

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

# Planning Commission

Apr 2, 2012  
work session

Charlotte-Mecklenburg  
Government Center

Room 267  
Noon



A stylized graphic consisting of several overlapping, wavy bands in shades of blue and green. The word "Agenda" is written in a white, cursive font in the center of the blue band.

# Agenda



# Charlotte-Mecklenburg Planning Commission

April 2, 2012 - Noon

CMGC - Conference Room 267

Work Session Agenda

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## Call to Order & Introductions

Stephen Rosenburgh

## Administration

### Approval of Planning Commission Minutes

Approve the March 5, 2012 work session minutes.

*Attachment 1*

## Text Amendments

### Incentive Based Inclusionary Zoning Text Amendment

Bryman Suttle

**Background:** Planning staff to provide an update on the Incentive Based Inclusionary Zoning Text Amendment, including recommendations on Single Family Density Bonuses, Accessory Dwelling Units and Duplexes.

**Action:** Receive as information.

### Internet Sweepstakes/Cafes Text Amendment

Barry Mosley

**Background:** Planning staff to give an update on the Internet Sweepstakes/Cafes Text Amendment Citizen Advisory Group process.

**Action:** Receive as information.

## Information

### Planning Director's Report

Debra Campbell

- Multi-Family Housing at Transit Stations Update
- Planning Department's Reorganization Update
- Planning Department's Public Outreach Presentations

*Attachment 2*

## April & May 2012 Meeting Schedules

*Attachment 3*

## Committee Reports

### Executive Committee

Stephen Rosenburgh

- February 20, 2012 Approved Minutes
- Future Agenda Items

*Attachment 4*

Agenda Items	Work Session
1. Fresh Produce Markets Text Amendment	May
2. Surface Parking in MUDD/UMUD Text Amendment	June
3. HUD Regional Grant	June
4. Nightclubs, Bars, Lounges and Restaurants Text Amendment	July
5. Residential Design Standards Text Amendment	July
6. Land Development 101 Brochure	TBD
7. Alternative Energy/Eco Industrial Text Amendment	TBD
8. State Sustainability Task Force	TBD

**Zoning Committee**

- Upcoming Rezoning Petitions
- Zoning Committee Agenda
- Public Hearings

Stephen Rosenburgh  
Tammie Keplinger  
*Attachment 5*  
*Attachment 6*

**Planning Committee**

- February 21, 2012 Approved Minutes

Yolanda Johnson  
*Attachment 7*

**Historic District Commission**

- March 14, 2012 Meeting Update

Steven Firestone  
*Attachment 8*

**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 blue shape is layered over a green, wavy shape, which is in turn layered over a brownish-green, wavy shape. The overall effect is that of layered, flowing paper or fabric. The background is plain white.

*Administration*



# Charlotte-Mecklenburg Planning Commission

Attachment 1

March 5, 2012 - Noon

CMGC - Conference Room 267

Minutes

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## Attendance

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

Commissioner Zoutewelle arrived at 12:17 p.m. Commissioner Finch Dodson arrived at 12:41 p.m. Commissioner Zapata Griffith arrived at 12:54 p.m.

**Planning Staff Present:** Debra Campbell (Planning Director), Tammie Keplinger, Cheryl Neely, and Denise Williams (Temporary Staff)

**Others Present:** Former Planning Commissioners Claire Green Fallon and Nina Lipton, John Muth (CATS), Chris Hemans and Peter Zeiler (Neighborhood and Business Services)

## Call to Order & Introductions

Chairperson Rosenburgh called the meeting to order at 12:15 p.m.

## Administration

### **Certificate of Appreciation**

Chairperson Rosenburgh acknowledged and thanked former Commissioners Green Fallon and Lipton for their service on the Commission. Certificates were presented to the former Commissioners and Chairperson Rosenburgh asked if they would like to share any comments. Ms. Fallon stated that she missed the Planning Commission and noted that her time on the Commission prepared her for City Council. She also encouraged everyone to keep up the good work.

Former Commissioner Lipton thanked everyone for the opportunity to be a part of the Commission and expressed that she missed everyone. She stated it had been an honor to work with the community and credited Director Campbell for the Planning Department's good work. She added that she often hears positive comments about staff.

### **Approval of Planning Commission Minutes**

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Johnson to approve the February 6, 2012 minutes. The vote was 12 to 0 to approve.

## Policy

### **CATS Update**

John Muth (Deputy Director of CATS) began by explaining how the economic downturn has impacted the transit sales tax. In 2008 there was approximately \$71 million dollars collected by sales tax; however, this past year about \$57 million was collected. Mr. Muth stated that the difference in what was forecasted in 2006 and the current forecast is \$2.3 billion. This gap in funds has impacted bus services, as well as contributions towards rapid transit.

