

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

Planning Commission

Dec 5, 2011
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon



Agenda

Charlotte-Mecklenburg Planning Commission

December 5, 2011 – Noon

CMGC – Conference Room 267

Work Session Agenda

Call to Order & Introductions

Stephen Rosenburgh

Administration

Approval of Planning Commission Minutes

Approve the November 7, 2011 work session minutes.

Attachment 1

Text Amendments

Internet Sweepstakes/Internet Cafés

Barry Mosley

Background: Receive an update on the Internet Sweepstakes/Internet Cafés Text Amendment process.

Action: Receive as information.

Nightclubs, Bars and Lounges

Katrina Young

Background: Staff to provide an update on the Nightclubs, Bars and Lounges Text Amendment.

Action: Receive as information.

Information

Planning Director's Report

Debra Campbell

- Planning Department's Public Outreach Presentations

Attachment 2

December 2011 & January 2012 Meeting Schedules

Attachment 3

Committee Reports

Executive Committee

Stephen Rosenburgh

- October 17, 2011 Approved Minutes
- Future Agenda Items

Attachment 4

Agenda Items	Work Session
1. Development Review Board	January 2012
2. Zoning Board of Adjustment Overview	January 2012
3. Incentive Based Inclusionary Zoning	January 2012
4. Residential Design Standards Phase II Text Amendment	February 2012
5. Alternative Energy/Eco-Industrial Text Amendment	February 2012
6. Mobile Food Vendors Text Amendment	TBD
7. Land Development 101 Brochure	TBD
8. Zoning Ordinance Policy Assessment	TBD

Zoning Committee

- Public Hearings/Upcoming Rezoning Petitions

Stephen Rosenburgh
Attachment 5

Planning Committee

- October 18, 2011 Approved Minutes

Yolanda Johnson
Attachment 6

Historic District Commission

- November 9, 2011 Meeting Update

Steven Firestone
Attachment 7

Economic Development Committee

Lucia Zapata Griffith

Communication from Chairperson

Stephen Rosenburgh

A stylized graphic featuring the word "Administration" in a white, cursive font. The text is centered within a blue, wavy, brush-stroke-like shape. This shape is part of a larger composition that includes a green wavy shape below it and a brownish-green shape to the left. The overall effect is that of layered, torn paper or fabric.

Administration

Charlotte-Mecklenburg Planning Commission

Attachment 1

November 7, 2011 - Noon

CMGC - Conference Room 267

Action Minutes

Attendance

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

Commissioner Phipps left the meeting at 12:56 pm. Commissioner Firestone left the meeting at 1:27pm

Commissioner Absent: Claire Green Fallon

Staff Present: Debra Campbell (Planning Director), Pontip Aphayarath, Solomon Fortune, Alan Goodwin, Laura Harmon, Crissy Huffstickler, Tammie Keplinger, Claire Lyte-Graham, Sandra Montgomery, Cheryl Neely, and Katrina Young

Call to Order & Introductions

The Chairperson called the meeting to order at 12:16 pm.

Administration

Approval of Planning Commission Minutes

Commissioner Zoutewelle made a motion to approve the October 3, 2011 minutes, seconded by Commissioner Walker. The vote was 12 to 0 to approve the minutes.

Policy

Rules of Procedure Amendments

Vice-Chairperson Johnson reviewed the proposed amendments to the Rules of Procedure. She explained that the amendments to the Rules are to include: 1) a reference to the Interlocal Agreement; 2) remove the disclosure statement requirement; 3) add the Communication Committee and its role; 4) include the quorum requirements for the Zoning and Planning committees; and 5) update the duties of the Planning Director to reflect Planning staff duties. Commissioner Phipps asked why there was a recommendation to remove the disclosure statement requirement. Ms. Campbell stated that no other City advisory boards are required to submit disclosure statements and the intent is to have consistency among all City advisory boards. Commissioner Zapata Griffith asked why the Planning Director was removed from Article VII, Duties of the Planning Department. She suggested that the Planning Director remain in this section, especially since there have been issues with Commissioners contacting staff directly. The Planning Director clarified that this section references the relationship between the Commission and staff, not who should serve as the contact for the Commission. Commissioner Zapata Griffith suggested that both the Planning Director and staff be listed in Article VII.

