

CHARLOTTE MECKLENBURG

**June 10, 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

June 10, 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 May 13, 2024 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (4/15) – *Attachment 2*
 - Zoning Committee Agenda Results (5/20) – *Attachment 3*
 - Zoning Committee Agenda Results (6/4) – *Attachment 4*
 - Planning Committee Minutes (4/16) – *Attachment 5*
 - Charlotte Regional Transportation Planning Organization (5/15) *Attachment 6*
 - Historic District Commission Meeting Results (5/8) – *Attachment 7*
 - Upcoming Meeting Dates – *Attachment 8*

3. **New Business** (12:10 – 2:00 p.m.)
 - Vote for 2024-2025 Leadership Officers, *Chairperson Douglas Welton* (5 minutes)

 - Charlotte Data and the Quality of Life Explorer, *Katie Zager, Research Associate at UNC Charlotte Urban Institute and Jackie Tynan, Data and Analytics Manager* (30 minutes)

 - The State of the Office Market, *Chuck McShane, Senior Director at CoStar Group* (30 minutes)

 - Update on the UDO Text Amendments, *Monica Holmes* (5 minutes)

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

 - Commissioner Research/Homework, *Chairperson Welton* (5 minutes)
 - *Article on Co-housing: <https://www.strongtowns.org/journal/2024/6/3/can-cohousing-solve-the-housing-crisis-and-loneliness-epidemic>*

	Future Agenda Topics	Meeting Date
Planning Commission	<ul style="list-style-type: none">• TBD	July 8
Planning Committee	<ul style="list-style-type: none">• June Mandatory Referrals• UNCC Innovation Districts• Planning Academy Update	June 18

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes Draft

May 13, 2024

CMGC Room 267

Attendance

Commissioners Present: Douglas Welton (Chairperson), Andrew Blumenthal (Vice Chair), Shana Neeley, Wil Russell, Terry Lansdell, Rebekah Whilden, Theresa McDonald, Frederick Winiker, Erin Shaw, Clayton Sealey, Melissa Gaston, Ronnie Harvey, and Robin Stuart

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

Call to Order & Introductions

Chairperson Welton called the meeting to order at 12:15 p.m., welcomed those present and held introductions. Chair Welton acknowledged visitors who were present and may be interested in learning more about the Planning Commission. The City of Charlotte and Mecklenburg County is currently accepting applications for the advisory board and applications are due by May 30th.

Minutes and Reports

Approval for April 9th Work Session Minutes

A motion was made by Commissioner Sealey and seconded by Commissioner Shaw to approve the April 9, 2024 minutes. The vote was unanimous to approve the minutes.

New Business

Leadership Nominations for 2024-2025 officers, Chairperson Douglas Welton

The appointed nominating committee includes Commissioners Shaw, McDonald, and Stewart. They accepted nominations until May 3, 2024. For the Chair position, Douglas Welton was nominated and for the Vice Chair position, Andrew Blumenthal was nominated. Chair Welton asked for nominations from the floor to see if anyone had nominations they would like to add. There were no nominations from the floor.

A motion from Commissioner Russell to accept nomination by the Nominating Committee and seconded by Commissioner Sealey. All were in favor of nominations for Chair and Vice Chair.

Official Voting will be held during the June 10, 2024, Planning Commission Work Session.

Commissioner Lansdell requested staff to provide the Commission Term Matrix before the June 10, 2024 Work Session.

Housing in the Charlotte Area

Yongqiang Chu, Director of Childress Klein Center for Real Estate at UNC Charlotte Presented State of Housing 2023 Report

The presenter provided a macroeconomy overview of Charlotte until 2023. His presentation summarized the state of housing supply and demand in Charlotte.

Jen Schuster, Executive Officer at Home Builders Association of Greater Charlotte

The Home Builders Association of Greater Charlotte consists of nine county regions; Lancaster, Rowan, York, Lincoln, Cabarrus, Mecklenburg, Gaston, Union, and Iredell. The presentation provided a perspective from home builders on the policies and process for land development and home building in the Charlotte region.

Lindsay Reusser, Director of Government Affairs at Greater Charlotte Apartment Association (*GCAA)

Greater Charlotte Apartment Association serves 10 counties in North Carolina and 1 county in South Carolina. The presentation summarized the state of apartment construction and demand in the Charlotte region.

