

*a City-County
agency providing public Planning
services to the City of Charlotte and
the unincorporated areas of
Mecklenburg County*

Planning Commission

Oct 3, 2011
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon



Agenda

Charlotte-Mecklenburg Planning Commission

October 3, 2011 – Noon

CMGC – Conference Room 267

Work Session Agenda

Call to Order & Introductions

Stephen Rosenburgh

Administration

Approval of Planning Commission Minutes

Approve the September 6, 2011 work session minutes.

Attachment 1

Policy

CATS Update

John Muth

Background: John Muth, Deputy Director of CATS, will provide an update on the Blue Line Extension and the North Corridor Red Line.

Action: Receive as information.

Legislative Liaison Report

Dana Fenton

Background: Dana Fenton, Legislative Liaison, will provide a report on Legislative Bills that are planning related.

Action: Receive as information.

Retreat Follow-up

Stephen Rosenburgh

Background: Discuss follow-up items from the FY12 annual retreat.

Action: Receive as information.

Information

Planning Director's Report

Laura Harmon

- Park Road Area Plan
- Planning Department's Public Outreach Presentations

Alberto Gonzalez

Attachment 2

October & November 2011 Meeting Schedules

Attachment 3

Committee Reports

Executive Committee

Stephen Rosenburgh

- Future Agenda Items

Agenda Items	Work Session
1. Assisted Multi-Family Housing at Transit Stations	November 2011
2. Fresh Produce Text Amendment	November 2011
3. Surface Parking In UMUD/MUDD Text Amendment	November 2011
4. Incentive Based Inclusionary Zoning Text Amendment	December 2011
5. Internet Sweepstakes / Internet Café Text Amendment	December 2011
6. Nightclubs, Bars and Lounges Text Amendment	December 2011
7. Development Review Board	January 2012
8. Zoning Board of Adjustment Overview	January 2012
9. Residential Design Standards Phase II Text Amendment	February 2012
10. Alternative Energy/Eco-Industrial Text Amendment	February 2012
11. Mobile Food Vendors Text Amendment	TBD
12. Land Development 101 Brochure	TBD
13. Zoning Ordinance Policy Assessment	TBD

Zoning Committee

- Public Hearings
- Zoning Committee Agenda
- Upcoming Rezoning Petitions

Stephen Rosenburgh
Attachment 4
Attachment 5
Tammie Keplinger

Planning Committee

- July 19, 2011 Approved Minutes

Yolanda Johnson
Attachment 6

Historic District Commission

- September 14, 2011 Meeting Update

Steven Firestone
Attachment 7

Economic Development Committee

Lucia Griffith

Communication from Chairperson

- Text Amendment Filing Process
- Planning Commission Assignments

Stephen Rosenburgh
Attachment 8

A stylized graphic featuring the word "Administration" in a white, cursive font. The text is centered within a dark blue, wavy shape that resembles a ribbon or a stylized wave. This blue shape is layered over a green, wavy shape, which is in turn layered over a light green, wavy shape. The overall effect is a layered, flowing design with a hand-drawn, artistic feel.

Administration

Charlotte-Mecklenburg Planning Commission

Attachment 1

Work Session / Retreat

September 6, 2011 - 9:00 am

Duke Energy Paul M. Anderson Auditorium

Minutes

Attendance

Commissioners Present: Stephen Rosenburgh (Chairperson), Yolanda Johnson (Vice-Chairperson), Emma Allen, Tracy Finch Dodson, Claire Green Fallon, Steven Firestone, Lucia Zapata Griffith, Karen Labovitz, Tony Lathrop, Nina Lipton, Meg Nealon, Greg Phipps, Dwayne Walker, and Andy Zoutewelle

Commissioner Zapata Griffith arrived at 9:36 am. Commissioner Walker arrived at 10:23 am. Commissioner Finch Dodson left the meeting at 10:16 am and returned at 1:50 pm. Commissioner Firestone left the meeting at 1:50 pm.

Staff Present: Debra Campbell, Laura Harmon, Crissy Huffstickler, Garet Johnson, Tammie Keplinger, and Cheryl Neely

Facilitator: Diane Carter, Former Planning Commissioner

WORK SESSION

Call to Order

The Chairperson called the work session to order at 9:16 am.

Administration

Approval of Minutes

Commissioner Lipton made a motion to approve the July 11, 2011 minutes, seconded by Commissioner Finch Dodson. The vote was 12 to 0 to approve (Commissioners Zapata Griffith and Walker were absent).

Adjournment

The work session adjourned at 9:23 am.