Commissioner Zapata Griffith made a motion to approve the amendments to the Rules of Procedure with modifications to Article VII to include both references to the Planning Director and staff. Commissioner Allen seconded the motion and it was approved unanimously 12 to 0.

Assisted Multi-Family Housing at Transit Stations

Ms. Campbell provided background on the City's Housing Policy and reminded the Commission that they would not take action on the policy. She explained that the Assisted Multi-Family Housing at Transit Stations Policy is a part of the City's overall Housing Policy. Planning staff is in the process of working with Neighborhood and Business Services and a Citizens Advisory Group (CAG) to revise the Assisted Multi-Family Housing at Transit Stations Policy.

Alan Goodwin informed the Commission that Council adopted this policy in November 2001. At that time, it was agreed that the City would evaluate and assess the progress of the policy within 12-24 months after the first rapid transit line opened to determine if additional changes or modifications are needed. A Citizens Advisory Group was established to evaluate the policy and assess whether or not it should be modified or amended by City Council. There were two CAG meetings on August 16, 2011 – one comprised of Housing Development professionals and the other consisted of neighborhood leaders along the existing and future transit corridors.

Mr. Goodwin continued by reviewing each section of the policy and sharing the discussion points from the CAG meetings. He also presented the following next steps in the process:

- Staff develops suggested revisions to policy (based on input from stakeholder groups and H&ND Committee): October – November 2011
- Follow-up meetings with stakeholder groups: November 21, 2011
- Report back to H&ND Committee: Winter 2012
- Public Hearing: Winter 2012
- Council Approval: Winter/Spring 2012

The Chairperson asked staff to forward the policy to the Commission so they can provide any input at the next work session, if needed. He also asked the Planning Director if staff can provide an update to the Commission prior to taking recommendations to the Council Committee. The Planning Director explained that this was shared as a courtesy and staff had divulged all information received from the CAG. She further explained that this policy only applies to assisted multi-family housing.

Chairperson Rosenburgh asked Commissioner Labovitz to represent the Commission by following this process and keeping the Commission informed.

Text Amendments

Fresh Produce

Sandy Montgomery provided background information about the text amendment, including an overview of the purpose for the Fresh Produce Text Amendment:

1. Increased awareness of the value of eating fresh fruits and vegetables and the accessibility of fresh fruits and vegetables.
2. Inability to sell fresh fruits and vegetables in the Institutional zoning district, where retail sales are not allowed.
3. Review and modify outdoor fresh produce stand regulations by expanding zoning districts and reviewing the standards.

The following issues and concerns were brought to staff by City Council, Planning Commission, and various interested parties.

- Design standards
- Items sold
- Time period allowed to operate
- Farmer input
- Enforcement of permits

The Zoning Committee deferred the recommendation to allow staff time to refine the text amendment and hold additional public meetings for input.

The next Zoning Committee recommendation meeting is scheduled for January 4, 2012, with an expected Council decision on January 17, 2012.

Surface Parking in UMUD / MUDD

Claire Lyte-Graham gave an update on vacant lots in MUDD/ UMUD Text Amendment. The title was changed from Surface Parking in UMUD / MUDD because it is a broader issue. Concerns with vacant and “underutilized” lots in Uptown include:

- Conversion of some lots into (illegal) surface parking lots
- Poorly maintained lots have become eyesores
- Zoning violations
- Effects on Center City streetscape (creating “dead” zones)
- Impacts of a stalled economy on (re)development

The goal of this text amendment is to develop a short-term solution that allows for positive re-use of vacant and underutilized lots in Uptown in a slow economy that also achieves the following:

- Brings lots into compliance and improves appearance
- Allows property owner some economic gain
- Provides a community good
- Enlivens the street

Ms. Lyte-Graham shared that other communities have already passed regulations allowing temporary surface parking lots in locations previously excluded. Some have also adopted regulations providing a menu of options, including surface parking lots as a means of ‘repurposing’ vacant lots.