The MTC policies provides for a fare increase every two years. The CEO is recommending a \$0.25 increase to the base fare effective July 1, 2012. Fares for other services will be adjusted to maintain a relationship with the base fare. An increase in the fare will increase Operating Income by \$2.5 million and fund 28,178 (current) revenue service hours. CATS' 5-year capital summary anticipates \$1.22 billion in revenues and \$1.15 billion in expenditures.

Mr. Muth continued by providing updates on the transit corridors. The Federal Transit Authority rated the Blue Line Extension project as medium-high. The project is currently finalizing 65% design. Staff is also working with CSX, Norfolk Southern and the North Carolina railroad to finalize agreements. The line will follow the existing rail right of way from Uptown to just beyond Sugar Creek Road and then follow North Tryon Street to UNCC's campus. The University is very interested in working with CATS to provide service for students and faculty.

Utility agreements are being finalized with Duke Energy, Piedmont Natural Gas, and AT&T. The next steps include entry into the final design phase, real estate acquisition, applying for Federal FFGA and bid construction work in mid 2013. Construction contracts will start in the middle of 2013.

Director Campbell asked Mr. Muth to elaborate on the FTA medium-high rating. Mr. Muth responded that several factors such as cost effectiveness, local commitment for funding, land use, and density around station areas are used to rate a project. Overall, a medium-high rating is a good rating and exemplifies the linkage between land uses and developing a transit system to serve the land uses.

The Engineering Department is lead on the Streetcar Starter Project. The project is currently in the design stage and construction is scheduled to start in early 2013, with completion in 2015. The initial 1.5 miles of the Streetcar project will extend from the Transportation Center along Trade Street, through CPCC's campus and terminate near Presbyterian Hospital. A few years ago the tracks were installed along a portion of Elizabeth Avenue, in conjunction with a business corridor project. The entire Streetcar project is approximately 10 miles.

The Lynx Silver Line is a 13.5 mile Bus Rapid Transit (BRT) Line to Matthews. The BRT implementation was delayed five years to revisit the light rail transit option. The Urban Land Institute conducted a study in 2011 which recommended: 1) HOV/HOT lanes in median; 2) Express Bus in median and; 3) Evaluate non-median rail alternatives in overall corridor. CATS hopes to attract a public private partnership for this corridor.

Mr. Muth also presented a map which illustrated the future Charlotte Gateway station, including rail and transit lines. The Gateway Station site, in partnership with NCDOT serves all major corridors in Charlotte and accommodates the relocation of the Amtrak station from North Tryon Street.

Lastly, Mr. Muth explained that there are four key concepts that are necessary for the North Corridor/Red Line project success: 1) an economic development focus; 2) a dual-benefit strategy: goods (FOD) and people (TOD); 3) a network benefit and unified approach (governed via Joint Powers Authority) and; 4) State Leadership and Support. The Business/Finance Plan for the Red Line was presented on December 13, 2011. The Plan utilizes Tax Increment Financing and Special Assessment Districts. A three month review period is underway (January through March 2012). During this timeframe, plans are being reviewed by the seven jurisdictions, CATS, NCDOT and Norfolk Southern.

Mr. Muth asked if there were any questions. Chairperson Rosenburgh asked why the newspaper seems to portray the rail company as less than enthusiastic. Mr. Muth stated that the corridor has taken on new importance for them and they want to make sure they understand what might occur in the corridor and test the assumptions. If there is the potential that there could be infinitely more freight traffic up there, they want to understand how it will interact with passenger rail. He thinks they would like to review all the different assumptions and operating parameters of the proposals.

Chairperson Rosenburgh asked about the medium-high rating for the Blue Line Extension and asked what needed to be done to receive a higher rating. Mr. Muth explained that we did not need a higher rating to attract federal funding. Director Campbell clarified that a medium-high rating is a big deal for a community of Charlotte's size and we are pleased with the score. Communities such as New York and Chicago probably receive high ratings.

Commissioner Ryan asked how does freight oriented development look in an urban area. Mr. Muth replied that freight oriented development is taking existing industrial land and converting it from an operation that uses streets to actually putting a rail spur on it.

Commissioner Zoutewelle asked if we had a sense of where the existing intermodal rail yard is headed. Will that be completely supplanted by the new airport intermodal rail yard or do we have any information available about Norfolk Southern's plans for that? Mr. Muth stated that as part of the BLE we will purchase some of the existing intermodal yard and use it for a light maintenance facility, dispatch center and some storage tracks to help accommodate the additional vehicles that we will get with the BLE. Norfolk Southern hasn't indicated how they might use the rest of that property. Some of the trucks will be located near the airport where they have easy access to I-485. This should relieve traffic in the area.