RETREAT

Review of Governing Documents & Proposed Operating Agreement

Vice-Chairperson Johnson and Commissioner Finch Dodson lead a discussion which focused on the Commission's governing documents. This included a detailed overview of the draft Operating Agreement. Vice-Chairperson Johnson recommended that the Rules of Procedure (Article V, Section 1.) be amended to include the Communication Committee and its role. She also stated that there are some routine activities in the Interlocal Agreement which are not included in the Rules of Procedure.

Commissioner Phipps asked about the Disclosure Statements for Planning Commissioners as referenced in the Rules of Procedure (Article III, Section 2). The Planning Director asked staff to follow-up with the City Clerk's Office to determine if Commissioners are required to file annual disclosure statements.

Commissioner Firestone asked about the proposed text of the Operating Agreement which states that Commissioners are asked to email staff instead of calling. Following an extensive discussion, the Operating Agreement was unanimously adopted with a modification to revise the text to read the Commissioner is asked to send an email, and a phone call only if necessary.

Review & Discuss FY12 Planning Department Work Program & Priorities

The Planning Director presented the Department's FY12 Work Program, highlighting priority initiatives. Ms. Campbell identified projects where the Commission could become involved and shared that staff is committed to involving the Commission earlier in planning processes. She also informed the Commission that a more thorough annual report will be developed for the Commission this year.

The Planning Director informed the Commission that the Department will change the text amendment filing process. The Department will file future text amendments in its name, as opposed to filing on behalf of the Commission. The text amendment review process will be the same. The full Commission will still have opportunities to review and provide input and the Zoning Committee process will also remain as is. Some Commissioners had concerns with this proposed process change. The Planning Director recommended that she discuss this with the Executive Committee.

Commissioners asked if staff could provide overviews of key rezoning petitions during or immediately following the work sessions. The Planning Director stated that this information is already presented during Council dinner meetings and is included in the Department's monthly report to the City Manager. She suggested that this information be discussed during the Zoning Committee Report portion of the work session. The Chairperson asked that the Planning Director bring a recommendation as to how to address this concern to the next Executive Committee meeting.

Duke Energy Presentation

During the lunch break, Jim Morrow (Duke Energy Director of Renewable Market Analysis) presented information about North Carolina's Renewable Energy and Energy Efficiency Portfolio Standard.

Maryanne McGowan, (Duke Energy CPA) arrived from Cincinnati to present sustainability information. Unfortunately, her flight was delayed and due to time constraints she was unable to present. Therefore, copies of her presentation were distributed to the Commission.

Activities

Diane Carter facilitated two group activities that gave participants an opportunity to work together as teams. The first activity demonstrated that there is more than one way to solve a problem. The second activity illustrated how collaboration requires communication, effort, and team work.

Develop 2012 Action Plan for Commission

Diane Carter asked the Commission to identify specific projects for FY12 that they should work on. The Commission identified area plans, rezoning petitions, text amendments, mandatory referrals, and the annual report as priority projects for FY12.

Ms. Campbell specifically asked that Commissioners be assigned to the following text amendment citizen advisory groups and special projects:

Text Amendments

1. Residential Design Standards
2. Fresh Produce
3. Alternative Energy/Eco-Industrial
4. Incentive Based Inclusionary Zoning
5. Mobile Food Vendors Ordinance
6. Sweepstakes, Gaming and Internet Café
7. Nightclubs, Bars and Lounges
8. Surface Parking In UMUD/MUDD

Special Projects

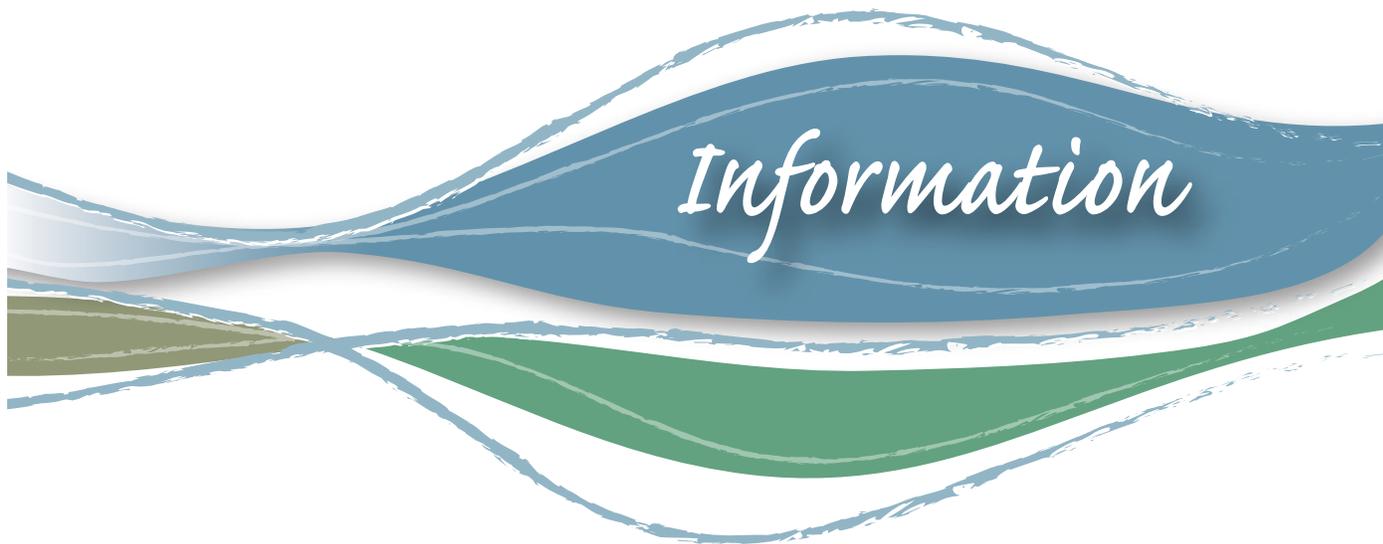
9. Land Development 101 Brochure
10. Planning 101
11. Zoning Ordinance Policy Assessment
12. North Carolina American Planning Association Conference