Information

Planning Director’s Report

Ms. Campbell directed the Commissioners to Attachment 3, the Planning Department’s Public Outreach Presentations.

Planning Committee

The Planning Committee received public comment on the draft Midtown, Morehead, Cherry Area Plan; made a recommendation to approve the draft Steele Creek Area Plan; and reviewed mandatory referrals.

Zoning Committee

The Chairperson noted that rezoning information was included in Attachment 6.

Tammie Keplinger gave an overview of 15 upcoming rezoning cases which are scheduled for the December 12, 2011 Council meeting.

Economic Development Committee

Commissioner Zapata Griffith stated that the Committee and staff are defining the scope of the Land Development 101 Brochure. A consultant will be hired to work on the brochure.

Communication from Chairperson

The Chairperson mentioned that the fall Planning Coordinating Committee (PCC) meeting was on October 21, 2011 and was hosted by the Town of Mint Hill. He stated that he would like to meet with the Planning Director to follow up on the discussion, as well as plan for the PCC Spring Joint Luncheon.

Chairperson Rosenburgh also shared that the City of Raleigh's Planning Commission is interested in attending a future work session. He thought it would be beneficial if both Commissions attended each other's meetings. Chairperson Rosenburgh would like to host the Raleigh Planning Commission at a future work session, as well as schedule a visit to Raleigh.

The Chairperson discussed the Holiday Party. He especially wants to make sure senior staff is able to attend. He asked Ms. Campbell if she would query senior staff to determine their availability.

Adjournment

The meeting adjourned at 1:44 pm



Charlotte-Mecklenburg Planning Department

FY2012 Community Outreach Presentations

#	Date	Presentation	Staff
1	08/20/11	Back to School Youth Empowerment Summit	D. Campbell
2	08/26/11	UGA Planning Graduate Students - BLE and 9th Street Station Area	D. Thilo/K. Cornett
3	08/26/11	APA Webinar - "Creating More Active Communities with Joint Use Agreements"	J. Wells
4	08/30/11	Echo Hills Neighborhood Association - Independence Plan	D. Campbell/A. Osborne
5	09/30/11	Columbus, GA Chamber of Commerce Inter-City Leadership Conference	B. Cook
6	10/05/11	NCAPA Conference - Independence Boulevard Mobile Tour	A. Osborne
7	10/05/11	NCAPA Conference - Integrating Transit & Land Use with Light Rail - LYNX Blue Line Mobile Tour	K. Main
8	10/06/11	NCAPA Conference - Center City Walking Tour	D. Thilo/J. Dhindaw
9	10/07/11	NCAPA Conference - Area Plan Implementation	G. Johnson/L. Quinn
10	10/18/11	Rockwell Park Neighborhood Association Community Forum - Adopted Area Plans	M. McCullough
11	10/25/11	Association of Pedestrian & Bicycle Professionals - Urban Design Workshop	D. Thilo/J. Dhindaw/M. Jones
12	10/26/11	Association of Pedestrian & Bicycle Professionals - LYNX Blue Line Mobile Tour	K. Main
13	11/08/11	Charlotte Regional Commercial Board of Realtors Legislative Committee	D. Campbell
14	11/10/11	Cherry Neigh. Assoc. & Community Org. Joint Board Mtg. - Midtown Morehead Cherry Area Plan Update	D. Campbell/K. Main
15	11/16/11	GIS Day	M. Sigmon/L. Quinn/C. Lyte-Graham
16	11/22/11	Langfang China Delegation - Centers, Corridors & Wedges	G. Johnson
17	12/01/11	Webinar - "Opportunity-rich Schools and Sustainable Communities"	J. Wells