Chairperson Rosenburgh and Director Campbell thanked Mr. Muth for his presentation.

### **Business Corridor Strategy**

Mr. Zeiler provided a brief history on the City's Business Corridor Strategy. In 2007, Council adopted a Business Corridor Revitalization Strategy to provide specific policy guidance to assist distressed or underperforming commercial areas in the community. Five priority business corridors were identified (West Boulevard, Statesville Avenue, Graham Street, Monroe Road and Central Avenue) as having the greatest need for economic development efforts. The City provided an initial capital contribution of \$8.9 million in 2007, \$6.1 million in 2009, and a \$2 million appropriation in subsequent years. Currently, the City maintains a balance of \$15 million in the Business Corridor Capital Fund. The following programs are administered by the City to encourage economic development along business corridors:

- Economic Development Revolving Loan Fund
- Business Equity Loan Program
- Brownfield Program
- Façade Improvement Grant Program
- Business Investment Program
- Security Grant Program
- Business District Organization Program
- Synthetic Tax Increment Financing
- Business Corridor Fund
- Big Box Demolition Program
- Energy Retrofit Grant Program

Given the changes in the economic environment and the City's organizational structure, in response to the merger of Neighborhood Development with the City Manager's Economic Development Office to form the Neighborhood and Business Services Department, there was a need to update the City's Business Corridor Revitalization Strategy. Staff received feedback from the Business Advisory Committee, the Planning Commission and other key stakeholders.

Mr. Zeiler introduced Chris Hemans and added that Mr. Hemans will provide the Business Corridor Strategy work plan for the next two years. He added that Mr. Hemans worked with developers, property and business owners, to develop recommendations on the policy programs.

Mr. Hemans stated that the main goals are to 1) eliminate blight, 2) create strong local economies, 3) align city policies and programs and to 4) promote environmentally sustainable development. Mr. Hemans said they have recognized that there are opportunities in areas that are not located within specific corridors.

Mr. Hemans reviewed the Business Corridor Update which will be presented to Council on March 26, 2012 for adoption. The plan includes a summary table of completed projects and funds used. The plan also includes the following recommendations to the program:

1. Expand utilization of Business Corridor Capital Funds to all commercial corridors within the BCRA.
2. Update the Matching Grant Programs to increase effectiveness and use.
3. Restructure the City's relationship with the Charlotte Mecklenburg Development Corporation by evaluating a financial partner agreement.
4. Develop new strategies and programs to encourage the development and productivity of volunteer-led merchant associations throughout the business corridors.
5. Commission a retail market assessment as needed for the business corridors to understand the nuances of a particular market area in an effort to attract the right retail mix to a particular commercial area.
6. Conduct parking demand analyses as needed for business corridors to understand the appropriate role for the City in creating public parking to assist retailers and small businesses.

Commissioner Zoutewelle asked to define the difference between investments and leverage as listed in Appendix 1 of the Business Corridor Plan Update. Mr. Hemans stated the investments are what the City has actually put into a project and the leverage is how much private companies have invested in a project.

Chairperson Rosenburgh asked why the Independence Corridor is not part of this plan. Mr. Hemans stated they are aware of opportunities on Independence and they are no longer focusing on just the five corridors. He stated that he worked with the businesses along Independence to help them relocate.

Commissioner Finch Dodson asked about the geography for South Boulevard, noting that only one side of the street is located within the identified boundaries. Mr. Hemans explained if a business is located across the street from the corridor's boundary, they are offered the programs.

Commissioner Finch Dodson asked about the equality of the program throughout all neighborhoods. She stated that some neighborhoods seem to be better informed of the programs. Mr. Hemans stated that some neighborhood organizations are more interested and actively market the programs while others are not as interested.

Commissioner Walker asked if there is a time limit as to how long the funds are available. Mr. Hemans replied that there is not a time limit on the funds.

Chairperson Rosenburgh thanked Mr. Hemans for his presentation.

## **Information**

### **Planning Director's Report**

Director Campbell shared that the Steele Creek and Midtown Morehead Cherry area plans were both unanimously adopted by Council last Monday and staff received lots of accolades. There were contentious issues with the Steele Creek area plan and to get a unanimous adoption was very gratifying. Director Campbell stated she would like to compliment the project managers for those efforts. She explained that issues surfaced during the adoption process for the Midtown Morehead Cherry area plan; however staff worked with the community to resolve them in a timely manner. Director Campbell directed everyone's attention to Attachment 2, Public Outreach Presentations and Attachment 3, the March and April meeting schedules.