The Chairperson asked Commissioners to submit their interests to the Executive Committee. The Executive Committee will make the text amendment assignments and follow-up with staff by Thursday, September 8th. The Executive Committee will discuss and confirm the special project assignments at their September 19th meeting.

The Retreat Committee acknowledged that the Commission had adopted the Operating Agreement and developed an Action Plan for FY12.

Adjournment

Commission members thanked Diane Carter for facilitating the retreat. They also thanked Vice-Chairperson Johnson, the Retreat Committee, and staff for planning a successful event. The retreat adjourned at 3:40 pm.



Charlotte-Mecklenburg Planning Department

FY2011 Community Outreach Presentations

#	Date	Presentation	Staff
1	05/05/11	Cherry Neighborhood - Historic Districts	J. Rogers
2	05/12/11	Chinese Delegation - CCW	G. Johnson
3	05/13/11	Downtown Winston Salem Partnership Committee - Independence Area Plan	A. Osborne
4	05/25/11	Charlotte Chamber Land Use Committee - Proposed Residential Design Standards & Pedscape Issues	D. Campbell/J. Howard
5	06/15/11	Joint Use Symposium - Oakland, California	J. Wells
6	06/16/11	Community Building Initiative Leaders Under 40 Panel Discussion - "The Census & The Salad Bowl"	J. Howard
7	06/21/11	Building Development Commission	J. Howard
8	06/28/11	Echo Hills Neighborhood Association - Independence Plan	D. Campbell/A. Osborne
9	07/11/11	Matthews Town Board of Commissioners - ULI Independence Boulevard Study	D. Campbell
10	07/12/11	Commercial Real Estate Women (CREW) - The Evolution of the Myers Park Corridor	L. Harmon
11	07/21/11	Stallings & Other Union County Representatives - ULI Independence Boulevard Study	D. Campbell
12	07/26/11	Cherry Neighborhood Association Meeting - MMC Area Plan Process Update	K. Main/J. Howard
13	08/20/11	Back to School Youth Empowerment Summit	D. Campbell
14	08/26/11	UGA Planning Graduate Students - BLE and 9th Street Station Area	D. Thilo/K. Cornett
15	08/26/11	APA Webinar - "Creating More Active Communities with Joint Use Agreements"	J. Wells
16	08/30/11	Echo Hills Neighborhood Association - Independence Plan	D. Campbell/A. Osborne
17	09/30/11	Columbus, GA Chamber of Commerce Inter-City Leadership Conference	B. Cook

Meeting Schedule

October 2011

Date	Time	Purpose	Location
Full Planning Commission			
10-03-11	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
10-03-11	11:50 a.m.	Work Session ¹	Conference Room 267 2 nd Floor – CMGC
10-17-11	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
10-18-11	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
10-17-11	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
10-17-11	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
10-26-11	4:30 pm	Zoning Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
10-12-11	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
Fresh Produce Market Text Amendment			
10-04-11	6:00 p.m.	Citizen Advisory Group	Uptown Conference Room 8 th Floor – CMGC
Fresh Produce Market Text Amendment			
10-26-11	4:30 p.m.	Zoning Committee	Conference Room 280 2 nd Floor – CMGC
Incentive Based Inclusionary Housing Text Amendment			
10-13-11	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC

¹This is a special meeting to approve the Executive Committee's August 22, 2011 meeting minutes and the Planning Commission's October 3, 2011 work session agenda.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

November 2011

Date	Time	Purpose	Location
Full Planning Commission			
11-07-11	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
11-21-11	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
11-15-11	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee¹			
11-14-11	5:00 p.m.	Dinner with City Council ²	Conference Room CH-14 Basement – CMGC
11-14-11	6:00 p.m.	City Rezoning ²	Meeting Chamber Lobby Level – CMGC
Other Committee(s)			
11-09-11	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
11-16-11	7:00 p.m.	MUMPO	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

Incentive Based Inclusionary Housing Text Amendment			
11-03-11	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC
Park Road Area Plan			
TBD			

¹There are no Public Hearings scheduled in November; therefore, the Zoning Committee will not have a work session in November.