Meeting Schedule

December 2011

Date	Time	Purpose	Location
Full Planning Commission			
12-05-11	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
12-12-11	4:00 p.m.	Work Session ¹	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
12-20-11	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
12-12-11	5:00 p.m.	Dinner with City Council ²	Conference Room 267 2 nd Floor – CMGC
12-12-11	6:00 p.m.	City Rezoning ²	Meeting Chamber Lobby Level – CMGC
01-04-12	4:30 p.m.	Work Session ³	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
12-14-11	3:00 p.m.	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
12-05-11	6:00 p.m.	MUMPO – Public Meeting Federal Certification Review	Conference Room 266 2 nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
Internet Sweepstakes/Internet Cafes Text Amendment			
12-08-11	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC
Park Woodlawn Area Plan			
12-08-11	6:00 p.m.	Citizen Advisory Group	YWCA – Meeting Room 3420 Park Road
Steele Creek Area Plan			
12-12-11	7:00 p.m.	City Council Action	Meeting Chamber Lobby Level – CMGC
Incentive Based Inclusionary Housing Text Amendment			
12-13-11	6:00 p.m.	Citizens Advisory Group	Conference Room 280 2 nd Floor – CMGC

(continued)

Date	Time	Purpose	Location
Multi-Family Housing at Transit Stations Policy			
12-14-11	12:00 Noon	Citizens Advisory Group	Conference Room 886 8 th Floor - CMGC
	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC
Midtown Morehead Cherry Area Plan			
12-20-11	5:00 p.m.	Planning Committee	Conference Room 280 2 nd Floor – CMGC

¹ Due to the Holiday, the regularly scheduled December 19, 2011 Executive Committee Meeting was rescheduled to December 12, 2011.

² Due to the Holiday, the regularly scheduled December 19, 2011 Zoning Meeting was rescheduled to and combined with the December 12, 2011 City Council Business Meeting.

³ Due to the Holiday, the regularly scheduled December 28, 2011 Zoning Committee Work Session was rescheduled to January 4, 2012.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

January 2012

Date	Time	Purpose	Location
Full Planning Commission			
01-09-12	Noon	Work Session ¹	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
01-17-12	4:00 p.m.	Work Session ²	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
01-17-12	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
01-04-12	4:30 p.m.	Work Session ³	Conference Room 280 2 nd Floor – CMGC
01-17-12	5:00 p.m.	Dinner with City Council ⁴	Conference Room CH-14 Basement – CMGC
01-17-12	6:00 p.m.	City Rezoning ⁴	Meeting Chamber Lobby Level – CMGC
01-25-12	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
01-11-12	3:00 p.m.	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
01-18-12	7:00 p.m.	MUMPO	Conference Room 267 2 nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
Fresh Produce Markets Text Amendment			
01-04-12	4:30 p.m.	Zoning Committee Recommendation	Conference Room 280 2 nd Floor – CMGC
Incentive Based Inclusionary Housing Text Amendment			
01-05-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC
01-19-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC

(continued)

Date	Time	Purpose	Location
Internet Sweepstakes/Internet Cafes Text Amendment 01-12-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC

¹ Due to the New Year's Holiday, the regularly scheduled January 2, 2012 Planning Commission Work Session was rescheduled to January 9, 2012.

² Due to the MLK Holiday, the regularly scheduled January 16, 2012 Executive Committee Meeting was tentatively rescheduled to January 17, 2012. The Executive Committee will confirm after City Council confirms the January 17, 2012 meeting date.

³ Due to the Holiday, the regularly scheduled December 28, 2011 Zoning Committee Work Session was rescheduled to January 4, 2012.

⁴ Due to the MLK Holiday, the regularly scheduled January 16, 2012 City Council Dinner and Meeting were tentatively rescheduled to January 17, 2012. City Council will confirm this tentative meeting date.