### **Committee Reports**

#### **Executive Committee**

Chairperson Rosenburgh asked everyone to make a note of the future work session agenda items. He asked Commissioners to contact him or Vice-Chairperson Johnson if they had any recommended future agenda items.

#### **Zoning Committee**

Tammie Keplinger gave a brief overview of the upcoming zoning petitions. There are 11 decisions and 10 hearings in March.

#### **Planning Committee**

Vice-Chairperson Johnson reported that the Planning Committee received an update on the Park Woodlawn Area Plan at their February meeting. She stated that the planning process is going well.

#### **Historic District Committee**

Steven Firestone shared that two at-large, as well as two district seats will open next month on the HDC. He asked Commissioners to notify him if they were interested. The main criterion is that they must be residents of the Historic District.

#### **Economic Development Committee**

Commissioner Zapata Griffith reported that the Committee is creating a brochure on the development process. She turned the discussion over to Commissioner Finch Dodson who gave a demonstration of the City's Development Services web portal, which is designed to be a source of information to assist citizens, design professionals, developers and contractors with development projects.

Director Campbell stated the committee will work with staff to create an informational page for the rezoning and subdivision processes, which will be linked to the Development Services web portal. She also directed their attention to a postcard, which included information about the Development Services portal. A year ago the City could accept electronic plan submittals, but could not review them electronically. However, now staff can review and make comments on plans electronically.

Commissioner Zapata Griffith stated the next steps will be to connect with the Chamber and/or City Center, Partners to receive feedback. Commissioner Eschert asked about possible mistakes on electronic plan submittals. Director Campbell explained that once a plan is submitted, if additional information is needed it will be returned almost immediately. She stated that there was a pretty quick response time for completing e-submittals. Commissioner Zapata Griffith thanked Director Campbell and the Economic Development Committee for working on this project. Chairperson Rosenburgh suggested that a coordinating office is needed for this incredibly complex process and asked the Committee to take his suggestion into consideration.

### **Communication from Chairperson**

Chairperson Rosenburgh stated that he and Vice-Chairperson Johnson met with the County Commission and they are very interested in the Planning Commission's economic development initiatives. Vice-Chairperson Johnson was of the same opinion that the County Commission was very interested in economic development.

Chairperson Rosenburgh stated that he would like to have a similar presentation with the School Board. He asked Ms. Neely if she would coordinate this. Ms. Neely stated she is currently working on the coordination of the School Board meeting.

The Chairperson thanked everyone for the Raleigh visit and said both groups found it productive. He stated the Raleigh Commissioners really enjoyed the visit hoped this would become an annual event.

Chairperson Rosenburgh asked Commissioner Phipps to serve as the Chairperson for the Nominating Committee. Commissioner Phipps agreed. Chairperson Rosenburgh asked Commissioner Phipps to secure two additional Commissioners to serve on the Committee. The procedure is to present a slate of officers at the May work session, hold elections in June, with new officers taking office in July.

Chairperson Rosenburgh reminded Commissioners that the social event is scheduled for April 3, 2012 from 5:00 - 7:00 p.m. Staff is working to secure a restaurant in Uptown. Information about the location will be distributed once it is confirmed.

Chairperson Rosenburgh asked if there were any other issues to address. Commissioner Eschert asked about assignments for new commissioners. Chairperson Rosenburgh explained that Commissioners may attend Citizen Advisory Group and other public meetings to observe and listen; however, they are not allowed to express an opinion because it may appear that the Commission's position is predetermined. The Chairperson and Vice-Chairperson will work on assigning new Commissioners to projects.

Vice-Chairperson Johnson asked Ms. Neely for the date and time for the new Commissioners orientation. Ms. Neely replied that orientation is scheduled for March 20, 2012 at 4:00 p.m., prior to the Planning Committee meeting.

### **Adjournment**

The meeting adjourned at 1:42 p.m.





