



CHARLOTTE MECKLENBURG

**January 9, 2023
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 Summary Minutes

December 12, 2022

CMGC Room 267

Attendance

Commissioners Present: Keba Samuel (Chairperson), Phillip Gussman (Vice Chairperson), Douglas Welton, Andrew Blumenthal, Courtney Rhodes, Ronnie Harvey, Will Russell, Melissa Gaston, Clayton Sealey, Shana Neeley, Terry Lansdell, Rebekah Whilden, and Rick Winiker

Planning Staff Present: Alyson Craig (*Interim Planning Director*), Candice Rorie, Kathy Cornett, Alysia Osborne, Laura Harmon, Catherine Mahoney, and Robyn Byers

Call to Order & Introductions

The Chairperson called the meeting to order at 12:09 pm, welcomed those present and went over the protocols of the meeting.

Minutes and Reports

Approval November 14 Work Session Minutes

A motion was made by Commissioner Whilden and seconded by Commissioner Welton to approve the November 14, 2022 minutes. The vote was unanimous to approve the minutes.

New Business

Commission Coordination of Engagement Efforts

Chairperson Samuel began by saying she appreciates all of the Commissioners who have made a suggestion, commented, or have asked questions regarding the process of their own initiative to reach out to the community in efforts to accomplish work program item 1. They have gotten a couple of different pieces of feedback that she wants to share and then discuss a bit of level-setting as they begin this effort and before they get too deep. She said based on their adopted work program FY23, they have a goal to increase the community's awareness of the Planning Commission, its charge and duties. This is two-fold; make sure they are more public facing and making sure the community knows they are aware and accessible to them, and a couple of other objectives behind this work program item.

The chair went on to say in the feedback that they've been receiving, regarding these efforts is the reason behind this discussion. As they are reaching out to their partners to achieve item 1 of their work program, it's important that it be carefully coordinated. She thinks some of the efforts are being duplicitous in nature; they are contacting the same people with the same requests and folks don't know who to reply to. She opened the discussion saying she would like to hear from the dais the best way to achieve the coordinated effort, and how to be more collaborative and more effective. She mentioned the opportunities that she had to address the Board of County Commissioners, Vice Chairperson Gussman addressed the Fall 2022 class of the 2040 Planning Academy, and most recently, she spoke at a town hall for council member Mayfield.

Recently, in the Executive Committee meeting, they decided that they would set dates for the 3 public meetings that they would host as a Planning Commission. Her ideas is to have a person or maybe a person and a staff member who are the main points of contact so that they can really hone in and make sure that they are remaining conscious of staff's bandwidth because although these are

meetings that they will host, ideally, preferably, they would have a staff member present with them to answer those concerns that are best addressed by staff.

Commissioner Harvey likes the idea of the coordinated effort. His suggestion would involve them reviewing what their networks are, starting there so they won't duplicate.

Chairperson Samuel commented she is envisioning a separate subcommittee for this, just so that there is a team of people working to make sure they are not circumventing staff's efforts on their public engagement efforts. She also envisions this subcommittee, it can be a minimum of 2 people, they may have a list of the groups that they want to get feedback from or reach out to. She does not want to limit the Commissioners ability to reach out to their own personal networks, she just wants to make sure that if they are, making those attempts to add that outreach, that it goes to one or two people in their body and those two people maintain that list. The chair further shared some of the opportunities and the partnerships they are forming.

Vice Chairperson Gussman said that he was willing to step forward and help with the coordination and leadership of this subcommittee. He does need a person or two to engage in some of the areas they are specifically targeting to make sure they are doing their best delivering for those parts of the city. He thinks they can generate a list relatively quick, perhaps even by the end of the year, at least with targeted dates and locations.

Chairperson Samuel added this is where they would go into the neighborhoods to talk about the Planning Commission; what they do, how they can be reached, how the Commission affect their daily lives, and here is how you can join if you are so interested.

Commissioner Blumenthal commented to Commissioner's Harvey's point, it does make sense to have a subcommittee that act as gatekeepers in terms of contact management. They want to make sure they present a united front as a Commission as it relates to the 3 events they are hosting for the Commission but even beyond that. One of the roles of the subcommittee could be contact management and assigning ownership of a contact or organization both as it relates to the 3 Planning Commission meetings but also moving forward as it relates to other community outreach.