Charlotte-Mecklenburg Planning Commission

Executive Committee Meeting

October 17, 2011

Action Minutes

Attachment 4

Approved November 14, 2011

Attendance

Executive Committee Members Present: Stephen Rosenburgh (Chairperson) Yolanda Johnson (Vice-Chairperson) (by telephone), Emma Allen (by telephone) and Meg Nealon

Executive Committee Members Absent: None

Staff Present: Linda Keich and Cheryl Neely

Call to Order

The Chairperson called the meeting to order at 4:10 pm.

Approval of October 3, 2011 Executive Committee Minutes

A motion was made by Commissioner Allen and seconded by Commissioner Johnson to approve the October 3, 2011 Executive Committee minutes. The vote was 4 to 0 to approve the minutes.

September 19, 2011 Executive Committee Meeting Follow-up

Rules of Procedure – Proposed Amendments

The Chairperson stated that Commissioner Johnson and Ms. Neely worked on the proposed amendments to the Rules of Procedure. He asked if the Rules will go back to the full Commission. Ms. Neely replied that the Rules will go back to the full Commission for review and action. The Committee accepted the amendments as presented and Chairperson Rosenburgh asked that this item be placed on the November work session agenda. He also requested that staff ask Commissioners to read the proposed amendment prior to the meeting. Commissioner Johnson reminded the Committee that most of the amendments were discussed at the retreat.

October 3, 2011 Work Session Follow-up

Operating Agreement

Ms. Neely reminded the Committee that the Operating Agreement was adopted with a modification. She noted that the text has not been modified and the Agreement has not been distributed to the full Commission. The Chairperson asked Ms. Neely to make the modification and forward it to Commissioner Johnson for review. Vice-Chairperson Johnson suggested that this item be placed on the November agenda. Ms. Neely clarified that the Operating Agreement would be distributed at the November meeting, but does not require any action, because it was previously adopted at the retreat.

Certificate of Appreciation for Commissioner Lipton

The Chairperson asked if Commissioner Lipton will be available to attend the November work session. Ms. Neely stated that Commissioner Lipton cannot attend the November meeting, but she has asked to attend the December work session.

Future Work Session Agenda Items

The Committee agreed on the following future agenda items:

Agenda Items	Work Session
1. Internet Sweepstakes/Internet Café Text Amendment	December 2011
2. Nightclubs, Bars and Lounges Text Amendment	December 2011
3. Development Review Board	January 2012
4. Zoning Board of Adjustment Overview	January 2012
5. Incentive Based Inclusionary Zoning Text Amendment	January 2012
6. Residential Design Standards Phase II Text Amendment	February 2012
7. Alternative Energy/Eco-Industrial Text Amendment	February 2012
8. Mobile Food Vendors Text Amendment	TBD
9. Land Development 101 Brochure	TBD
10. Zoning Ordinance Policy Assessment	TBD

Approval of the November 7, 2011 Work Session Agenda

The Chairperson noted the brevity of the November work session agenda. Ms. Neely reminded him that the Rules of Procedure discussion and action will be added to the agenda. A motion was made by Commissioner Nealon and seconded by Commissioner Johnson to approve the November 7, 2011 work session agenda. The vote was 4 to 0 to approve the agenda.

Discuss Proposed Change to November 2011 Meeting Schedule

The Chairperson stated that City Council's November meeting has been rescheduled to November 14th and asked that the November Executive Committee meeting be moved to November 14th to coincide with the Council meeting.

Approval of the December 2011 Meeting Schedule

The Chairperson recommended that the Executive Committee meeting be rescheduled to December 12th since the City Council meeting was moved to December 12th. The Chairperson also suggested that the January Planning Commission work session be rescheduled to January 9th, due to the New Year's Holiday. The Executive Committee agreed with both of these changes.

Adjournment

The meeting adjourned at 4:26 pm.

