCC: 4-Jerrell; Closet CC 5-Molina)

Current Zoning: MX-1 (mixed use district)

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

Motion: Neeley

2nd: Winiker

Vote: 6:0

20. Rezoning Petition: 2023-170 by BVB Properties, LLC

Recommended for Approval

Location: Approximately 1.57 acres located on the east side of North Tryon Street, south of Orr Road, and north of Old Concord Road. (Council District 4 - Johnson)

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

Proposed Zoning: IMU (innovation mixed use)

Motion: Sealey

2nd: Lansdell

Vote: 6:0

21. Rezoning Petition: 2023-171 by Strategic Capital Partners, LLC

Recommended for Approval

Location: Approximately 2.2 acres located on the north side of Walkers Ferry Road, west of Interstate 485, and south of Old Dowd Road. (ETJ - BOCC: 2-Leake; Closet CC 3 - Brown)

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

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

Motion: Lansdell

2nd: Sealey

Vote: 6:0

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

Recommended for Denial

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

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

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

Motion: Lansdell

2nd: Sealey

Vote: 5:1

23. Rezoning Petition: 2023-175 by United Rentals (North America) Inc.

Recommended for Approval

Location: Approximately 9.95 acres located on the north side of Westinghouse Boulevard, west side of Old Nations Ford, and east side of Interstate 485. (Council District 3 - Brown)

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

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

Motion: Sealey

2nd: Neeley

Vote: 6:0

24. Rezoning Petition: 2023-176 by Smith Douglas Homes

Recommended for Approval

Location: Approximately 14.85 acres located on the northeast side of Paw Creek Road, east of Little Rock Road. (Council District 2 - Graham)

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

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

Motion: Sealey

2nd: Neeley

Vote: 5:1

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

APPROVED Minutes

February 20, 2024 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Andrew Blumenthal, Vice Chairperson Courtney Rhodes, Chairperson Planning Commission Douglas Welton; and Commissioners Melissa Gaston and Erin Shaw

Planning Committee Members Absent: Commissioners, Ronnie Harvey, and Robin Stuart

Planning Staff Present: Abie Bonevac, Kathy Cornett, Zenia Duhaney, Gretchen Flores, Erin Hinson, Tolu Ibikunle, Tara Moore, Alysia Osborne, and Jason Pauling

Other Staff: Bethany Fritts, Mecklenburg County Asset & Facility Management, Johnathan Beller, Stormwater Services

Presenter: David Kroening, Charlotte-Mecklenburg Stormwater Services

Welcome and Introduction

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

Approval of Minutes

A motion was made by Commissioner Shaw seconded by Commissioner Gaston to approve the December 19, 2023, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals

The Chairperson asked about M.R. #24-03 the Tree Canopy Preservation Project on North Tryon Street. He noted, M.R.#24-02 has approximately 42 acres. A less dense part of town (North Tryon) does not have the cheapest real estate nor is M.R. #24-03's parcel (1.6 acres) the largest. Is this a good investment? Ms. Moore explained this line of reasoning was considered. Many fees are collected in this part of town resulting in the purchase of more properties. There are a few White Oak trees in this area, so we decided they are worth protecting. This also increases the property value. In addition, the parcel backs up to the Cross Charlotte Trail, which is an important connection. Our decision was to move forward despite the cost. Chairperson Blumenthal liked the idea of having more "infill parcels" that are for tree canopy preservation. Chairman Welton asked if the structure will remain on site? Ms. Moore shared that trees will be planted if the structure is demolished, but no decision has been made.

M.R. #24-01 | Mecklenburg County Park and Recreation proposes to acquire tax parcels 069- 09-413 + 069-077-09, totaling approximately 0.457 acres to add land to existing L.C. Coleman Park + along Stewart Creek.

M.R. #24-02 | The City of Charlotte Planning, Design and Development Department's Urban Forestry Division proposes to acquire tax parcels 111-261-07 + 111-261-44 totaling approximately 41.889 acres along Rocky River Church Road for tree canopy preservation purposes.

