

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.



City's EPlan Review Wins Bright Idea Award

On September 25th, the Ash Center for Democratic Governance and Innovation at the John F. Kennedy School of Government, Harvard University recognized The City of Charlotte's EPLAN Review Program as one of its "Bright Ideas" and a top innovative government initiative.

The EPLAN program allows development plans to be submitted for review electronically in-lieu of paper plan. This substantially reduces costs, saves time and allows collaborative on-screen review of development plans by multiple reviewers on a single electronic file instead of many paper plan sets.

"This was a program we were able to create using existing technology with minimal added costs," said David Weekly, Land Development Division Manager for the City of Charlotte. "It has been enthusiastically endorsed by the development community, with all plan reviews now done electronically."

This new solution, focused on simplicity for the customer, uses email to transfer PDF files and make them accessible to reviewers with different agencies. Land Development's web-based permit tracking software, Accela, also allows for long-term file archiving. Without much technical analysis or structured project plan, the City implemented the EPLAN option in 2010, with conversion to 100% electronic submittal in January, 2012.

"Government innovation does not require endless resources and generous budgets," said

Stephen Goldsmith, director of the Innovations in Government Program at the Ash Center. "As exemplified by this year's Bright Ideas, some of our country's smartest innovations can in fact reduce government's size while serving our citizens more efficiently and effectively."

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

(Bright Idea Award continued from page one)

The EPLAN review program is one of 111 initiatives recognized by “Bright Ideas” this year. They come from all levels of government—including school districts, county, city, state, and federal agencies as well as public-private partnerships—and demonstrates a creative range of solutions to issues such as urban and rural degradation, environmental problems, and the academic achievement of students. Programs were evaluated and selected by a team of policy experts from academic and public sectors.

Deadline for Resubmittal of Unapproved Plans

All unapproved site development plans (commercial or subdivision) must be resubmitted within one year of the last review completion date to remain active. Any such plans not resubmitted within the one year period will be withdrawn and will be treated as a new project upon subsequent resubmittal.

Please note that during the economic downturn, the one year resubmittal requirement was temporarily suspended in consideration of the permit tolling provisions of North Carolina Session Law 2010-177. Although the Session Law specifically addressed only “development approvals”, the Law further guided that the permit tolling provisions should be “liberally construed to effectuate the purposes of this act”. The City thus interpreted the permit tolling provisions as also applicable to unapproved plans in review. Since the Session Law suspended the running period of development approvals between January 1, 2008 and December 31, 2011, the one year resubmittal clock began ticking again on January 1, 2012. **Therefore, any unapproved site plan for which the last review completion date was December 31, 2011 or earlier, must be resubmitted by December 31, 2012 and pass a gateway review to remain an active project.**

The gateway review for resubmitted plans will check to see that previously issued review comments have been addressed. In cases where no attempt has been made to address review comments, resubmitted plans will be rejected.

If you have any questions regarding the resubmittal of commercial projects, please contact Land Development Customer Service at 704-336-6692. Questions regarding subdivision resubmittals can be directed to Zenia Dehaney at 704-336-8310 or zduhaney@charlottenc.gov.

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.

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 Halloween! Happy Halloween! Happy Halloween! Happy Halloween! Happy Halloween! Happy Halloween!

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