# Charlotte-Mecklenburg Planning Department

## FY2012 Community Outreach Presentations

#	Date	Presentation	Staff
1	01/13/12	Providence Day School - Charlotte's Growth Framework	G. Johnson
2	02/07/12	CMS Academic Internship Program - Engineering and Planning Profession	S. Basham
3	02/07/12	Raleigh Planning Commission - South Corridor Light Rail Tour	K. Main
4	02/11/12	Ballantyne Breakfast Club - Incentive Based Inclusionary Housing	D. Campbell/B. Suttle
5	02/14/12	Sedgefield Neighborhood Association - Park Woodlawn Area Plan	A. Gonzalez
6	02/28/12	NODA Community - Local Historic Districts	J. Rogers/W. Birmingham
7	02/29/12	Chamber Land Use Committee - Incentive Based Inclusionary Housing	D. Campbell/B. Suttle
8	03/07/12	Mecklenburg County Bar Leadership Institute - Charlotte, Past and Present	D. Campbell
9	03/15/12	Charlotte East Community Partners - Independence Boulevard Area Plan	A. Osborne
10	03/20/12	Prosperity Church Road Community - Prosperity Church Road Alternatives & I-485 Project	S. Basham/K. Cornett
12	03/21/12	Charlotte-Mecklenburg Coalition for Housing - Incentive Based Inclusionary Housing	B. Suttle
13	03/28/12	South End - Community's Vision	D. Campbell
14	03/31/12	The 2nd Annual Inaba: Panel - Land Use Planning/Smart Growth and the Soul of the Northwest Corridor	D. Campbell



## Meeting Schedule

April 2012

<b>Date</b>	<b>Time</b>	<b>Purpose</b>	<b>Location</b>
<b>Full Planning Commission</b>			
04-02-12	Noon	Work Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
<b>Executive Committee</b>			
04-16-12	4:00 p.m.	Work Session	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b>			
04-17-12	5:00 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
<b>Zoning Committee</b>			
04-16-12	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
04-16-12	6:00 p.m.	City Rezonings	Meeting Chamber Lobby Level – CMGC
04-25-12	4:30 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
<b>Other Committee(s)</b>			
04-11-12	3:00 p.m.	Historic District Commission	Conference Room CH-14 Basement – CMGC
 <b>Charlotte-Mecklenburg Planning Department Meetings</b>			
<b>Incentive Based Inclusionary Housing Text Amendment</b>			
04-26-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
<b>Park Woodlawn Area Plan</b>			
04-12-12	6:00 p.m.	Citizen Advisory Group	YWCA – Meeting Room 3420 Park Road
<b>MUMPO</b>			
04-17-12	5:00 p.m.	Freight Mobility Plan	Conference Room 267 2 <sup>nd</sup> Floor – CMGC



# Charlotte-Mecklenburg Planning Commission

## Meeting Schedule

May 2012

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Date	Time	Purpose	Location
<b>Full Planning Commission</b>			
05-07-12	Noon	Work Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
<b>Executive Committee</b>			
05-14-12	4:00 p.m.	Work Session <sup>1</sup>	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b>			
05-15-12	5:00 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor - CMGC
<b>Zoning Committee</b>			
05-14-12	5:00 p.m.	Dinner with City Council <sup>2</sup>	Conference Room CH-14 Basement – CMGC
05-14-12	6:00 p.m.	City Rezoning <sup>2</sup>	Meeting Chamber Lobby Level – CMGC
05-30-12	4:30 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
<b>Other Committee(s)</b>			
05-09-12	3:00 p.m.	Historic District Commission	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
05-16-12	7:00 p.m.	MUMPO	Conference Room CH-14 Basement – CMGC

### Charlotte-Mecklenburg Planning Department Meetings

#### Incentive Based Inclusionary Housing Text Amendment

05-10-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
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#### Park Woodlawn Area Plan

05-10-12	6:00 p.m.	Citizen Advisory Group	YWCA – Meeting Room 3420 Park Road
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<sup>1</sup> The regularly scheduled May 21, 2012 Executive Committee Meeting was rescheduled to May 14, 2012 to coincide with the Zoning Meeting.

<sup>2</sup> Due to a change in Council's schedule, the regularly scheduled May 21, 2012 Zoning Meeting was rescheduled to May 14, 2012.



# Charlotte-Mecklenburg Planning Commission

Executive Committee Meeting

February 20, 2012

Action Minutes

Attachment 4

Approved March 19, 2012

## Attendance

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

**Staff Present:** Debra Campbell (Planning Director), Cheryl Neely and Denise Williams (temporary employee)

## Call to Order

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

## Approval of January 17, 2012 Executive Committee Minutes

A motion was made by Vice-Chairperson Johnson and seconded by Commissioner Nealon to approve the January 17, 2012 minutes. The vote was 4 to 0 to approve the minutes.

## January 17, 2012 Executive Committee Meeting Follow-up

### **Communication Committee**

Chairperson Rosenburgh stated the Communication Committee was tentatively scheduled to meet on March 5<sup>th</sup> at 2:00 pm, following the work session. He was waiting to get a confirmation from Commissioner Lathrop.