**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 12th day of December, 2011** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition No. 2011-064 by Fairway Row, LLC for a UR-2 (CD) site plan amendment for approximately 12.00 acres located on the southwest corner at the intersection of Ardrey Kell Road and Providence Road.

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. 2011-071 by Krzysztof Broszkiewicz for a change in zoning for approximately 1.02 acres located on the southeast corner of the intersection at East Sugar Creek Road and Atmore Street. from R-5, B-1, and I-2 to B-2(CD).

Petition No. 2011-073 by Wells Property Number One, LLC for a change in zoning for approximately 2.81 acres located on the south side of East 3rd Street and surrounded by South Kings Drive, Charlottetowne Avenue, and Cherry Street from B-2 to MUDD(CD).

Petition No. 2011-074 by Kids Going Bananas for a change in zoning for approximately 18.60 acres located on the south side of Bellhaven Boulevard and across from Oakridge Drive and Westbourne Drive from R-8MF(CD)(LWPA) to R-4(LWPA).

Petition No. 2011-076 by Elam Group, LLC for a change in zoning for approximately 5.38 acres located on the south side of West Boulevard between Sirius Lane and Yorkmont Road from I-1 to I-2.

Petition No. 2011-077 by Carolina Golf Lodge for a change in zoning for approximately 42.0 acres located on the north side of Cindy Lane between Interstate 77 and Murray Street from R-4 to B-2(CD).

Petition No. 2011-082 by Steele Creek 1997 Limited Partnership for a change in zoning for approximately 11.0 acres located on the southwest corner of the intersection of South Tryon Street and Steele Creek Road from R-17MF(CD) and CC to CC and CC SPA.

Petition No. 2011-083 by Steele Creek 1997 Limited Partnership for a change in zoning for approximately 22.0 acres located on the southern corner of the intersection of Steele Creek Road and Walker Branch Drive from R-17MF(CD) to CC.

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, December 7, 2011**.

**NOTICE OF PUBLIC HEARINGS ON PETITIONS
FOR ZONING ORDINANCE 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 12th day of December, 2011** on the following petitions that propose changes to the City of Charlotte Zoning Ordinance:

Petition 2011-075 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the regulations for Religious Institutions in Residential Districts.

Petition 2011-080 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the regulations for Short Term Care Facilities.

Petition 2011-081 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the regulations for Off-Street Parking regulations for motion picture theatres.

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

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
CMGC – Conference Room 280, 2nd Floor
October 18, 2011**

Planning Committee Members Present: Karen Labovitz, Tony Lathrop, and Dwayne Walker

Planning Committee Members Absent: Chairperson Yolanda Johnson, Vice-Chairperson Margaret Nealon, and Claire Green Fallon

Zoning Committee Members Present: Emma Allen, Gregg Phipps, and Andy Zoutewelle attended the meeting to satisfy the requirements for a quorum.

Planning Staff Present: Alberto Gonzalez, Sonda Kennedy, Melony McCullough, Kent Main, Alysia Osborne, Bryman Suttle, Jonathan Wells, and Brent Wilkinson

Others Staff Present: Brian Horton (Transportation) and Jacqueline McNeil (County Real Estate)

Call to Order

Commissioner Emma Allen (Zoning Committee Vice-Chairperson) chaired the meeting in the absence of Chairperson Yolanda Johnson. The meeting was called to order at 5:03 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Walker and seconded by Commissioner Labovitz to approve the September 20, 2011 minutes with the following change: Under “adjourn”, clarify that Vice-Chairperson Nealon adjourned the meeting.

The vote was unanimous (6-0) to approve the September 20, 2011 minutes.

Receive Public Comment on the draft *Midtown, Morehead and Cherry Area Plan*

Kent Main (Planning Staff) gave a brief overview of the plan and summarized the plan’s policies. He described the plan area boundaries and shared background information on the plan area. He noted that the plan area includes three adjoining neighborhoods just outside of Uptown and I-277 encompassing about 455 acres. The plan establishes a vision for the area and provides policy direction to guide future growth and development, while preserving historic and natural features important to the community. Mr. Main stated that there was a strong proponent group for a historic district; however, this may have to be approached as a conservation district. He also mentioned that the proposed PED Overlay received good support from the Citizen Advisory Group (CAG). Important components of the plan include building height plane, streetscape, roundabouts in the Cherry neighborhood, and bike lanes along Kenilworth. The Committee then heard public comments.