²The regularly scheduled November 21, 2011 Zoning Meeting has been rescheduled to and combined with the November 14, 2011 City Council Business Meeting.

**NOTICE OF PUBLIC HEARINGS ON PETITIONS
FOR ZONING CHANGES BY CITY COUNCIL
OF THE CITY OF CHARLOTTE, N.C.**

NOTICE is hereby given that public hearings will be held by the City Council in the Meeting Chamber located in the Charlotte-Mecklenburg Government Center, 600 East Fourth Street beginning at 6:00 P.M. on **Monday, the 17th day of October, 2011** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition No. 2011-060 by Ronald E. Shaver for a change in zoning for approximately 0.55 acres located on the north side of North Alexander Street and east of the intersection of East 37th Street and North Alexander Street from I-2 to R-5.

Petition No. 2011-061 by Robert D. Smith for a change in zoning for approximately 10.46 acres located on Browne Road and across from Amber Glen Drive from R-3 and INST(CD) to INST(CD) and INST(CD) SPA.

Petition No. 2011-062 by Kempo Corporation for a change in zoning for approximately 3.69 acres located on the east side of Statesville Road between Cindy Lane and Nevin Road from B-1 to B-2.

Petition No. 2011-063 by Tyvola Oak Lake, LLC for a change in zoning for approximately 2.99 acres located on the north side of Yorkmont Road between Oak Lake Boulevard and West Tyvola Road from I-1 to NS.

Petition No. 2011-066 by 52Eighty, LLC for a BD(CD) site plan amendment for approximately 4.15 acres located on the south side of Cross Beam Road between Beam Road and Rose Lake Drive.

Petition No. 2011-067 by Twilight Caribbean Restaurant for a change in zoning for approximately 0.32 acres located on the north side of Berkeley Place Drive near the intersection of West Mallard Creek Church Road and Berkeley Place Drive from CC to MUDD(CD).

Petition No. 2011-068 by Morehead Property Investments, LLC for a change in zoning for approximately 1.50 acres located on East Morehead Street between Kenilworth Avenue and Monticello Trail from O-2 to MUDD(CD).

Petition No. 2011-069 by Charlotte Mecklenburg Planning Department for the establishment of B-2 (PED) zoning for approximately 0.43 acres located near the southeast corner at the intersection of Pecan Avenue and Commonwealth Avenue.

Petition No. 2011-070 by Hunter's Affordable Bonding for a change in zoning for approximately 0.10 acres located on Charlottetowne Avenue at the intersection of Fox Street and Charlottetowne Avenue from R-22MF to O-1.

The City Council may change the existing zoning classification of the entire area covered by each petition, or any part or parts of such area, to the classification requested, or to a higher classification or classifications without withdrawing or modifying the petition.

Interested parties and citizens have an opportunity to be heard and may obtain further information on the proposed changes from the Charlotte-Mecklenburg Planning Department Office, Charlotte-Mecklenburg Government Center, 600 East Fourth Street, 704-336-2205. www.rezoning.org

To file a written petition of protest which if valid will invoke the 3/4 majority vote rule (General Statute 160A-385) the petition must be filed with the City Clerk no later than the close of business on **Wednesday, October 12, 2011.**

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE SPECIAL WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
September 6, 2011
5:00 P.M.

- | |
|--|
| <p>1. Petition No. 2011-043 by Louis Ratcliffe, Inc for a change in zoning for approximately 3.23 acres located on the west side of the intersection at West Sugar Creek Road, North Graham Street, and Mineral Springs Road from B-2 to MUDD-O.</p> |
| <p>2. Petition No. 2011-044 by The Bissell Companies, Inc for a change in zoning for approximately 520 acres generally bounded by Interstate 485 to the north, Ballantyne Commons Parkway to the south, and Rushmore Street and North Community House Road to the west and east, respectively, from R-3 and BP(CD) to BP(CD), O-3(CD), and BP(CD) SPA, 5-Year Vested Rights.</p> |

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
September 28, 2011
4:30 P.M.