Update on the UDO Text Amendments, Alyson Craig

Alyson Craig provided a brief update on the UDO text amendments currently being files. Compact Development Form will be up for Council vote on June 24, 2024.

Chair Welton comments

Chair Welton indicated he wants to have a Special Meeting in two weeks to go over Text Amendments. An email will be sent to all commissioners of date and time.

Next month, the Planning Commission Work Session (June 10th) will discuss data. Chuck McShane with Costar will discuss the office market and the Quality Life Explorer will be presented.

Commission Community Engagement Activities Reports:

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

Commissioner Research/Homework, Chairperson Welton

The New Geography of Jobs by Enrico Moretti

Adjournment

The meeting adjourned at 2:05 p.m.

Attendance

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

Absent: Commissioner Rhodes

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

Call to Order

Chair Welton called the Executive Committee meeting to order at 4:11 p.m.

Approval of Meeting Minutes

A motion was made by Chair Blumenthal and seconded by Commissioner Russell to approve the March 18, 2024, Executive Committee Minutes. The vote was unanimous to approve the minutes.

Future Work Session Topics

May 13th Work Session

Chair Welton indicated the subject for May's Planning Commission Work Session will be The State of Housing. Dr. Chu from UNCC will give the commissioners an update on some of the latest technology that could influence planning outcomes. Lindsey Reiser, Greater Park Association, and Jim Schuster from Homebuilders will inform the commissioners of how housing is being affected in Charlotte.

Planning Committee Update: Chair Blumenthal

Vice Chair Blumenthal indicates tomorrow night's (April 16) Planning Committee agenda is light. Discussion will be a quick update regarding mandatory referrals and an update from Kathy Cornett.

May's Planning Committee meeting consists of a Neighborhood discussion, Unified Development Ordinance (UDO) update and a presentation by Charlotte Area Transportation System (CATS).

Vice Chair Blumenthal addressed the Chair Nominating Committee timeline during the Planning Commission Work Session Meetings:

May 13 - Nominations will be revealed.

June 10 - Voting will be executed for Commission leadership.

Approval of Upcoming Meeting Dates Calendar for May - June 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 4:22 p.m.

City of Charlotte

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



Zoning Agenda

Monday, May 20, 2024

RESULTS

Council Chamber

City Council Zoning Meeting

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

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

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

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

Consent**2. Consent agenda items 3 through 4 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:
- a. Had no public opposition at their public hearing
 - b. Received an approval recommendation from the Zoning Committee
 - c. Have no changes after Zoning Committee
 - d. Staff recommends approval

3. Rezoning Petition: 2023-015 by Tribek Properties**Approved**

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)

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

4. Rezoning Petition: 2024-005 by Portman Residential, LLC**Approved**

Location: Approximately 1.21 acres located on the west side of Chamberlain Avenue, north of State Street, and south of Yellowstone Drive. (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.

Decisions

5. Rezoning Petition: 2024-043 by Charlotte Planning, Design, & Development - Text Amendment

Approved

The purpose of this UDO text amendment is to make changes to the conservation residential development standards in Section 4.5 of the UDO to increase the quantity and quality of required open space, increase transitions to adjacent parcels, and revise frontage requirements. There are proposed changes in 5 of the 39 Articles. These changes include increasing the amount of open space from two to five acres; adding a landscape yard at the perimeter of the site; requiring lots to front on public streets, common open space, or green area; increasing the minimum dimensions of required common open space; establishing design standards for required open space; and minor changes and additions to standards)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to defer this petition.

Staff Recommendation: Staff recommends approval of this petition.

6. Rezoning Petition: 2022-105 by Moores Chapel Retail, LLC

Approved

Location: Approximately 3.99 acres located at the intersection of Rhyne Road and Moores Chapel Road. (Council District 3 - Brown)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

7. Rezoning Petition: 2023-033 by CRD Elizabeth LLC City Council deferred decision to June 17, 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 district, optional)

Zoning Committee Recommendation:

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

Staff Recommendation:

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

8. Rezoning Petition: 2023-042 by Wilmore Preservation LLC

Approved

Location: Approximately 3.23 acres located on the northeastern corner of the intersection of West Boulevard and Mint Street. (Council District 3 - Brown)

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

Proposed Zoning: MUDD-O (HDO) (mixed use development district, historic 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.