Commissioner Russell asked for clarity, his understanding is that they will be the headliners, at the top of the ticket on anything that they do as far as the Planning Commission. Chairperson Samuel explained for work program item 1, they are hosts and for work program item 2 they are collaborating with staff. Commissioner Russell commented if they are going to be the top of the ticket, if people don't know much about them or about what they do, they really aren't going to be inclined to come out and talk to them initially. He thinks there needs to be a piggyback operation at least initially to get them out there so they can then headline the ticket. As a suggestion, he thinks item 2 is a perfect opportunity for them to introduce themselves and the context in which they work. He thinks they will have a hard time being successful if they just want to lead the ticket without any type of introduction.

Commissioner Sealey commented that was kind of his thought process as well; he feels like it's smart to lead with work program item 2 and work towards work program item 1. He also thinks it's

smart to divide and concur, having geographic parameters, calling them north, south, east, and west, still while inviting everyone. Commissioner Sealey then volunteered to be a part of the committee.

Chairperson Samuel replied geographic location, dates, audiences, they've discussed all of that to the point that they first collaborate and then branch out on their own. She would challenge that thought process; this was not what they discussed at the planning retreat and this is not the idea in which they adopted work program item 1. They will communicate and collaborate with staff on engagement efforts and they do plan to be in attendance at community area planning engagement throughout that series, however, work program item 1, they will not be leading a planning effort, this is an education effort, so the goal was to educate the public around what the Commission does. She went on to say her measure of success so to speak, is not going to be the number of attendees, it's whether or not they've made the effort.

Commissioner Whilden commented that she wants to push back a little on this because there at least 5 people currently on the Commission that was not at the retreat, so she just wants to kind of level set on that. She volunteered to be a part of the committee and agreed with others that have said they should co-host and do a public meeting solely on this. She thinks partnering with other boards and commissions on public engagement would be a great idea.

Commissioner Rhodes commented she takes a different approach on this. She thought this was for them to educate and for them to not only host but also collaborate with others, inviting them to come; but this was their opportunity to educate. For example, when she talked to Chairperson Samuel about the collaboration with CPCC, her initial thought was they could collaborate with the government group clubs there and they could put it out to their communities. Commissioner Rhodes agreed with Chairperson Samuel's view of the measure of success and volunteered to be a part of the committee.

Commissioner Welton said that he thinks geography is important because of how large the city is and he has a minor pushback about tying it to communities. He'd spoken at a community meeting and they had no clue what the cCommission does. He was able to provide a good bit of opportunity for those folks to be enlightened and that was 50 people that they might not get if they do this as a solo parade.

Commissioner Neeley commented that she sees some overlap in work program 1 and 2, then asked is there an opportunity for a type of meeting. For example, if there is a public official having a meeting can they try to emphasize work program target 1, if it's around community area planning can they try to emphasize work program target 2, so in effect, they are hitting both targets and still hitting the meetings but emphasizing education in one meeting and then the community area planning process in another. Commissioner Welton expressed this was an excellent idea.

Chairperson Samuel expressed she does not think they might get to a consensus here on the actual strategy behind how they might achieve work program item 1. She reminded the Commission that item 1 has 2 parts, so the conversation they had around planning and hosting public meetings and the conversation they had around co-hosting a minimum of 3 public meetings, those 2 do overlap.

She went on to say the discussion was around partnering with the BOCC or tag teaming with a city council member's town hall meeting, etc., where you already have that captive audience and to introduce the Commission and tell folks about who they are and what they do; that was really the focus around point A, but during adoption it was decided to break out and really hold themselves accountable for not wanting to piggyback all of the time. Point B was born when they adopted the work program because it was agreed to partner where there is an opportunity. Lastly, she said although everyone on this dais was not present at the retreat or the adoption, she wanted to identify this was not by intent, #1 and #2, the work program is adopted at the same time every year. The chair went on to highlight that they will always be very conscious of feedback and opportunities to tweak their work program, but the absence of a commissioner during the adoption of the work program doesn't negate its validity or challenge its validity.

Chairperson Samuel asked for a consensus for a subcommittee to take this charge or do they designate one person to be the main contact for coordinating their outreach. By the raising of their hands, the Commission voted unanimously for a subcommittee. She asked those who are interested in serving or if there is a nomination for someone to serve, send an email to the executive body with their interest. There was a unanimous consensus to send their interest via email by this Friday, no later than December 20th.

Community Area Planning/Alignment Rezoning Projects Update

Interim Director Craig introduced Ms. Catherine Mahoney, Sr. Project Manager with Long Range Planning and advised the presentation today is to talk about how the projects are working together, the main components of what is in an area plan, and what their kickoff plan and engagement strategy will look like. Interim Director Craig also advised that Dr. Robyn Byers will speak on her new role and will give her overview of what she sees ahead.