John Friday (Dilworth Community Development Association) talked about the plan's vision, PED Overlay, streets, setbacks, and tree preservation. He noted that Morehead Street is an important gateway to Uptown and that he supports the PED Overlay. He also would like to see the vision for Morehead Street maintain the trees and gateway. Mr. Friday supports the plan but doesn't understand the rationale for the Alexander Street Bridge. He thinks the focus should be more on Morehead Street. Commissioner Zoutewelle added that there are some upcoming rezoning petitions in the Morehead area. He encouraged the commissioners who will vote on this plan to take into consideration the potential conflict between saving trees and facilitating traffic in and out of the driveways along Morehead Street. Some of the trees are very close to the curb. Mr. Main replied that over time some sites could be consolidated, resulting in fewer curb cuts.

Adrienne Barnette (Cherry Neighborhood Association and Morgan School) expressed the importance of preserving the Cherry Neighborhood's history and character. She is concerned about problems that may arise if additional streets are cut through the neighborhood and the impact on children and families. She said that their neighborhood would like to have a community school and continue to be family oriented. She values the plan but noted that there are outstanding issues to rectify and that development is coming from many directions. Commissioner Phipps asked if her concerns are listed in the handout that was distributed. Sylvia Bittle-Patton (Cherry Neighborhood) answered yes and added that closing streets only benefits development. Commissioner Zoutewelle noted that the Zoning Committee members present should share this information with the Planning Committee members that are absent. He also encouraged citizens to contact Planning Committee members to share their concerns as spokesperson for the Cherry Neighborhood Association. Ms. Barnette asked that the Cherry Neighborhood be given time to meet with the Planning Director to discuss their concerns before action is taken on the plan.

Sylvia Bittle-Patton (Cherry Neighborhood Association) stated that she values the plan and is pleased with it. However, there are outstanding issues that need to be addressed and she would also like to meet with the Planning Director. The neighborhood would like to understand what is really going on because too many things are being thrown at them. They want to make sure the plan and future development is done right. Commissioner Phipps asked Ms. Bittle-Patton if her issues are embodied in the plan. Ms. Patton answered yes and noted her concern about street closures. She stated that the community wants to make sure the plan is in the best interest of the neighborhood. Commissioner Zoutewelle encouraged the Planning Committee members to share the public comments with absent Planning Committee members and encouraged the Cherry residents to speak out about their issues.

Mr. Main informed the Committee that the Planning Director will meet with the Cherry Neighborhood on November 10th to discuss their concerns and requested that public comment on the draft *Midtown, Morehead, and Cherry Area Plan* be continued until the November 15th Planning Committee meeting.

Recommendation on the Draft *Steele Creek Area Plan*

Melony McCullough (Planning Staff) gave an overview of the draft *Steele Creek Area Plan* and summarized the plan's policies which focus on land use, community design, transportation and the natural environment. She gave an overview of the plan development process to date, summarized the public comments on the draft plan and reviewed staff's responses to public comments. Staff asked the Committee to consider recommending adoption of the draft *Steele Creek Area Plan, Volume I: The Concept Plan* with the proposed revisions and to receive *Volume II: The Implementation Plan* as information. Commissioner Zoutewelle commended staff for doing a fine job working with citizens to develop the plan and address their concerns.

A motion was made by Commissioner Phipps and seconded by Commissioner Walker to recommend approval of the draft Steele Creek Area Plan, Volume I: The Concept Plan with the proposed revisions and receive Volume II: The Implementation Plan as information. The vote was 6-0 to approve.