9. Rezoning Petition: 2024-004 by The Drox Group, LLC

Approved

Location: Approximately 4.1 acres located on the east side of South Tryon Street, west of Nations Ford Road, and north of Queen Anne Road. (Council District 3 - Brown)

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

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

Zoning Committee Recommendation:

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

Staff Recommendation:

Staff recommends APPROVAL of this petition.

Hearings

10. Rezoning Petition: 2023-124 by The Paces Foundation City Council deferred hearing to June 17, 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 district-2)

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

11. Rezoning Petition: 2024-033 by Charlotte Planning, Design, & Development - Text Amendment Public Hearing Held

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

Staff Recommendation:

Staff recommends approval of this petition.

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

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

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

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

Staff Recommendation: Staff recommends approval of this petition.

13. Rezoning Petition: 2024-008 by Bank OZK Public Hearing Held

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

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

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

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

14. Rezoning Petition: 2024-024 by Orissa Holdings, LLC Public Hearing Held

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

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

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

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

15. Rezoning Petition: 2024-031 by Panthers Stadium, LLC Public Hearing Held

Location: Approximately 12.04 acres located on the east side of South Cedar Street, west of 4th Street, and north of Mint Street. (Council District 1 - Anderson)

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

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

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

16. Rezoning Petition: 2023-071 by Mt. Holly Investments, LLC Public Hearing Held

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

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

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

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

17. Rezoning Petition: 2023-120 by Ascent Real Estate Capital, LLC

Public Hearing Held

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

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

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

Staff Recommendation: Staff recommends approval of this petition.

18. Rezoning Petition: 2023-164 by Eden Acquisitions, LLC

Public Hearing Held

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

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

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

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

19. Rezoning Petition: 2023-173 by Josaih Boling

Public Hearing Held

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

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

Proposed Zoning: IMU (innovation mixed use)

Staff Recommendation: Staff recommends approval of this petition.

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

Public Hearing Held

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

Current Zoning: MHP (mobile home park)

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

Staff Recommendation: Staff recommends approval of this petition.

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

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

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

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

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

22. Rezoning Petition: 2024-007 by Oak Hill Management Public Hearing Held

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

Current Zoning: OFC (office flex campus)

Proposed Zoning: CAC-1 (commercial activity)

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

23. Rezoning Petition: 2024-009 by Ramon Adames Public Hearing Held

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

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

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

Staff Recommendation: Staff recommends approval of this petition.

24. Rezoning Petition: 2024-018 by iClub Investments, LLC Public Hearing Held

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

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

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

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

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

Public Hearing Held

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

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

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

Staff Recommendation: Staff recommends approval of this petition.

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

Public Hearing Held

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

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

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

Staff Recommendation: Staff recommends approval of this petition.

27. Rezoning Petition: 2024-021 by Foundry Commercial

Public Hearing Held

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

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

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

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, June 4, 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: 5:32 pm

Adjourned: 8:12 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> x
<i>Wil Russell</i> ✓ Left at 6:56pm Returned at 7:02pm		

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

July Zoning Committee Work Session moved to July 9, 2024

- Consider updates to July calendar.

2. Rezoning Petition: 2023-164 by Eden Acquisitions LLC

Update: Petitioner is requesting deferral to July 9, 2024

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

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

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

Motion: Russell

2nd: Whilden

Vote: 6:0

3. Rezoning Petition: 2024-008 by Bank OZK

Update: Petitioner is requesting deferral to July 9, 2024

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

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

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

Motion: Russell

2nd: Whilden

Vote: 6:0

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

Update: Petitioner is requesting deferral to July 9, 2024

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

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

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

Motion: Russell

2nd: Whilden

Vote: 6:0

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

Recommended for Approval

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

Motion: Neeley

2nd: Russell

Vote: 6:0

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

Recommended for Approval

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

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

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

Motion: Lansdell

2nd: Neeley

Vote: 6:0

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

Recommended for Approval

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: Sealey

2nd: Neeley

Vote: 5:1

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

Recommended for Approval

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

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

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

Motion: Russell

2nd: Sealey

Vote: 6:0

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

Recommended for Approval

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: Neeley

Vote: 5:0

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

Recommended for Approval

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

Current Zoning: CG (general commercial)