1. [Petition No. 2008-032](#) by **Myers Park Home Owners Association** for a change in zoning of approximately 38.79 acres located on both sides of Selwyn Avenue and Roswell Avenue from Lorene Avenue, north to Bucknell Avenue from R-22MF to R-8MF.
2. [Petition No. 2010-080](#) by **Charlotte-Mecklenburg Planning Commission** for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify the regulations for "Outdoor Seasonal Fresh Produce Sales" by 1) renaming them to "Outdoor Fresh Produce Stands", 2) expanding the zoning districts in which they are permitted with prescribed conditions, and 3) modifying the prescribed conditions.
3. [Petition No. 2011-008](#) by **Thies Realty & Mortgage Co.** for a change in zoning for approximately 1.16 acres located on the west side of Providence Road between Moravian Lane and Ardsley Road from B-1 to UR-C(CD).
4. [Petition No. 2011-011](#) by **David H. Baldauf and G.T. Godwin** for a change in zoning for approximately 2.37 acres located on the north side of Pence Road and across from Holly Hill Road from B-D to I-1(CD).
5. [Petition No. 2011-033](#) by **Daniel Schwarz, Sardis Road Land Company, LLC**, for a change in zoning for approximately 5.05 acres located on the northeast corner at the intersection of Sardis Road and Chevron Drive from R-3 to INST(CD).
6. [Petition No. 2011-036](#) by **Crescent Resources** for a change in zoning for approximately 62.70 acres located on the south side of West Mallard Creek Church Road between Claude Freeman Drive and Legranger Road from RE-1 to RE-3(O), and 5-Year Vested Rights.
7. [Petition No. 2011-050](#) by **Quik Trip Corporation** for a change in zoning for approximately 7.07 acres located on the northeast corner at the intersection of Albemarle Road and Regal Oaks Drive from B-2(CD) to B-1(CD).
8. [Petition No. 2011-051](#) by **Woodfield Investments, LLC** for a change in zoning for approximately 1.70 acres located west of the intersection of Griffith Street and Poindexter Drive near South Boulevard from TOD-MO and I-2 to TOD-M.
9. [Petition No. 2011-052](#) by **Odell School Highway Investment Traders, LLC** for a CC site plan amendment for approximately 2.80 acres located on the west side of Odell School Road near the intersection of Carolina Lily Lane and Odell School Road.
10. [Petition No. 2011-053](#) by **1200 South Boulevard Partners, LLC** for a change in zoning for approximately 2.85 acres located on the west side of South Boulevard between the John Belk Freeway and Arlington Avenue from TOD-MO to TOD-M.
11. [Petition No. 2011-054](#) by **Phillips Place Partners, LLC** for a CC site plan amendment for approximately 16.11 acres located on the south side of Fairview Road and across from Cameron Valley Parkway.
12. [Petition No. 2011-056](#) by **Tennyson and Lorna Curtis** for a change in zoning for approximately 6.19 acres located on the east side of Steele Creek Road between Whispering Pines Lane and Shopton Road from R-3 to O-2(CD).
13. [Petition No. 2011-057](#) by **Merideth Sorrentino** for a change in zoning for approximately 0.38 acres located on the north side of North McDowell Street and east of the intersection of East 37th Street and North McDowell Street from I-2 to R-5.

- | |
|---|
| <p>14. <u>Petition No. 2011-055</u> by Charlotte Regional Visitors Authority, for a change in zoning for approximately 10.96 acres generally bounded by South College Street, Martin Luther King Jr. Boulevard, South Brevard Street, and East Stonewall Street from UMUD to UMUD-O.</p> |
| <p>15. <u>Petition No. 2011-058</u> by Fairhills Park South Associates, LLC for a Text Amendment to the City of Charlotte Zoning Ordinance to add a new subsection to the Urban Residential Districts for area, yard and height regulations and to modify definitions.</p> |
| <p>16. <u>Petition No. 2011-059</u> by Charlotte-Mecklenburg Planning Commission for a Text Amendment to the City of Charlotte Zoning Ordinance to add standards regarding housing design.</p> |
| <p>17. <u>Petition No. 2011-T001</u> by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte tree Ordinance to modify the tree save requirements for single family development.</p> |

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
CMGC – Conference Room 280, 2nd Floor
July 19, 2011 - 5:00 p.m.**

Commissioners Present: Stephen Rosenburgh (Chairperson), Steven Firestone, Karen Labovitz, Commissioner Tony Lathrop, Margaret Nealon (Vice-Chairperson), and Tracy Finch Dodson (arrived at 5:30 p.m.)

Commissioners Absent: Dr. Dwayne Walker

Planning Staff Present: Debra Campbell, Kathy Cornett, Alan Goodwin, Sonda Kennedy, Melony McCullough, Bryman Suttle, Dan Thilo, and Jonathan Wells

Others Staff Present: Bob Drayton (City Real Estate) and Jacqueline McNeil (County Real Estate)

Call to Order

Chairperson Rosenburgh called the meeting to order at 5:10 p.m.