Commissioner Sealy asked is there a plan as far as how the chronology of each area is approached. Ms. Mahoney referred to the Process and Schedule slide and advised it is a city-wide kickoff, all 14 geographies. Every community will participate in a workshop that is offered on 3 different days throughout 2023. The sequence of when each geography will have a workshop will be published on the website.

Vice Chairperson Gussman asked will there be online sign ups to receive the emails. Ms. Mahoney replied the sign up is available on the project website.

Commissioner Russell referenced the Community Area Planning slide and asked how are they going to balance the differing opinions and growth patterns, and geographies at large. How do you balance development in sort of those higher areas versus more static areas, and how do you balance those opinions of how a large geography should look in the future. Ms. Mahoney explained large geographic areas will not be homogeneous, there will be areas of growth and areas of stability or less change, and this guidance comes from the Comprehensive Plan.

Commissioner Lansdell referenced the Community Area Toolkit slide and asked if they are going to include existing plans associated with each area. Ms. Mahoney replied that is an assessment that's been done internally, they know the policy's on the books and this is something they will talk about

with the community. Commissioner Lansdell then said when talking about outreach to the business category, he does not understand how that's going to work. Ms. Mahoney replied they have different resources that may capture the land owner or may capture a business sector, and that's the level of engagement that they seek through this effort.

Commissioner Whilden asked how many touch points will there be with city council. Ms. Mahoney advised they have a schedule of the frequency they would like to be in front of them, but they have a lot of business they are attending to. Interim Director Craig added, they've learned a lot from the Comprehensive Plan process and engaging early and often is a good way they are approaching this. She went on to say as Ms. Mahoney mentioned, there are a lot of other items on council's agenda so they utilize committees, certainly the Transportation Planning and Development committee as well a full council; it's very important to make sure they are engaged because they will also be spanning over multiple election cycles too.

Commissioner Welton asked Dr. Byers would she be public facing because he was asked a question about alignment rezoning and he did not know where to send them just yet. Dr. Byers replied it's up to the director but if someone sends her an email, she will make sure that it gets to the right person. Interim Director Craig added, at the early stages, they may not be able to fully answer the question, but they will be happy to take questions and get back to people as they learn more.

Other Business

Chairperson Samuel wanted to touch on future work session agenda topics. On the December 20th Planning Committee meeting, Dr. Byers will be leading them through the dashboard. The Executive Committee will meet on December 19th. She wanted to make mention that parking continues to be somewhat of a topic in development for our city. As they continue making efforts and strides towards a more multimodal city, how do they explore opportunities for what a parking deck may look like 10 to 20 years from now and what are other cities doing. She wants to continue to explore this particular topic as it continues to be hot. She is also curious about construction technologies that are being employed in other cities and how might that technology be introduced or best utilized in our city.

Vice Chairperson Gussman commented after discussed in the Zoning Committee, a number of them would like to see affordable housing drivers in our community also present as far as future work session topics.

Interim Director Craig shared CDOT had a survey regarding parking so if they have not seen it, she could send it out to the group and city council is having a meeting to discuss infrastructure on Monday from 1:00pm to 3:45pm.

Chairperson Samuel said she would like to prepare the subcommittees for a standing agenda topic. She will probably introduce the idea that they have a to-do and review agenda item on every agenda for the remaining of this fiscal year, and this will be a very short report out of the sub-committees progress for the prior month.

Adjournment

The meeting adjourned at 1:25 pm.

Charlotte-Mecklenburg Planning Commission

Executive Committee Minutes

November 21, 2022

CMGC – Room 266

Attendance

Commissioners Present: Keba Samuel (*Chairperson*), Phillip Gussman (*Vice Chairperson*), Douglas Welton and Andrew Blumenthal

Planning Staff Present: Alyson Craig (*Interim Planning Director*), Shavon Davis, Candice Rorie, and Kathy Cornett

Call to Order

Chairperson Samuel called the meeting to order at 3:19 pm and welcomed those present.

Approval of Minutes

A motion was made by Commissioner Blumenthal and seconded by Commissioner Welton to approve the October 17, 2022 minutes. The vote was unanimous to approve the minutes.

New Business

Chairperson Samuel reviewed the future work session agenda topics and said the Planning Committee will take a deeper dive into the implementation dashboard. As they are making their rounds, so to speak at different community events, they are getting a few questions about the implementation dashboards and a few of its metrics so Dr. Byers has agreed to bring that to the Planning Committee in December. They are tasked with passing along any questions that they have heard in advance of that meeting, so they are still getting those over to Ms. Cornett for her presentation.