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

Motion: Sealey

2nd: Whilden

Vote: 5:1

11. Rezoning Petition: 2023-071 by Mt. Holly Investments, LLC

Recommended for Approval

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

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

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

Motion: Sealey

2nd: Neeley

Vote: 6:0

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

Recommended for Approval

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: Lansdell

2nd: Russell

Vote: 6:0

13. Rezoning Petition: 2023-120 by Ascent Real Estate Capital, LLC

Recommended for Approval

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

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

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

Motion: Lansdell

2nd: Neeley

Vote: 6:0

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

Recommended for Approval

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: Sealey

2nd: Neeley

Vote: 6:0

15. Rezoning Petition: 2023-173 by Josaih Boling

Recommended for Approval

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

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

Proposed Zoning: IMU (innovation mixed use)

Motion: Lansdell

2nd: Russell

Vote: 6:0

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

Recommended for Approval

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

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

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

Motion: Neeley

2nd: Sealey

Vote: 6:0

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

Recommended for Approval

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

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

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

Motion: Lansdell

2nd: Neeley

Vote: 6:0

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

Recommended for Approval

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

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

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

Motion: Whilden

2nd: Neeley

Vote: 6:0

23. Rezoning Petition: 2024-021 by Foundry Commercial

Recommended for Approval

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

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

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

Motion: Whilden

2nd: Sealey

Vote: 6:0

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

APPROVED Minutes

April 16, 2024 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Andrew Blumenthal, Vice Chairperson Courtney Rhodes, and Commissioners: Melissa Gaston, Theresa McDonald, Robyn Stuart, Erin Shaw, and Ronnie Harvey.

Planning Committee Members Absent: N/A

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

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

Presenter: Kathy Cornett, Community Planning Program Manager

Welcome and Introduction

Chairperson Blumenthal called the meeting to order at 5:10 p.m., welcomed everyone, and introduced each commissioner and staff member.

Approval of Minutes

A motion was made by Commissioner Shaw seconded by Commissioner McDonald to approve the March 19, 2024, minutes. The minutes were unanimously approved. 7-0

Mandatory Referrals

Chairperson Blumenthal asked if any of the mandatory referrals needed to be pulled for discussion. There were no requests to pull any of the mandatory referrals for discussion.

M.R. #24-12 | Mecklenburg County Stormwater Services proposes to acquire tax parcel 22102120 located at 109 Reid Lane in Pineville, totaling approximately 3.54 acres for floodplain protection and preservation purposes.

M.R. #24-13 | Mecklenburg County Park and Recreation proposes to acquire a portion of tax parcel 01509105, totaling approximately 0.89 acres, located in Huntersville for McDowell Creek Greenway connectivity.

M.R. #24-14 | Mecklenburg County proposes to acquire tax parcels 05102101, 05103204, 05103306, and 05141108, all together consisting of 12.336 acres. These properties will include joint use by Park and Recreation for expansion of Mallard Creek Greenway and the Cross Charlotte Trail, County Stormwater for stream restoration, and Charlotte Water for possible sewer expansion.

M.R. #24-15 | Mecklenburg County Park and Recreation proposes to acquire tax parcels 03722622 and 03722615, totaling approximately 1.598 acres for future Long Creek Greenway extension.

M.R. #24-16 | Mecklenburg County Park and Recreation proposes to acquire tax parcel 03115213, totaling approximately 0.481 acres, located just below the Mountain Island Lake Dam, downstream from Riverside Drive Park property.

A motion was made by Commissioner Rhodes and seconded by Commissioner Gaston stating that the Planning Committee reviewed M.R. #24-12, M.R. #24-13, M.R. #24-14, M.R. #24-15, and M.R. #24-16, on April 16, 2024, and has no additional comments for the submitting agencies. The motion was approved. 7-0

Community Area Planning Update

Kathy Cornett, Community Planning Program Manager, provided a Community Area Planning Update.

She noted that the revised Policy Map and Policy Manual were released on March 12, 2024. Both are available for comment up until June 12, 2024 and approximately 39 comments have been received to date.

Long Range Planning attended Charlotte SHOUT on April 6th and interacted with approximately 30 people. Long Range Planning attended Charlotte Kids Fest on April 14th and interacted with approximately 200 people.

Long Range Planning continues to coordinate with interdepartmental partners in preparation for the fall Community Area Planning Workshops while also working internally to draft text for the Community Area Plan documents.

Next Steps/Call to Action

Chairperson Blumenthal reminded commissioners to point members of the community to the revised Policy Map if they have any comments or concerns.

Vice Chairperson Rhodes commended the Long Range Planning team on their engagement interactions to-date.