Approval of Meeting Minutes

A motion was made by Vice-Chairperson Nealon and seconded by Chairperson Rosenburgh to approve the May 17, 2011 minutes. The vote was unanimous (5-0) to approve.

Public Comment and Recommendation on the draft Charlotte Center City 2020 Vision Plan

Debra Campbell (Planning Director) introduced the request to receive public comment and make a recommendation on the draft Charlotte Center City 2020 Vision Plan at this meeting. Dan Thilo (Planning Staff) and Cheryl Myers (Charlotte Center City Partners) gave an overview of the draft plan and summarized the plan's policies. Mr. Thilo stated that this plan builds on previous plans for the Center City and extends beyond the I-277 Loop to include adjacent areas. It is funded jointly by the City, County, and Charlotte Center City Partners (CCCP). The plan was developed working with a consulting team lead by an urban planning and design firm MIG, Inc. The consulting team also included Charlotte firms: urban designers ColeJenest and Stone, marketing communications firm Wray Ward, and transportation consultant Kimley-Horn & Associates.

The plan was developed over an eighteen month period. There were three well attended workshops with working groups consisting of a diverse group of participants. Information on the website explains the process in detail. The focus of the planning process was to envision a big picture of what the City wants to become. The community developed a list of eight goals to make the Center City prosper and competitive with other cities. One of the most important areas is to enhance the neighborhoods and another key area of interest is the need for major roads.

Ms. Myers noted that the plan includes over 200 recommendations which reflect the values and goals identified during the planning process. The focus should be on placemaking and urban design by encouraging memorable projects that strengthen Charlotte's identity and overcoming the barriers such as the I-277 Loop. She stated that the Center City should attract jobs by implementing ideas such as technology, applied innovation, workforce housing technology, continuing education, sharing programs, and partnerships. Another idea shared was that of a Center City Urban Campus by strengthening connections to Johnson C. Smith University, Johnson and Wales, Central Piedmont, and UNCC. Other recommendations were to focus on the North End area, continue to build on investments, build facilities to attract sporting events which will add to tourism business, expand the convention center, more hotels, preserve and enhance parks and recreation, greenways, create a grand boulevard loop, revitalize park centers, add shopping in the downtown area, integrate the transportation network, improve the transportation center, consider a bicycle station, design gateway stations, sell land along 277, complete the development of Knights stadium, and improve the residential area. It was also recommended that the Hal Marshall site be redeveloped. Ms. Myers concluded by stating that this is a long range plan. City Council will receive an overview of the plan and public comments on July 25. Council's Transportation and Planning Committee will be asked to make a recommendation on the plan at their August 22nd meeting and City Council will consider the plan for adoption on September 12.

There were two public speakers. Dan Farris, chairman of the local bicycle advocacy group, Charlotte Area Bicycle Alliance requested that more time be allotted for public input. His request was to allow for public input as late as the end of September because often people are on vacation during the summer or unavailable for other reasons. He thanked the staff for their work on this plan.

Beth Marlin, Biddleville neighborhood, shared concern about safety for those who walk and ride bicycles. She thanked the staff for their work. She would like to see the City preserve the history and continue to upgrade existing houses, have more health care for senior citizens, and more effort to aid the homeless.

Vice-Chairperson Nealon stated that these types of plans are important for the city to be competitive. There is a lot of hard work ahead and adopting a plan such as this endorses our vision of a better community. Chairperson Rosenburgh asked about the technology and rail. He stated that retail is important and asked why wasn't it included. Ms. Myers stated it was probably because the Levine plan is in its final phase and not to mention it was an oversight. The Chairperson also asked if the budget was divided between the public and private sector. Ms. Myers stated that cost has not been assigned.

A motion was made by Vice-Chairperson Nealon and seconded by Chairperson Rosenburgh to recommend approval of the draft Charlotte Center City 2020 Vision Plan. The vote was (5-0) to approve. Commissioner Dodson was recused.

Continuation of Public Comment on the draft *Elizabeth Area Plan*

Alan Goodwin (Planning Staff) gave an overview of the planning process, public input process, concept plan, and recommended policies to enlighten the members who recently transferred to the Planning Committee. The plan development process began two years ago and the plan recommends that historic neighborhoods remain low density and that Seventh Street not be widened. The Planning Committee received public comment on the draft plan at the May 17, 2011 meeting. However, an additional Citizen Advisory Group meeting was scheduled for June 15th. Therefore, the Committee voted to continue public comment on the draft plan. There are still issues that need to be addressed and a request was made to have the Elizabeth Area Plan's recommendations heard in September. There was one speaker, Andy Misiaveg, who thanked staff for their hard work and allowing them additional time.