M.R. #11-13: Proposed Latta Plantation Nature Preserve Expansion

Alberto Gonzalez (Planning Staff) presented the mandatory referral request by Mecklenburg County proposing to acquire approximately 115 acres of vacant land located on Sample Road adjacent to Latta Plantation Nature Preserve in Huntersville. Acquisition of this property will create 1,536 acres of contiguous nature preserve land. The proposed acquisition is consistent with the 2008 Mecklenburg County Parks Master Plan objectives. Commissioner Phipps asked if the use will only be for park expansion. Jacqueline McNeil (County Real Estate) emphasized that the land acquisition is for expansion of the Latta Nature Preserve and that the land will be preserved.

A motion was made by Commissioner Walker to approve Planning Staff's recommendation for M.R. #11-13 and seconded by Commissioner Lathrop. The vote was 6-0 to approve.

M.R. #11-14: Proposed Acquisition for Trailhead and Parking Amenity – Dixon Branch and Long Creek Greenways

Alysia Osborne (Planning Staff) presented the mandatory referral request by Mecklenburg County proposing to purchase approximately 3.44 acres of vacant land located off West W. T. Harris Boulevard between I-485 and Northlake Centre Parkway, adjacent to Dixon Branch Greenway. This purchase will allow for a satellite parking amenity for the future Dixon Branch and Long Creek greenways. The proposed acquisition of this land for uses associated with the greenways is consistent with adopted land use plans.

A motion was made by Commissioner Labovitz to approve Planning Staff's recommendation for M.R. #11-14 and seconded by Commissioner Walker. The vote was 6-0 to approve.

Area Plan Status and Meeting Report

Commissioner Lathrop stated that he had no further information to report on the draft *Midtown, Morehead, and Cherry Area Plan* since it was discussed earlier in the meeting.

Adjourn

Chairperson Allen adjourned the meeting at 5:55 p.m.

Charlotte Historic District Commission Update

November 28, 2011

At their November 9, 2011 Regular Meeting, the Charlotte Historic District Commission made the following rulings on Applications for Certificates of Appropriateness:

A.	400 Hermitage Court, Hermitage Court Local Historic District Proposed New Construction Alan Simonini Homes, LLC, Applicant	HDC 2011-113	Approved in Concept
B.	600 Hermitage Court, Hermitage Court Local Historic District Proposed New Construction Alan Simonini Homes, LLC, Applicant	HDC 2011-113	Deferred
B.	335 North Graham Street, Fourth Ward Local Historic District Signage Sign-A-Rama, Applicant	HDC 2011-115	Deferred
C.	720 East Tremont Avenue, Dilworth Local Historic District Tree Removal & Replacement Jessica Hindman, Applicant	HDC 2011-116	Approved
D.	1615 Lela Avenue, Wesley Heights Local Historic District Slate Installation on Front Porch & Steps James P Sturdivant, Applicant	HDC 2011-117	Deferred
E.	1401 The Plaza, Plaza Midwood Local Historic District Rear Addition Jacqueline Jeffries, Applicant	HDC 2011-118	Approved
F.	1824 South Mint Street, Wilmore Local Historic District Demolition of Existing Structure City of Charlotte Code Enforcement, Applicant	HDC 2011-119	1 Year Delay of Demolition Imposed
G.	220 West 10th Street Fourth Ward Local Historic District Demolition of Existing Structure City of Charlotte Code Enforcement, Applicant	HDC 2011-120	Approved

The HDC also conducted a follow-up to the training workshop led by David Owens of the UNC Chapel Hill Institute of Government for members of quasi-judicial boards and commissions in Charlotte.

Also, two vacancies have opened up on the Historic District Commission. Colette Forrest, the Wesley Heights Representative, resigned her seat. The Dilworth Business Representative, Dominick Ristaino, had to leave the Commission for attendance reasons, due to family issues. HDC staff is working with the City Clerk's Office to get these seats filled by City Council as soon as possible.