Adjournment

The meeting adjourned at 5:25 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

Education Session:

North Carolina Turnpike Authority

- Types of toll facilities
- Overview on projects open to traffic and under development
- Information on NC Quick Pass

Charlotte-Mecklenburg Government Center
 Room 267
 5:00 PM

Agenda Items:

- Consent Agenda:
 - o 2024-2033 TIP Amendments
 - o Transfer of Planning Responsibilities Memorandum of Agreement - Cabarrus Rowan MPO
 - o Transfer of Planning Responsibilities Memorandum of Agreement - Gaston-Cleveland-Lincoln MPO
 - o Ratification of April 24, 2024 CRTPO Board Action to Amend Agenda
- Project Spotlight: Troutman Mobility Plan
- 2055 Metropolitan Transportation Plan
- CRTPO Safe Streets & Roads for All (SS4A) Application
- 2026-2035 TIP Development Process (NCDOT Prioritization 7.0)
- CRTPO Memorandum of Understanding Evaluation Update

CRTPO BOARD MEMBERS

Lisa Qualls, Chair
 Commissioner, Town of Mooresville

Brad Richardson, Vice Chair
 Council Member, Town of Stallings

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

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

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

CRTPO MISSION

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

CRTPO VISION

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

Title VI Policy

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

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

Non-Discrimination Policy

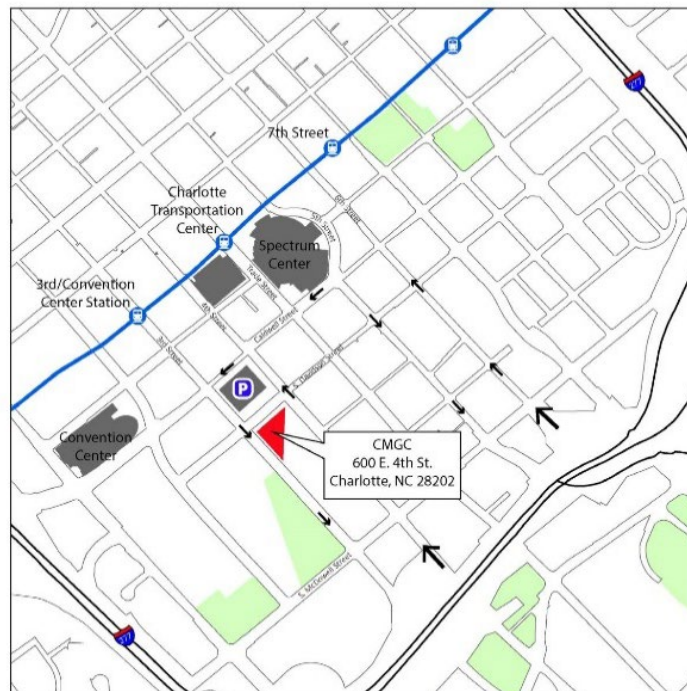
It is the policy of CRTPO to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil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

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

Accessing the Charlotte-Mecklenburg Government Center (CMGC)

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

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



Common Acronyms



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

Common Acronyms



NCTA

North Carolina Turnpike Authority

P7.0

Prioritization 7.0

PBPP

Performance-Based Planning and Programming

PIP

Public Involvement Plan

PL

Planning funds

POC

Project Oversight Committee

RAISE

Rebuilding American Infrastructure with Sustainability and Equity

RFATS

Rock Hill-Fort Mill Area Transportation Study

RPO

Rural Planning Organization

RRRPO

Rocky River Rural Planning Organization

SIP

State Implementation Plan (for air quality)

SOV

Single-Occupancy Vehicle

SPOT

Strategic Planning Office of Transportation (NCDOT)

STBG-DA

Surface Transportation Block Grant Direct Attributable funds

STI

Strategic Transportation Investments

STIP

State Transportation Improvement Program

STP

Surface Transportation Program

TAP

Transportation Alternatives Program

TCC

Technical Coordinating Committee

TDM

Transportation Demand Management

TIP

Transportation Improvement Program

TMA

Transportation Management Area

TOD

Transit Oriented Development

TPWG

Transit Providers Work Group

TSM

Transportation System Management

UA

Urban Area

UCT

Union County Transportation

UPWP

Unified Planning Work Program

VMT

Vehicle Miles Traveled

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

**5:00 PM Education Session
North Carolina Turnpike Authority**

Presenters:

Patrick Norman, P.E., NC Turnpike Authority Chief Engineer
 Carly Olexik, NC Turnpike Authority Director of Innovative Delivery
 Angela Queenland, NC Turnpike Authority Manager of Customer Service

The North Carolina Turnpike Authority, a business unit within NCDOT, works to deliver critical transportation projects on behalf of local communities, providing safe and convenient travel options that give drivers more choices, help manage congestion and provide for an alternative revenue stream for advancing major infrastructure needs. During this education session, Turnpike Authority staff will present background on the types of toll facilities, provide an overview on projects open to traffic and under development, and present information on NC Quick Pass.