Chairperson Rosenburgh asked about the trolley system. Mr. Goodwin described the design for the streetcar. Chairperson Rosenburgh asked if it is funded. Mr. Goodwin stated that it is and will extend public transportation along Seventh Street. Chairperson Rosenburgh asked that he be brought up to date on the issue. Mr. Goodwin stated that there are no plans for a public station. Chairperson Rosenburgh asked when will Memorial Stadium be completed. Jackie McNeil (County Real Estate) said that there is not a set date. Mr. Goodwin told the Committee that if they would like to tour the Elizabeth area, he will make arrangements to do so.

Chairperson Rosenburgh stated that a vote is not required for public comments to be continued to September.

Review of the Mandatory Referral Process

Jonathan Wells provided a brief overview of the mandatory referral process. This presentation was for information only and no action was required. Mr. Wells said this is a refresher course for new Committee members. He explained the process and noted that it is required by state legislation passed in 1973. A mandatory referral is required when the City or County propose real estate transactions involving capital investments. Action should be taken within 30 days of receipt of application.

The process involves the Planning staff developing a report and the Planning Committee making a recommendation. There are a number of considerations such as surrounding land use, land use policies, project impact, and joint use opportunities. Factors that are not considered include project/real estate cost and alternate locations. The following are not subject to mandatory referrals: land acquisition intended for use as landfill, acquisitions that are incidental in nature (e.g. rights-of-way, easements, etc.), and acquisitions associated with land development (e.g. streets, open space, etc.).

The committee received this presentation as information only.

M.R. #11-09: Proposed Transfer of City Owned Property Located at 4201 Morris Field Drive

Jonathan Wells (Planning Staff) presented the mandatory referral for the City's proposal to transfer city owned property located at 4201 Morris Field Drive. The City of Charlotte Real Estate received a request to transfer approximately 8.92 acres of vacant land to a development partnership to build affordable single family homes. Their goal is to construct and sell a subdivision of approximately 57 homes to owner-occupants with low incomes. Mr. Wells stated that the property is currently surrounded by single family residential development with industrial development to the north. The property is zoned R-8.

A motion was made by Vice-Chairperson Nealon and seconded by Commissioner Dodson to approve Planning Staff's recommendation for M.R. #11-09. The vote was 6-0 to approve.

M.R. #11-10: Proposed Acquisition of Land Located on Shearer Road (Town of Davidson) as Future Parkland

Jonathan Wells (Planning Staff) presented the mandatory referral for the City's proposal to acquire land located on Shearer Road (Town of Davidson) as future parkland. He stated that Mecklenburg County proposes to acquire approximately 228 acres of land located on Shearer Road within the Town of Davidson's extraterritorial jurisdiction for active and passive park activities. The property connects with three existing public land holdings. This acquisition would create 535 acres of continuous parkland.

Chairperson Rosenburgh asked how this proposal came about. Ms. McNeil stated that the subdivision was in foreclosure. Commissioner Labovitz asked what is the timeframe to purchase. Ms. McNeil stated that it is open for discussion but that this is a good time to buy and details have to be worked out. Chairperson Rosenburgh asked about a price with the option. Ms. McNeil stated that she could not disclose that information. Chairperson Rosenburgh stated that he will contact the County Manager for that information.

A motion was made by Vice-Chairperson Nealon and seconded by Chairperson Rosenburgh to approve Planning Staff's recommendation for M.R. #11-10. The vote was 5-1 to approve.

M.R. #11-11: Proposed Acquisition of Land Located off Lakeview Drive (Town of Pineville) as Future Parkland

Mr. Wells presented the mandatory referral for the City's proposal to acquire land located off Lakeview Drive (Town of Pineville) as future parkland. He stated that Mecklenburg County proposes to acquire approximately 52 acres of land within the Town of Pineville. The property is adjacent to a 41 acre parcel of land owned by the County and Jack Hughes Park, which is owned by the Town of Pineville. If the subject property is acquired by the County, it will be leased to Pineville for recreational purposes.

A motion was made by Commissioner Dodson and seconded by Commissioner Firestone to approve Planning Staff's recommendation for M.R. #11-11. The vote was 6-0 to approve.

Area Plan Status and Meeting Report

Steele Creek Area Plan

- Vice-Chairperson Nealon highlighted staff's action in addressing the Citizen Advisory Group's concerns. She told the Committee that staff did a great job developing a table to address citizen concerns. She thinks the table is an effective discussion tool and that the table combined with meetings to discuss outstanding issues after the public meeting should be used in the future. She also commented on staff's professionalism in working with the Citizen Advisory Group. Chairperson Rosenburgh asked Vice-Chairperson Nealon to send an e-mail to Debra Campbell referencing Ms. McCullough's actions.
- Chairperson Rosenburgh appointed Commissioner Dodson and Commissioner Lathrop to the Midtown, Morehead, and Cherry Plan.
- Commissioner Firestone will work with Vice-Chairperson Nealon on the Steele Creek Area Plan.