M.R. #24-03 | The City of Charlotte Planning, Design and Development Department's Urban Forestry Division proposes to acquire tax parcel 089-111-06 totaling approximately 1.68 acres for tree canopy preservation. The property is located on North Tryon Street near the intersection of West Eastway Drive.

M.R. #24-04 | Mecklenburg County Storm Water Services proposes to purchase tax parcel 031- 472-19 totaling approximately 0.24 acres for flood buyout + preservation purposes. The property is located on Lake Drive adjacent to the Catawba River.

M.R. #24-05 | Mecklenburg County Park and Recreation proposes to acquire tax parcels 023- 042-07, 023-042-99 + 023-042-10, totaling approximately 55.641 acres, located in Huntersville + adjacent to Latta Nature Preserve.

M.R. #24-06 | Mecklenburg County Park and Recreation proposes to acquire tax parcels 023- 062-32 + 023-062-31, totaling approximately 11.078 acres + located in Huntersville for increased protection of the Gar Creek Watershed.

A motion was made by Commissioner Vice Chairperson Rhodes and seconded by Commissioner Gaston stating that the Planning Committee reviewed M.R. #24-01, M.R. #24-02, M.R. #24-03, M.R. #24-04, M.R. #24-05, and M.R. #24-06. on February 20, 2024, and has no additional comments for the submitting agencies. The motion was approved. 5-0

Storm Water Services Update

David Kroening, Storm Water Services provided an overview of County Storm Water Services whose responsibility is to maintain the FEMA Flood Plain in Charlotte. In addition, County Storm Water Services is responsible for administering the Flood Mitigation Program to reduce flood risks in the community. The City of Charlotte's Storm Water responsibility is administering over the smaller streams which drain less than a square mile. Details were provided around the Flood Risk Assessment and Risk Reduction Plan to include how to determine a flood risk score. Commissioners were very engaged and asked several questions during the presentation.

Annual Report Update

Gretchen Flores, Planning Program Manager introduced Tolu Ibikunle, Planning Coordinator and the topic of discussion. Ms. Ibikunle provided an overview to commissioners on the 2040 Comprehensive Plan's 2023 Annual Report. This report is part of the implementation strategy for the 2040 Charlotte Future Comprehensive Plan. Staff partnerships and participation in planning conferences and educational opportunities were also shared. The City of Charlotte and staff also received the following awards for the implementation of the 2040 Comprehensive Plan.

- The American Planning Association 2023 National Planning Award – Long Range Planning.
- The Marvin Collins Large Comprehensive Plan Award including agencies and individuals that have completed outstanding plans – City of Charlotte.
- The International Association for Public Participation Award for Public Engagement 2022 as well as receiving recognition for the IAP2 USA project of the year award – City of Charlotte & the Community.

Next Steps/Call to Action

Mr. Kroening was asked by Chairperson Blumenthal if he could share his presentation with Kathy Cornett so that commissioners who were not present could be informed.

Adjournment:

The meeting adjourned at 6:23 pm



**BOARD MEETING
AGENDA PACKET
March 20, 2024
6:00 PM**

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

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

Agenda Items:

- Consent Agenda:
 - FY 2024 CRTPO Self Certification
- CRTPO FY 2025 Unified Planning Work Program: Annual Budget
- CRTPO Strategic Plan Implementation Update
- Beyond 77 Update
- Transfer of Planning Responsibilities Memorandum of Agreement
- Project Spotlight: Mineral Springs Sidewalk Plan

CRTPO BOARD MEMBERS

Lisa Qualls, Chair
Commissioner, Town of Mooresville

Brad Richardson, Vice Chair
Council Member, Town of Stallings

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

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

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

CRTPO MISSION

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

CRTPO VISION

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

Title VI Policy

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

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

Non-Discrimination Policy

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

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

Accessing the Charlotte-Mecklenburg Government Center (CMGC)