### **Social Gathering**

Chairperson Rosenburgh asked for an update on the annual social gathering. Ms. Neely stated Tuesdays and Thursdays in March work best for staff. The Chairperson stated he thought Thursdays from 5:00 to 7:00 p.m. would be the preferable date and time. Following discussion, the Committee decided on Tuesday, April 3, 2012 from 5:00 to 7:00 p.m. Chairperson Rosenburgh asked staff to email a save the date notice to Commissioners and senior Planning staff.

### **Certificates of Appreciation**

Chairperson Rosenburgh asked if the Certificates of Appreciation would be ready for the March work session. Ms. Neely replied that they are already completed and former Commissioners Fallon and Lipton are scheduled to attend.

## February 6, 2012 Work Session Follow-up

### **Operating Agreement**

Chairperson Rosenburgh asked if any follow up action was required for the Operating Agreement. Ms. Neely replied that the Operating Agreement was included in the agenda packet for clarification/informational purposes only.

### **Raleigh Planning Commissioners Discussion**

Chairperson Rosenburgh stated the Raleigh Planning Commissioners thought the discussion on February 6<sup>th</sup> was productive and would like to meet annually. Vice-Chairperson Johnson agreed and informed the Committee that she received a thank you card from the Raleigh Planning Commission last week. Chairperson Rosenburgh stated that the Raleigh Planning Commission would like to hold a reception (which they would organize) with Legislators and meet with the Legislature Committee the next day to discuss any issues. Chairperson Rosenburgh will follow up with the Raleigh Planning Commission Chairman.

Vice-Chairperson Johnson stated she felt like this would be an opportunity to engage Commissioners in legislative discussions. She noted that Commissioner Phipps expressed an interest in becoming more involved and had attended both meetings with the Raleigh Commissioners. Chairperson Rosenburgh replied that our Commission should not spearhead the efforts, but should provide assistance.

Director Campbell asked that the Commission communicate with Dana Fenton in the City Manager's Office to make sure that Charlotte's perspective is accurately represented. Chairperson Rosenburgh responded that the Commission should get a list of written issues from Mr. Fenton to make sure they are consistent. Chairperson Rosenburgh stressed that Raleigh should take lead on this initiative and he will follow-up with their Chairman.

Chairperson Rosenburgh and Vice-Chairperson Johnson mentioned that the tours with the Raleigh Commission went very well and thanked Director Campbell and Ms. Neely for coordinating the itinerary.

#### **Approval of the March 5 Work Session Agenda**

Director Campbell stated March's agenda items included an update from CATS on the BLE and Red Line corridors. The Commission will also receive an update on the Business Corridor Strategy, as the Committee had expressed an interest in monitoring the progress of the strategy which is being spearheaded by Neighborhood & Business Services. The update will include an overview of the recommendations.

The Committee approved the agenda as submitted and discussion continued on future work session agenda items. Director Campbell stated that staff provided overviews of several text amendments and area plans early in the process and suggested that staff circle back to provide updates on some of the first text amendment initiatives. The Committee agreed that the Planning Director would determine when it was appropriate to place the items on future work session agenda for updates. Director Campbell asked Commissioners to inform her if there are particular initiatives that the Committee wanted updates on.

Chairperson Rosenburgh asked about the Internet Sweepstakes/Cafes text amendment. Director Campbell replied that staff will be filing the text amendment and the public hearing will be scheduled in June. She also noted that staff received push back because there has been litigation filed by the Industry and a decision will be rendered in the next couple of months. There is concern that whatever is adopted may be challenged in court as preventing these establishments from locating in our community and violating the 1<sup>st</sup> Amendment. However, the Planning Department's attorney, Terrie Hagler-Gray has also been involved in the discussions and is very comfortable with the direction staff is headed because the Zoning Ordinance will have specific standards that regulate the use of these establishments. Ms. Campbell noted that the intent of the text amendment is to regulate the use by providing ample opportunities for these uses to locate in the community. The text amendment will not prevent the location of such uses and staff will continue to move forward. She also noted that Internet Cafes are steadily increasing in the community. When the inventory was completed in May 2011, there were 60 locations; however there are now approximately 90 establishments.

Chairperson Rosenburgh asked if there was any movement at the State level. Director Campbell responded that is the reason for the lawsuit. The State passed legislation to outlaw these uses.

Chairperson Rosenburgh asked if the businesses could remain open while the lawsuit is pending. Director Campbell explained that they have remained open, but changed their business practices

slightly. Director Campbell stated that she is certain if they win the suit, they will go back to being more like a gambling establishment rather than an internet access gaming establishment. Director Campbell stated that staff and the Citizen Advisory Group are close to developing recommendations. It was agreed that this item would be placed on the April work session agenda.