The chair went on to say for Planning Commission, a few thoughts come to mind before they end the year in relation to their work program for 2023. She thinks they definitely have to add some definition to their engagement strategy; for now, there is a bunch of unorganized input from a few Commissioners, not in a bad way of course, it's just that they need to frame this and add some definition in a way that will continue to encourage and form it in a way to where they can put these into buckets. She also thinks there could be some improvement to narrowing down the outreach that the Commissioners are doing because she thinks they are hitting the same council members and Board of County Commissioners 3, 4, and 5 times and they don't know who to send replies to. She doesn't think everybody should make efforts to participate in an outreach, she thinks it should come from either staff particularly or Executive Committee only or something to that regard because they are getting confused.

Vice Chairperson Gussman agreed saying if it's uncoordinated it can be confusing and a bunch of opportunities will fall through the cracks assuming someone else has it covered. He thinks it would be great if they could limit it to staff or Executive Committee and just anyone else on the Commission to make sure it's funneled through leadership and worse case they could divide and concur. He suggested something like a sheet that says these are the things that we are looking at, these are the things that we would like to work on, or these are the areas in the city where we know we would have an opportunity and where we would like to create one if we don't.

Deputy Director Craig commented as they are talking about community engagement around area planning, in the line of rezoning, she thinks they are still putting together a lot of these pieces so it's hard to kind of understand where everything intersects. The community area planning team is farther along than the alignment rezoning team is so she thinks things would be more clear as they move into January in terms of how they are going out into the community and where they might have gaps, things like that, so a part of this is they just need a little more time.

Ms. Cornett added it's a lot of meetings and from a staff perspective, their resources are limited and the communities are too; they don't have the bandwidth for numerous meetings, so they are trying to maximize those two things as best as they can.

Chairperson Samuel recalled in the Planning Committee meeting, she commented that they should have a schedule of some sort that's color coordinated because they will have virtual options, some that will be hybrid, some led by staff, some led by Planning Commission; this would be something that is not shared publicly but amongst Commissioners so that they'll know when there is an opportunity to engage and they also talked about the fact that they don't create their own flyers regarding city business, that would come from the communications department only or through staff.

Vice Chairperson Gussman suggested the members of the Executive Committee take a chunk of time and just whiteboard what this would look like. They could create an email that just says "these are the sorts of things they know they've got, these are the sorts of things we'd like to do" and they can start the whiteboard with that information.

Commissioner Blumenthal commented it is a good problem to have with people wanting to engage, they could do a combination of that and suggested they could have Commissioners submit a list of the people that they plan on reaching out to so that way they could prevent the duplicity of people reaching out to the same person.

Chairperson Samuel went back to Vice Chairperson Gussman's suggestion saying she would like to use a google form as opposed to an email.

Commissioner Welton commented that he would prefer this to be simple and he thinks the lack of firmness on some of the scheduled initiatives adds to people filling in the blanks and they don't know those things so they shouldn't fill those blanks. He thinks it's somewhat quicksandish at this moment in terms of just not being solid ground for them to stand on if they don't know schedules, timeframes, those sorts of things and he prefers not to spend time on that right now because it's just not firm enough for them to spend time on. He thinks they should do the things that they want to talk about Planning Commission specifically and get that done. The other things and how they relate to one another, getting it out to the public, and the other stuff they will get to those shortly.

The Executive Committee continued to discuss outreach opportunities and bandwidth. Chairperson Samuel said that she will move forward with this thought process, it will be on the agenda and she will very humbly ask staff if there is any opportunity that they could explore to still coordinate or combine.

Interim Director Craig added she knows there is a communications plan that the area planning team has but there are still looking into dates and venues; but there is still the general awareness that's important to let people know citywide that they're launching area plans. They are presenting to the TPD Committee on the 12th so they will have a little more information then and they might be able to start laying out some tentative ideas about what they are thinking in the first quarter.

Chairperson Samuel said that she is really intrigued by some of the technology that she sees out today in places like New York, parts of California, Maryland, and the DC area where there is no more land to buy and either they are going to tear down and rebuild or attach on additional stories somewhere, but she is particularly intrigued about 3D printing because it takes strikes at stainability and affordability. She has reached out to 2 different 3D home printing companies that specialize in that arena so she might have something for December, she is not sure. She said she wants to hear how plausible it will be to bring that type of development here to Charlotte.

Interim Director Craig shared they have added to their budget request this fiscal year to add some 3D capability to their GIS suite to help articulate things in a more visual way to people. She has heard about the 3D printing and would be curious to hear how they are using it in the planning realm to help further ideas or what exactly they are printing; she would be curious to hear.