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

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



Common Acronyms



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

Common Acronyms



NCTA

North Carolina Turnpike Authority

P7.0

Prioritization 7.0

PBPP

Performance-Based Planning and Programming

PIP

Public Involvement Plan

PL

Planning funds

POC

Project Oversight Committee

RAISE

Rebuilding American Infrastructure with Sustainability and Equity

RFATS

Rock Hill-Fort Mill Area Transportation Study

RPO

Rural Planning Organization

RRRPO

Rocky River Rural Planning Organization

SIP

State Implementation Plan (for air quality)

SOV

Single-Occupancy Vehicle

SPOT

Strategic Planning Office of Transportation (NCDOT)

STBG-DA

Surface Transportation Block Grant Direct Attributable funds

STI

Strategic Transportation Investments

STIP

State Transportation Improvement Program

STP

Surface Transportation Program

TAP

Transportation Alternatives Program

TCC

Technical Coordinating Committee

TDM

Transportation Demand Management

TIP

Transportation Improvement Program

TMA

Transportation Management Area

TOD

Transit Oriented Development

TPWG

Transit Providers Work Group

TSM

Transportation System Management

UA

Urban Area

UCT

Union County Transportation

UPWP

Unified Planning Work Program

VMT

Vehicle Miles Traveled

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

6:00 PM Meeting Agenda

1. **Call to Order** Lisa Qualls

2. **Adoption of the Agenda** Lisa Qualls

3. **Public Comment Period** Lisa Qualls
 CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes.

4. **Ethics Awareness & Conflict of Interest Reminder** Lisa Qualls

5. **Consent Agenda** Lisa Qualls
 All items below are considered to be routine by the CRTPO Board or have been the subject of detailed presentations at previous meetings. There will be no separate discussion on these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda.
 - a) February 21, 2024 CRTPO Board Meeting Minutes
 - b) FY 2024 CRTPO Self Certification

Attachments: [February 21, 2024 CRTPO Board Minutes](#); [FY 2024 Self Certification Memorandum](#) and [Resolution](#)

6. **CRTPO FY 2025 Unified Planning Work Program: Annual Budget** Robert Cook
Action Requested: Adopt the FY 2025 Unified Planning Work Program.
 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 final draft of the FY 2025 UPWP with proposed funding allocations.

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

7. **CRTPO Strategic Plan Implementation Update** Brian Elgort
Action Requested: FYI
 Background:
 - The Strategic Plan was adopted by the CRTPO Board in November 2021.
 - The CRTPO’s Strategic Plan allows staff to link day-to-day planning activities to the CRTPO’s mission, long-term vision, goals, and actionable strategies.

- This presentation will highlight recent accomplishments and outline upcoming activities.

8. [Beyond 77 Update](#)

Paul Benton

Action Requested: FYI

Background:

- Staff will update CRTPO Board members on recent and upcoming initiatives related to Beyond 77, including the forthcoming Beyond 77 Alternative Funding Report and the planned formation of the Beyond 77 Coalition.

9. [Transfer of Planning Responsibilities Memorandum of Agreement](#)

Robert Cook

Action Requested: FYI

Background:

- The 2020 census resulted in instances where Census-designated urban areas associated with the region’s metropolitan planning organizations (MPO) overlap various MPO boundaries.
- As per 23 CFR 450.312(h), MPOs must enter into a memorandum of agreement to transfer planning responsibilities for portions of an urban area located in another MPO’s planning area.
- CRTPO must enter into agreements with the Gaston Gaston-Cleveland-Lincoln MPO, Cabarrus-Rowan MPO, and the Rock Hill-Ft. Mill Area Transportation Study.
- Attached is an example agreement with the GCLMPO; agreements with the other MPOs will be similar.

Attachment: [Example agreement: Gaston-Cleveland-Lincoln MPO](#)

10. [Project Spotlight: Mineral Springs Sidewalk Plan](#)

Frederick Becker & Neil Burke

Action Requested: FYI

Background:

- The Town of Mineral Springs partnered with the CRTPO to develop its first sidewalk plan in the fall of 2023.
- The Mineral Springs Town Council is scheduled to consider adopting the sidewalk plan during its April 2024 meeting.
- The presentation will provide an overview of the process to develop the plan.