Election of Vice Chairperson

Commissioner Firestone nominated Vice-Chairperson Nealon to serve as the vice chairperson of the Planning Committee. Commissioner Dodson seconded. The vote was unanimous for Commissioner Nealon to serve as Vice Chairperson.

Adjourn

Chairperson Rosenburgh thanked everyone for attending and the meeting adjourned at 7:05 p.m.

Charlotte Historic District Commission Update**September 27, 2011**

At their September 14, 2011 Regular Meeting, the Charlotte Historic District Commission made the following rulings on Applications for Certificates of Appropriateness:

A.	325 Rensselaer Avenue, Dilworth Local Historic District Addition Bryan Alenky, Applicant	HDC 2011-082	Approved with Conditions
B.	615 Mt Vernon Avenue, Dilworth Local Historic District Sunroom Renovation Christine Bonner, Applicant	HDC 2011-090	Approved
C.	1114 East Boulevard, Dilworth Local Historic District Rear Addition Jim Montgomery, Architect/Applicant	HDC 2011-091	Approved
D.	720 East Tremont Avenue, Dilworth Local Historic District Front Porch Renovation Jessica Hindman, Applicant	HDC 2011-092	Approved
E.	2012, 2016 & 2020 Euclid Av, Dilworth Local Historic District Demolition Brian Trexler, Applicant	HDC 2011-097	365 Day Demolition Delay Imposed
F.	922 East Park Avenue, Dilworth Local Historic District New Construction – Single Family Home John & Sarah Valentine, Applicants	HDC 2011-098	Deferred for Additional Design Work
G.	1919 Springdale Avenue, Dilworth Local Historic District Addition/Renovation/Tree Removal Allen Brooks, Applicant	HDC 2011-100	Approved, Final Review by HDC Staff
H.	812 Lexington Avenue, Dilworth Local Historic District Second Floor Addition Kevin & Stacy Phillips, Applicants	HDC 2011-101	Approved

Charlotte-Mecklenburg Planning Commission Assignments

Text Amendments		
Project	Commissioner	Staff Contact
1. Fresh Produce	Claire Green Fallon	Solomon Fortune sfortune@charlottenc.gov 704.336.8326
2. Incentive Based Inclusionary Zoning	Andy Zoutewelle	Bryman Suttle bsuttle@charlottenc.gov 704.336.8325
3. Sweepstakes, Gaming and Internet Café	Greg Phipps	Barry Mosley bmosley@charlottenc.gov 704.336.8314
4. Nightclubs, Bars and Lounges	Stephen Rosenburgh	Katrina Young kjyoung@charlottenc.gov 704.336.3571
5. Surface Parking In UMUD/MUDD	Yolanda Johnson	Claire Lyte-Graham cgraham@charlottenc.gov 704.336.3782
6. Residential Design Standards	Lucia Zapata Griffith	John Rogers jrogers@charlottenc.gov 704.336.5994
7. Alternative Energy/Eco-Industrial	Steven Firestone	Jaya Dhindaw jdhindaw@charlottenc.gov 704.432.0374
8. Mobile Food Vendors Ordinance Assessment	Tony Lathrop	Katrina Young kjyoung@charlottenc.gov 704.336.3571
Area Plans		
1. Park Road Area Plan	Karen Labovitz	Alberto Gonzalez agonzalez@charlottenc.gov 704.336.8315
Special Assignments		
1. NCAPA Conference – Independence Tour	Andy Zoutewelle	Alysia Osborne adosborne@charlottenc.gov 704.336.3910
2. NCAPA Conference – Center City Tour	Tracy Finch Dodson	Jaya Dhindaw jdhindaw@charlottenc.gov 704.432.0374
3. NCAPA Conference – Area Plan Implementation	Emma Allen	Lori Quinn lquinn@charlottenc.gov 704.336.8319
4. NCAPA Conference – Ron Kimble Introduction at Opening Reception	Stephen Rosenburgh	Cheryl Neely cneely@charlottenc.gov 704.336.2672
5. Planning 101	Meg Nealon	Cheryl Neely cneely@charlottenc.gov 704.336.2672

Special Assignments - Continued		
6. Land Development 101 Brochure	Economic Development Committee	Debra Campbell ddcampbell@charlottenc.gov 704.336.2205
7. Zoning Ordinance Policy Assessment	Full Commission	Jaya Dhindaw jhindaw@charlottenc.gov 704.432.0374