Commissioner Welton thinks 3D homes gets a lot of hype but he does not think there is a lot of substance. His personal opinion is there are other home technologies that make this happen in a much more sustainable way, a much more economical way, and a much faster way than 3D homes.

Chairperson Samuel said this was something that she is highly intrigued about, she still wants to explore how they could bring this forward and if there are additional technologies that they should consider, please, let's have them to. She does not know enough about it to say a yay or nay, if it's good for Charlotte or not good for Charlotte; they just need to do more, and what that more is, is tbd.

Other Business

Chairperson Samuel shared the annual report came out over the summer and they did receive some literature on it. She was asked 2 questions about it in the town hall meeting and she was not prepared to answer it. She questioned should they take 2 or 3 sections and delve into what's in that annual report.

Concerning future work session topics, Interim Director Craig thinks it may be a good to provide an update on UDO implementation because they have deadlines coming up where they are not accepting any more UDO rezoning requests; so they will share how that's evolving.

Approval of Calendars

Chairperson Samuel reviewed the December and January calendars. The committee agreed to move the January Executive Committee meeting to Tuesday, January 17th due to the Dr. Martin Luther King Jr. holiday.

A motion was made by Vice Chairperson Gussman and seconded by Commissioner Blumenthal to approve the December and January calendars. The vote was unanimous to approve the calendars.

Adjournment

The meeting adjourned at 4:48 pm.

City of Charlotte

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



Zoning Agenda

RESULTS

Tuesday, December 6, 2022

Charlotte-Mecklenburg Government Center - Room 280

Zoning Committee Work Session

Phillip Gussman, Chairperson

Melissa Gaston

Ronnie Harvey

TL Lansdell

Courtney Rhodes

Wil Russell

Douglas Welton

Zoning Committee Work Session

Call to Order: 5:37 pm

Adjourned: 7:26 pm

Zoning Committee Members

<i>Phillip Gussman</i> ✓	<i>Douglas Welton</i> ✓	<i>Terry Lansdell</i> ✓
<i>Ronnie Harvey</i> ✓	<i>Melissa Gaston</i> ✓	<i>Courtney Rhodes</i> ✓
<i>Wil Russell</i> ✓ <i>Arrived at 5:46 pm</i>		

Zoning Items

**1. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC
Zoning Committee deferred recommendation to January 4, 2023**

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

Current Zoning: R-3 (single-family residential)

Proposed Zoning: NS (neighborhood services)

Motion: Welton

2nd: Harvey

Vote: 6:0

**2. Rezoning Petition: 2021-213 by Goldberg Companies, Inc.
Zoning Committee deferred recommendation to January 4, 2023**

Location: Approximately 42.85 acres located on the south side of Pineville-Matthews Road, east of Hugh Forest Road, and west of Reverdy Lane. (Council District 7 - Driggs)

Current Zoning: R-12 MF (CD) (multi-family residential, conditional)

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

Motion: Welton

2nd: Harvey

Vote: 6:0

**3. Rezoning Petition: 2021-232 by Chick-Fil-A
Zoning Committee deferred recommendation to January 4, 2023**

Location: Approximately 0.88 acres bound by the east side of Randolph Road and west side of Colwick Road, north of North Sharon Amity Road. (Council District 6 - Bokhari)

Current Zoning: B-1 (neighborhood business)

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

Motion: Welton

2nd: Harvey

Vote: 6:0

4. Rezoning Petition: 2021-083 by MQC1, LL
Recommended for Approval

Location: Approximately 5.38 acres located at the intersection of Arden Street and Kohler Avenue, east of Statesville Avenue, and west of North Graham Street. (Council District 1 - Anderson)

Current Zoning: B-2 (general business), I-1 (CD) (light industrial, conditional), R-5 (single family residential), R-22 MF (multi-family residential)

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

Motion: Rhodes

2nd: Welton

Vote: 6:0

5. Rezoning Petition: 2022-003 by Joy Homes, LLC
Recommended for Approval

Location: Approximately 4.39 acres located on the south side of South Tryon Street just north of Orchardgate Drive. (Council District 3 - Watlington)

Current Zoning: R-3 (single-family residential)

Proposed Zoning: R-12 MF (CD) (multi-family residential, conditional)

Motion: Rhodes

2nd: Welton

Vote: 6:1

6. Rezoning Petition: 2022-015 by Fiorenza Properties, LLC
Recommended for Approval

Location: Approximately 7.49 acres located on the east side of North Sharon Amity Road, north of Central Avenue, and south of Wilora Lake Road. (Council District 5 - Molina)