Vice-Chairperson Johnson asked what other initiatives are ready to be brought back to the Commission for updates. Director Campbell replied that the Incentive Based Inclusionary Zoning text amendment could be ready for an update in April. Staff should have drafted Single Family Density Bonus and recommendations for Accessory Dwelling Units and Duplexes by the April work session. She reminded the Committee that staff provided an overview of the text amendment process a couple of months ago; however recommendations were not ready at that time. The Committee agreed to also place this item on the April work session agenda.

Chairperson Rosenburgh asked if Alternative Energy, Mobile Food Vendors and the Land Development 101 Brochure will stay on the TBD agenda list. Director Campbell stated that she was not sure if the Mobile Food Vendors text amendment will resurface as an issue. Some Council members do not want to revisit it, while others want to hear issues and concerns. Staff has also received emails from citizens who suggest that it not be revisited.

Director Campbell stated that the Department does not have the staff resources to work on the Alternative Energy/Eco Industrial text amendment. However, the Commission's Economic Development Committee is working on the Land Development 101 Brochure, a how to manual/website for everyone. The intent is to have information in one location and the brochure will reflect steps in the development process from beginning to end. The Committee should be able to provide an update at a future work session. Chairperson Rosenburgh suggested that this item be placed on the May work session agenda.

Chairperson Rosenburgh mentioned that he, Vice-Chairperson Johnson and Director Campbell attended a Mecklenburg County Commissioner's meeting to present information on the Planning Commission. He thought the presentation went exceedingly well and thanked the Planning Director for participating in the dialogue. In particular, the County Commission expressed interest in the Commission's Economic Development initiatives.

The Committee continued with discussion about Economic Development and how the Land Development 101 Brochure will help developers and citizens obtain information about the development process. Commissioner Nealon informed the Committee that this ties into the Planning 101 presentation that Ms. Neely is currently working on. Ms. Neely stated that the original plan was to bring the draft presentation to the Executive Committee in March or April; however the draft presentation is not ready, due to other work priorities. Commissioner Nealon stated that the outline that Ms. Neely has prepared for the presentation is really good. She suggested that perhaps Ms. Neely could just circulate the outline to the Executive Committee.

Commissioner Johnson asked for clarification on a question that Mecklenburg County Commissioner Dunlap had asked about decision making authority on land use recommendations. Director Campbell clarified that the question was "who has land development authority", including the area that is outside the City of Charlotte. Director Campbell added that the City has extended its authority to the

ETJ and generally to the sphere of influence. The County no longer has land development regulatory authority, other than the one square mile of the unincorporated land near Pineville. She further explained that there used to be Zoning and Subdivision ordinances for both the City and the County.

Vice-Chairperson Johnson asked when the ordinances were combined. Director Campbell stated it was in the early 2000's and she will confirm the exact year. Chairperson Rosenburgh asked Director Campbell to clarify the one square mile issue. Director Campbell stated that there is one square mile just outside of Pineville that is still in the County's jurisdiction. Approximately two years ago there was a rezoning within the geography and staff did not know which zoning classification to apply. A City zoning classification was used and City Council made the rezoning decision.

Discussion continued to focus on this area. Chairperson Rosenburgh stated that it was the old Jimmy Bakker site that is located on the State line. Director Campbell stated she was not sure, but would provide a map of the site. Vice-Chairperson Johnson asked why the County still had appointment authority since the County Ordinance no longer existed. Director Campbell stated that the Interlocal Agreement requires that both the City and County have the same number of appointments. She noted that it was not proportionate, based on the geography and explained that some Planning initiatives are presented to the County if requested. For instance, the 2020 Vision Plan was presented to the County Commission. They considered adopting the Plan, but later decided not to do so. Director Campbell also noted that although the County Commission makes decisions on acquisitions, leases and sales, they do not make land use decisions. Chairperson Rosenburgh thought it was a good idea to suggest that the County have fewer appointees on the Planning Commission. Director Campbell stated it has been a political hot button for a long time and neither the City nor County wanted to deal with revising the Interlocal Agreement to address this concern.

The Chairperson suggested that the same presentation, which was given to the County Commission, be given to the Charlotte-Mecklenburg School Board. He asked Ms. Neely to contact CMS to inquire about the process for getting on a future agenda.

Discussion continued on future agenda topics and Chairperson Rosenburgh noted that he and Vice-Chairperson Johnson had discussed receiving feedback from Commissioners who attend the Zoning Public Hearings. He recommended encouraging Commissioners to share information and suggested including a Public Meeting Information section on the work session agendas.