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) March 20, 2024 CRTPO Board Meeting Minutes
b) April 24, 2024 CRTPO Board Meeting Minutes
c) 2024-2033 TIP Amendments
d) Transfer of Planning Responsibilities Memorandum of Agreement – Cabarrus Rowan MPO
e) Transfer of Planning Responsibilities Memorandum of Agreement – Gaston-Cleveland-Lincoln MPO
f) Ratification of April 24, 2024 CRTPO Board Action to Amend Agenda | Lisa Qualls |

Attachments: [March 20, 2024 CRTPO Board Minutes](#); [April 24 CRTPO Board Meeting Minutes](#); [2024-2033 TIP Amendments Memo](#); [2024-2033 TIP Amendments](#); [Transfer of Planning Responsibilities MOA – CR MPO](#); [Transfer of Planning Responsibilities – GCLMPO](#); [Memorandum – Ratification of April 24, 2024 CRTPO Board Meeting Action](#)

6. [Project Spotlight: Troutman Mobility Plan](#)

Andrew Ventresca, Troutman

Action Requested: FYI

Background:

- The Town of Troutman was awarded planning funds from the 2021 CRTPO discretionary project call to prepare a Mobility Plan that would replace the Troutman Comprehensive Transportation Plan that was adopted in 2009.
- Funding shortfalls have delayed a major widening along US 21/NC 115, which led the Town to identify short-term improvements along the corridor.
- Town staff reviewed similar mobility plans throughout the planning area to develop the scope for the project.

7. [2055 Metropolitan Transportation Plan](#)

Neil Burke

Action Requested: Approve the start of a public comment period in early June to receive public input on the Proposed Goals and Objectives and on Candidate Projects for the 2055 Metropolitan Transportation Plan (MTP).

Background:

- The Advisory Committee reviewed an initial draft of the 2055 MTP Goals and Objectives at its April 30 meeting and will have an opportunity to recommend additional revisions concurrent with the public comment period.
- In addition to receiving public input on goals and objectives, CRTPO would like to solicit public input on potential candidate projects that will be submitted for consideration in the 2055 MTP. This effort will be facilitated by requesting that residents review an online map and indicate potential projects they would like to see evaluated.
- An overview of techniques and materials to be utilized to conduct public involvement will also be presented.

Attachment: [Initial Draft of 2055 MTP Goals and Objectives](#)

8. [CRTPO Safe Streets & Roads for All \(SS4A\) Application](#)

Will Snyder

Action Requested: Adopt a resolution in support of the CRTPO's Safe Streets and Roads (SS4A) application.

Background:

- The CRTPO is preparing an application for a SS4A grant to complete a regional Safety Action Plan.
- Staff will explain SS4A local match requirements, identify specific requests for each member jurisdiction, and highlight recommended in-kind matching strategies.
- An update on the draft application, including a schedule for completion and next steps, will be presented.

Attachment: [CRTPO Safe Streets & Roads for All \(SS4A\) Application Memorandum](#) and [Resolution](#)

9. [2026-2035 TIP Development Process \(NCDOT Prioritization 7.0\)](#)

Travis Johnson

Action Requested: FYI

Background:

- NCDOT Prioritization 7.0 will develop the 2026-2035 TIP.
- The purpose of this item is to explain the critical role that local input points play in determining funding priorities within the Transportation Improvement Program development process.
- The purpose of this presentation is to remind the Board of important dates for local input points assignment for Regional Impact and Division Needs tier projects for the remainder of 2024. The process will conclude with the release of the draft 2026-2035 TIP in January of 2025.

Attachment: [2024 CRTPO Local Input Points Schedule – NCDOT P7.0](#)

10. [CRTPO Memorandum of Understanding Evaluation Update](#)

Mujeeb Shah-Khan and Neil Burke

Action Requested: FYI

Background:

- See attached memorandums for additional details.