Current Zoning: R-4 (single-family residential)

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

Motion: Welton

2nd: Harvey

Vote: 6:1

7. Rezoning Petition: 2022-024 by Moflehi Bowman, LLC
Recommended for Approval

Location: Approximately 5.37 acres located at the northwest intersection of Reames Road and Prestbury Boulevard, south of West W.T. Harris Boulevard. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

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

Motion: Welton

2nd: Lansdell

Vote: 7:0

8. Rezoning Petition: 2022-034 by Roers Companies
Recommended for Approval

Location: Approximately 17.32 acres located at the southwest intersection of Old Statesville Road and Gibbon Road, east of Statesville Road. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential), I-2 (CD) (general industrial, conditional)

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

Motion: Gaston

2nd: Lansdell

Vote: 7:0

9. Rezoning Petition: 2022-041 by BVB Properties
Recommended for Approval

Location: Approximately 5.68 acres located on the west side of Statesville Road and south side of Sunset Road, east of Interstate 77. (Council District 2 - Graham)

Current Zoning: CC (community center), B-1 (neighborhood business)

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

Motion: Welton

2nd: Rhodes

Vote: 7:0

10. Rezoning Petition: 2022-042 by Brian Iagnemma
Recommended for Approval

Location: Approximately 22.90 acres located along the west side of Harrisburg Road, south of Sam Dee Road, and southwest of Interstate 485. (District 5 - Molina)

Current Zoning: R-4 (single-family residential)

Proposed Zoning: R-5 (single-family residential)

Motion: Rhodes

2nd: Russell

Vote: 7:0

11. Rezoning Petition: 2022-047 by Joseph Leland
Recommended for Approval

Location: Approximately 0.28 acres located on the west side of Eastway Drive, south of Arnold Drive, and north of Central Avenue. (Council District 1 - Anderson)

Current Zoning: R-4 (single-family residential)

Proposed Zoning: O-2 (CD) (office, conditional)

Motion: Welton

2nd: Gaston

Vote: 7:0

12. Rezoning Petition: 2022-056 by Mark Plott, Inc.
Recommended for Approval

Location: Approximately 1.27 acres located at the southeast intersection of Benfield Road and Ridge Road, north of Interstate 485. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential), CC (community center)

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

Motion: Russell

2nd: Lansdell

Vote: 7:0

13. Rezoning Petition: 2022-057 by Mattamy Homes
Recommended for Approval

Location: Approximately 21.50 acres located on the west side of Old Plank Road, east of Brookshire Boulevard, and west of Dale Avenue. (Council District 2 - Graham)

Current Zoning: R-4 (single family residential), I-1 (light industrial)

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

Motion: Welton

2nd: Rhodes

Vote: 7:0

14. Rezoning Petition: 2022-060 by Providence Group Capital
Recommended for Approval

Location: Approximately 5.90 acres located on the west side of South Boulevard and east side of Old Pineville Road, north of East Woodlawn Road. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial)

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

Motion: Welton

2nd: Lansdell

Vote: 7:0

15. Rezoning Petition: 2022-061 by AHC Investment Group
Recommended for Approval

Location: Approximately 2.21 acres bound by the south side of North Church Street, north side of North Tryon Street, and east side of West 31st Street. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

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

Motion: Lansdell

2nd: Harvey

Vote: 7:0

16. Rezoning Petition: 2022-064 by Crosland Southeast
Recommended for Approval

Location: Approximately 10.60 acres bound by the south side of Central Avenue, west side of Pecan Avenue, and north side of East Independence Boulevard. (Council District 1 - Anderson)

Current Zoning: B-2 PED (general business, pedestrian overlay)

Proposed Zoning: B-2 PED-O (general business, pedestrian overlay, optional)

Motion: Rhodes

2nd: Russell

Vote: 7:0

17. Rezoning Petition: 2022-067 by CC Fund 3, LLC
Recommended for Approval

Location: Approximately 15.92 acres located at the southwest intersection of Sam Wilson Road and Wilkinson Boulevard, north of Old Dowd Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: I-2 (CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area), B-2 LLWPA (general business, Lower Lake Wylie Protected Area)

Proposed Zoning: TOD-NC LLWPA (transit-oriented development - neighborhood center, Lower Lake Wylie Protected Area)

Motion: Welton

2nd: Rhodes

Vote: 7:0

18. Rezoning Petition: 2022-071 by MTB Holdings, LLC
Zoning Committee deferred recommendation to May 30, 2023

Location: Approximately 2.11 acres located at the northeast intersection of East Exmore Street and Nations Crossings Road, west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

