

LAND *development*



If you would like to be added or deleted from our *Land Development Newsletter*, please contact Shauna Salanger at ssalanger@ci.charlotte.nc.us or 704-432-0960.

Sun-setting of the Permit Extension Acts of 2009 and 2010

The Permit Extension Acts of 2009 and 2010 (NCGA Session Laws 2009-406 and 2010-177) provided protection to development approvals from their standard expiration date. For any development approval that was current and valid at any point during the period beginning January 1, 2008, and ending December 31, 2010, the running of the period of the development approval was suspended during the period beginning January 1, 2008, and ending December 31, 2011.

As a result of the expiration of this Act, all City of Charlotte Land Development commercial approvals are now subject to the standard 3 year expiration date. For commercial project approvals issued between January 1, 2008 and December 31, 2010 the full 3 year period is in effect. These projects will expire on December 31, 2014.

For commercial project approved prior to January 1, 2008, only the unused portion of the 3 year time period will remain. Example: If the commercial plan was approved four months prior to January 1, 2008 and no work has begun, then four of the 36 months (3 years) have been used and your approval will expire 32 months from December 31, 2011. If you have any questions regarding your project approval and sunset date, please feel free to contact our Customer Service Line at 704-336-6692.

Public Meeting on Stormwater Fee Credit Practices

On Thursday, February 9, 2012, Charlotte-Mecklenburg Storm Water Services is having a public sounding board meeting on changing stormwater fee credit practices. Several private properties in Mecklenburg County have stormwater control devices such as detention basins or ponds that reduce flooding and water quality impacts associated with stormwater runoff. Owners can apply for stormwater fee credits for these devices which may reduce their stormwater fee. A proposed stormwater fee credit change will be explained and an opportunity for comment will be provided. The meeting starts at 6:00 PM in the Charlotte-Mecklenburg Government Center Room 267

For additional information, please visit <http://stormwater.charmeck.org> and click on Fee Credits.

L A N D D E V E L O P M E N T

Be recognized as the region's leader in regulatory services that protect the welfare of the public and the environment, and support smart growth.



Electronic Plan Submittal

Please remember that effective January 1, 2012, **all** commercial plans must be submitted electronically to Land Development. Sealed, signed hard copies of plans should be scanned into PDF format and e-mailed to ldplans@charlottenc.gov. Alternatively, a CD containing the PDF files may be sent to our office. For those designers that don't have scanning capability in their offices - the scanning and conversion to PDF format can be handled by any retail print/copy shop such as FedEx Office, Alphagraphics, Duncan-Parnell, IKON, etc. Please contact LD Customer Service at 704-336-6692 with any questions about EPLAN submittals.

Staff Updates

Mark Chapman, Senior Engineer, has accepted a position as a Drainage Specialist with Storm Water Services, leaving Land Development after 11 years of service. His expertise will be missed, as well as his presence in Land Development.

We are saddened to see Mark leave, but please join us in wishing him well in his new position.

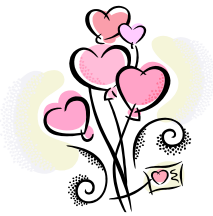
Upcoming Stakeholder and Committee Meetings

All meetings are open to the public.

STORM WATER ADVISORY COMMISSION (SWAC) MEETING: Meetings are typically held on the third Thursday of every month.

SUBDIVISION STEERING COMMITTEE: Meets at the Charlotte-Mecklenburg Government Center, 600 East Fourth Street, typically on the third Wednesday of every other month. The next meeting is tentatively scheduled for February 16, 2012.

TREE ADVISORY COMMISSION: Meetings are typically held on the third Tuesday of every month at the Charlotte Mecklenburg Government Center, 600 East Fourth Street.



Happy Valentine's Day!

LAND DEVELOPMENT

Be recognized as the region's leader in regulatory services that protect the welfare of the public and the environment, and support smart growth.