11. Upcoming Agenda Items

Neil Burke

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

12. Board Member Comments

Lisa Qualls

13. Adjourn



CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA

March 13, 2024

CMCG ROOM 267/WebEx Option for Public Participation

HDC WORKSHOP 12:00 PM

Staff Announcements

Pre-Application Review

- LYNX Silver Line, Andy Mock

HDC MEETING: 1:00 – 7:00

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

CONSENT

1. 1621 Dilworth Rd E (PID 12312502)
HDCCMI-2024-00064
Dilworth
William Philemon, Applicant
APPROVED WITH CONDITIONS
2. 429 E Tremont Av (PID 12105708)
HDCRMI-2023-01162
Dilworth
Jessica Hindman, Applicant
APPROVED WITH CONDITIONS
3. 628 Woodruff Pl (PID 07103515)
HDCRMI-2023-01123
Wesley Heights
Angie Lauer, Applicant
APPROVED WITH CONDITIONS
4. 1617 Wilmore Dr (PID 11908114)
HDCRMI-2024-00100
Wilmore
Michelle Sutton, Applicant
APPROVED WITH CONDITIONS
5. 1516 Belvedere Av (PID 08119215)
HDCRMI-2023-00887
Plaza Midwood
Kate Durante & Chris Muryn, Applicants
APPROVED WITH CONDITIONS

NOT HEARD AT THE FEBRUARY 14 MEETING

6. 2025 Charlotte Dr (PID 12112803)
HDCRMA-2023-00737
Dilworth
Angie Lauer, Applicant
WITHDRAWN BY APPLICANT

PORCH ADDITION

7. 1532 Dilworth Rd (PID 12309713)
HDCRMI-2023-00739
Dilworth
Michael Kemp, Applicant
APPROVED WITH CONDITIONS

ACCESSORY STRUCTURE – AFTER THE FACT

8. 2000 Patton Av (PID 07841504)
HDCRMIA-2023-00835
McCrorey Heights
Claybon Marshall, Applicant
DEFERRED BY APPLICANT

RETAINING WALL & TREE REMOVAL – AFTER THE FACT

9. 251 W Kingston Av (PID 11907911)
HDCRMIA-2023-00834
Wilmore
Carmen Willard, Applicant
APPROVED WITH CONDITIONS

CHANGES TO APPROVED COA

10. 201 Grandin Rd (PID 07101508)
HDCRMA-2023-01160
Wesley Heights
Marc Bolous & Davin Stamp, Applicants
APPROVED

PORCH ADDITION

11. 311 East Bv (PID 12307503)
HDCCMI-2023-00860
Dilworth
Diana Myers, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM THE DECEMBER 13 MEETING

DEMOLITION – RESIDENTIAL

12. 2005 Cleveland Av (PID 12106711)
HDCRDEMO-2023-00610
Dilworth
William Lovelett, Applicant
APPROVED WITH CONDITIONS

NEW CASES

SIDE PORCH ADDITION

13. 1607 Dilworth Rd W (PID 12311201)
HDCRMA-2023-00665
Dilworth
Lauren Voler, Applicant
CONTINUED

ACCESSORY STRUCTURE & FRONT DOOR CHANGE

14. 922 E Park Av (PID 12311321)
HDCRMI-2023-00950
Dilworth
Angie Lauer, Applicant
APPROVED WITH CONDITIONS – Accessory Structure
CONTINUED – Front Door

ACCESSORY STRUCTURE

15. 1910 Ewing Av (PID 12111719)
HDCRMA-2023-00949
Dilworth
Angie Lauer, Applicant
CONTINUED

NOT HEARD

ACCESSORY STRUCTURE ADDITION

16. 800 Woodruff PI (PID 07103504)
HDCRMI-2023-00952
Wesley Heights
John McKeever, Applicant

FRONT PORCH & WALKWAY CHANGES

17. 729 Berkeley Av (PID 12309409)
HDCRMI-2023-00951
Dilworth
Whalen & Lindsey Brown, Applicants

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