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

Motion: Welton

2nd: Harvey

Vote: 6:0

19. Rezoning Petition: 2022-072 by Hector Guadarrama
Recommended for Approval

Location: Approximately 0.62 acres located on the east side of Marmac Road, north of Tuckaseegee Road, and west of Toddville Road. (Council District 2 - Graham)

Current Zoning: R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area)

Proposed Zoning: R-4 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area)

Motion: Gaston

2nd: Welton

Vote: 7:0

20. Rezoning Petition: 2022-162 by DreamKey Partners, Inc.
Recommended for Approval

Location: Approximately 7.23 acres located on the west side of Weddington Road, north of Walker Road, and south of McKee Road. (Council District 7 - Driggs)

Current Zoning: R-12 MF (CD) (multi-family residential, conditional)

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

Motion: Gaston

2nd: Harvey

Vote: 6:1

21. Rezoning Petition: 2022-165 by Winterwood, Inc.
Recommended for Approval

Location: Approximately 10.3 acres located on the south side of Milton Road and west side of Barrington Drive, northwest of North Sharon Amity Road. (Council District 1 - Anderson)

Current Zoning: I-1 (light industrial), O-1 (office)

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

Motion: Welton

2nd: Gaston

Vote: 7:0

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting
Approved Minutes
November 15, 2022 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Keba Samuel, Vice Chairperson Andrew Blumenthal; and Commissioners Terry Lansdell, Shana Neely, Clayton Sealy, Rebekah Whilden, and Frederick Winiker

Planning Staff Present: Robyn Byers, Kathy Cornett, Zenia Duhaney, Alberto Gonzalez, Maria Floren, and Alysia Osborne,

Other Staff Present: Caroline Sawyer, Mecklenburg County Real Estate

Welcome and Introductions

Chairperson Keba Samuel called the meeting to order at 5:00 p.m., welcomed everyone, and introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines

The meeting was livestreamed on YouTube. A link for the public to view the meeting's livestream is posted on the Planning, Design & Development Department's webpage.

Approval of Minutes

A motion was made by Vice-Chairperson Blumenthal and seconded by Commissioner Whilden to approve the October 18, 2022, minutes. The minutes were unanimously approved. 7-0

Mandatory Referrals

Chairperson Samuel asked committee members if any of the mandatory referrals should be pulled for discussion. Hearing no response, a motion was made to approve the mandatory referrals.

M.R. #22-51 | Mecklenburg County Park and Recreation proposes to acquire ~0.042 acres (PID# 045-241-13) in the City of Charlotte for Park and Recreation purposes. The property is located on Fincher Blvd and is adjacent to the County's Allen Hills Park to the east.

M.R. #22-52 | Mecklenburg County Park and Recreation proposes to acquire ~ 1.0 acres (PID# 193-161-10) in the Town of Matthews for Park and Recreation purposes. The parcel is in the floodplain of Irvins Creek.

M.R. #22-53 | Mecklenburg County proposes to acquire ~0.509 acres in east Charlotte (PID# 111-143-33). The parcel will be incorporated into the County's adjoining +/- 10.75 acres, which was purchased in March of 2022.

M.R. #22-54 | Mecklenburg County Park + Recreation proposes to acquire ~ 0.79 acres (PID# 025-103-08) on Northlake Centre Parkway in the extraterritorial jurisdiction (ETJ) of the City of Charlotte for Park and Recreation purposes.

M.R. #22-55 | Mecklenburg County Park and Recreation proposes to acquire ~6.88 acres (PID# 207-081-08) in the Town of Pineville for Park and Recreation purposes.

A motion was made by Commissioner Winiker and seconded by Vice Chairperson Blumenthal stating that the Planning Committee reviewed M.R. #22-51, M.R. #22-52, M.R. #22-53, M.R. #22-54, and M.R. #22-55, on November 15, 2022, and has no additional comments for the submitting agencies. The motion was unanimously approved. 7-0

Community Area Plan Engagement

Community Area Planning Program Manager, Kathy Cornett, updated committee members with a presentation reviewing the project scope and schedule, the communication and engagement strategies and how Commissioners can support the process.