Attachment: [Shah-Khan Law Memorandum](#); [CRTPO MOU Evaluation Update Memorandum](#); [Renee Garner MOU Meeting Summaries](#)

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
May 8, 2024
CMCG ROOM 267/WebEx Option for Public Participation

HDC WORKSHOP 12:00 PM

Staff Announcements
 Pre-Application Review

- **Elizabeth Local District Designation Report**

HDC MEETING: 1:00 – 7:00

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

CONSENT - REAFFIRMATION

1. 825 E Worthington Av (PID 12108207)
 HDCRMI-2024-00304
 Dilworth
 Jessica Hindman, Applicant
APPROVED

NOT HEARD AT THE APRIL 10 MEETING

ADDITION

2. 821 Woodruff Pl (PID 07102165)
 HDCRMI-2023-00956
 Wesley Heights
 Shelley Hughes, Applicant
APPROVED WITH CONDITIONS

ACCESSORY BUILDING HEIGHT INCREASE, AFTER-THE-FACT

3. 224 Grandin Rd (PID 07101201)
 HDCRMAA-2023-00987
 Wesley Heights
 Jim Smith, Applicant
DENIED

CONTINUED FROM THE MARCH 13 MEETING

SIDE PORCH ADDITION

4. 1607 Dilworth Rd W (PID 12311201)
 HDCRMA-2023-00665
 Dilworth
 Lauren Voler, Applicant
DENIED

NEW CASES

ALTERNATIVE MATERIALS

5. 501 N Poplar St (PID 07803623)
 HDCRMA-2023-00988
 Fourth Ward
 Ryan Baird, Applicant
APPROVED, CONTINUED, & DENIED - Various Items

NOT HEARD

ADDITION & ACCESSORY STRUCTURE

6. 1821 The Plaza (PID 08119605)
 HDCRMA-2023-01190
 Plaza Midwood
 Veronica DeVita & Gregory Rousseau, Applicants

ACCESSORY STRUCTURE

7. 628 Woodruff Pl (PID 07103515)
 HDCRMA-2024-00208
 Wesley Heights
 Angie Lauer, Applicant

FRONT PORCH ADDITION

8. 825 Romany Rd (PID 12309513)
 HDCRMI-2023-01092
 Dilworth
 Emily Hultquist, Applicant

FRONT PORCH ENCLOSURE & SITE WORK

9. 1218 East Bv (PID 12111315)
 HDCCMI-2023-01121
 Dilworth
 Alaa Bou Ghanem, Applicant

WINDOW REPLACEMENT – ALTERNATIVE MATERIAL

10. 404 W Kingston Av (PID 11908509)
 HDCRMI-2023-01094
 Wilmore
 Ellen Keeley, Applicant

DEMOLITION – RESIDENTIAL

11. 2031 Wilmore Dr; 2023 and 2027 Wood Dale Tr (PID 11907514)
 HDCRDEMO-2023-01122
 Wilmore
 Ashley Fitzpatrick, Applicant

12. 1514-1516 Hamorton Pl (PID 08117423)
 HDCRDEMO-2023-01189
 Plaza Midwood
 Sabas Orellana & Carmen Larrehnaga, Applicants

NEW CONSTRUCTION

13. 2000 Dilworth Rd W (PID 12111822)
 HDCRMA-2023-01124
 Dilworth
 Garrett Nelson & John Kernodle, Applicants

Upcoming Meeting Dates

June 2024

Monday, June 10	11:50am - 12:00pm	Special Planning Commission Executive Committee Meeting
Monday, June 10	12:00pm - 2:00pm	Planning Commission Work Session
Monday, June 17	4:00pm - 4:30pm	Planning Commission Executive Committee Meeting
Tuesday, June 18	5:00pm - 7:00pm	Planning Committee Meeting
Thursday, June 20	12:00pm - 1:00pm	(Tentative pending Approval) Special Zoning Committee Work Session

July 2024

Tuesday, July 2	5:30pm - 7:30pm	Zoning Committee Work Session
Monday, July 8	12:00pm - 2:00pm	Planning Commission Work Session
Monday, July 15	4:00pm - 4:30pm	Planning Commission Executive Committee Meeting
Tuesday, July 16	5:00pm - 7:00pm	Planning Committee Meeting