Adjourn – The meeting adjourned at 6:00 pm



**CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA
DECEMBER 14, 2022
HYBRID REMOTE ONLINE/IN-PERSON MEETING, ROOM 267**

HDC WORKSHOP 12:00 PM

Staff Announcements
Rules for Procedure Adoption

HDC MEETING: 1:00 – 7:00

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

NOT HEARD AT THE NOVEMBER 11 MEETING

ADDITION

1. 719 Templeton Av (PID: 12305505)
HDCRMI-[2022-00682](#)
Dilworth
Amanda Bagby, Applicant
CONTINUED

WINDOW & DOOR REPLACEMENT/AWNING ADDITION

2. 301 East Bv (PID: 12307501)
HDCCMI-[2022-00706](#)
Dilworth
Rob Taylor, Applicant
CONTINUED

TREE REMOVAL

3. 1113 Myrtle Av (PID: 12305182)
HDCRMI-[2022-00637](#)
Dilworth
Jonathan Hankin, Applicant
APPLICANT DEFERRED

**WINDOW, DOOR CHANGES/FENCE/HVAC (AFTER-THE-FACT)
SITE WORK & FENCE (PROPOSED)**

4. 325 W Summit Av, 1501 S Mint St (PID: 11908314)
HDCCMIA-[2022-00705](#)
Wilmore
Jason Hood, Applicant
CONTINUED

CONSENT

5. 1913 The Plaza (PID: 08119704)
HDCRMI-[2022-01076](#)
Plaza Midwood
Carol Futch, Applicant
APPROVED
6. 816 Walnut Av (PID: 07102126)
HDCRMA-[2022-01099](#)
Wesley Heights
Brian Slevar, Applicant
APPROVED

7. 612 S Summit Av, (PID: 07102331)
HDCRMA-[2022-00482](#)
Wesley Heights
Joshua Stewart, Applicant
APPROVED WITH CONDITIONS

8. 2421 Charlotte Dr (PID: 12112602)
HDCRMI-[2022-00981](#)
Dilworth
James Dudley, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM SEPTEMBER 14 MEETING

9. 2112 Wilmore Dr (PID: 11906414)
HDCRMI-[2022-00539](#)
Wilmore
Thomas Beecher, Applicant
DENIED (porch materials changes)
APPROVED (walkway)

10. 1740 Merriman Av (PID: 11909408)
HDCRMA-[2022-00524](#)
Wilmore
Angie Lauer, Applicant
NOT HEARD

CONTINUED FROM THE NOVEMBER 9 MEETING

11. 465 W Worthington Av/1901 S Mint St (PID: 11907601)
HDCRMA-[2022-00378](#)
Wilmore
David Wales, Applicant
APPROVED WITH CONDITIONS

12. 306 N Graham Street/420 West 6th Street (PID: 07806401, 07806402)
HDCRMA-[2021-01060](#)
Fourth Ward
Sheldon Clark/Cameron Conner
NOT HEARD

NEW CASES

RETAINING WALL, PORCH CHANGES (AFTER-THE-FACT)

13. 1547 Merriman Av (PID: 11909710)
HDCRMI-[2022-00587](#)
Wilmore
Terrence Pugh, Applicant
NOT HEARD

ROOF REPLACEMENT, NON-TRADITIONAL MATERIALS

14. 818-826 E Kingston Av (PID: 12311C99)

HDCRMI-[2022-00725](#)

Dilworth

Russell Clark, Applicant

NOT HEARD

ADDITION/CHIMNEY REMOVAL

15. 927 Ideal Wy (PID: 12111813)

HDCRMI-[2022-00773](#)

Dilworth

Lee Mynhardt, Applicant

NOT HEARD

Charlotte-Mecklenburg Planning Commission 2023 Work Session Calendar

Meeting Date	Suggested Alternative Meeting Date	Reason for Date Change
January 9		
February 13		
March 13		
April 10		
May 8		
June 12		
July 10		
<i>August 14</i>	No Meeting	Summer Break
<i>September 11</i>	TBD	Annual Retreat
October 9		
November 13		
December 11		

Planning Commission

January 1, 2023 – February 28, 2023

January 2023

Wed January 4

5:30pm - 7:30pm

Zoning Committee Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)

Mon January 9

12:00pm - 2:00pm

Planning Commission Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 267 (Shavon Davis)

Tue January 17

4:00pm - 4:30pm

Planning Commission Executive Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 266 (Shavon Davis)

Tue January 17

5:00pm - 7:00pm

Planning Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)

Tue January 31

5:30pm - 7:30pm

Zoning Committee Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)

February 2022

Mon February 13

12:00pm - 2:00pm

Planning Commission Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 267 (Shavon Davis)

Mon February 20

4:00pm - 4:30pm

Planning Commission Executive Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 266 (Shavon Davis)

Tue February 21

5:00pm - 7:00pm

Planning Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)