Director Campbell suggested that Commissioners speak on a specific item or subject matters. For instance, Commissioner Zoutewelle could provide information on the Incentive Based Inclusionary Zoning text amendment process. Chairperson Rosenburgh agreed that was a good idea and will provide opportunities for more Commissioner engagement, if they would like to speak.

Vice-Chairperson Johnson stated that she and Commissioner Allen had also discussed this idea. However, instead of having Commissioners speak during the meeting, which is already two hours long, they could complete a template highlighting important points to add to the agenda packet. This would eliminate the need for everyone having to speak. Commissioner Allen suggested that this should be a bulleted list highlighting main ideas of the meetings. She added that Committee members have attended several meetings, but they usually do not report back to the full Commission. Commissioner Allen stated that the intent is to have a formalized structure so that others can be aware of what is taking place in meetings.

Chairperson Rosenburgh mentioned that City Council meeting times were being changed to start earlier on Mondays. Director Campbell clarified that the time change was for the Council Business Meetings only and not Zoning Hearings. Council will meet three times a month now and these changes do not impact the Zoning Hearings' schedule.

Commissioner Nealon asked Director Campbell if it would be appropriate to place the recently awarded HUD grant on a future work session agenda. She noted that the Charlotte region received \$5 million, the maximum amount allowed. Director Campbell stated that it was a good idea and that perhaps the COG Director could be invited to do a presentation.

Chairperson Rosenburgh asked Director Campbell to provide a brief update on the Department's reorganization at the April work session. Director Campbell will provide an update at the March or April work session, depending on how far along staff is with Phase II of the reorganization plan.

#### **Approval of April 2012 Meeting Schedule**

The Committee approved the April 2012 meeting schedule as submitted.

#### **Adjournment**

The meeting adjourned at 5:00 pm.



**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE WORK SESSION**  
**Charlotte-Mecklenburg Government Center, Rm 280**  
**March 28, 2012**  
**4:30 P.M.**

1. <a href="#">Petition No. 2008-039</a> by <b>Charlotte-Mecklenburg Historic Landmarks Commission</b> for a change in zoning for approximately 1.55 acres located on the southeast corner of Providence Road and Alexander Road from R-3 to O-1(CD) 5-Year Vested Rights.
2. <a href="#">Petition No. 2011-065</a> by <b>Chapel Cove at Glengate, LLC</b> for a MX-1 INNOV site plan amendment (LLW-PA) & (LLW-CA) and 5-Year Vested Rights, for approximately 319.91 acres located on the east and west side of Shopton Road West generally surrounded by Winget Road, Elkhorn Drive, Limehurst Place, and Hatfield Road.
3. <a href="#">Petition No. 2011-068</a> by <b>Morehead Property Investments, LLC</b> 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).
4. <a href="#">Petition No. 2012-010</a> by <b>Crescent Resources</b> for a change in zoning for approximately 4.70 acres located on the south side of University City Boulevard between Mark Twain Road and Suther Road from R-17MF to MUDD-O 5-Year Vested Rights.
5. <a href="#">Petition No. 2012-013</a> by <b>Marc H. Silverman</b> for a change in zoning for approximately 21.38 acres located at the intersection of Westinghouse Boulevard and D. Ducks Lane between Stockport Place and South Tryon Street from I-1 and I-1(CD) to I-2(CD).
6. <a href="#">Petition No. 2012-014</a> by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 0.48 acres located on the east and west side of Louise Avenue between East Independence Boulevard and East 8th Street from B-1 and O-2 to R-5 and R-12MF.
7. <a href="#">Petition No. 2012-015</a> by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 0.65 acres located south of Independence Boulevard and between Hawthorne Lane and Lamar Avenue from B-1 and O-2 to R-12MF.
8. <a href="#">Petition No. 2012-016</a> by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 0.79 acres located on the north side of Clement Avenue across from East 9th Street and generally bounded by Bay Street, Lamar Avenue, and East 8th Street from R-22MF to R-5.
9. <a href="#">Petition No. 2012-017</a> by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 0.67 acres located south of Independence Boulevard along the east and west side of Clement Avenue from B-1 and I-2 to R-5.
10. <a href="#">Petition No. 2012-018</a> by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 0.26 acres located on the north side of Hawthorne Lane between East 7th Street and East 8th Street from R-22MF and O-2 to R-5.
11. <a href="#">Petition No. 2012-019</a> by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 0.47 acres located on the south side of West Kingston Avenue between Camden Road and Hawkins Street from B-1 from TOD-M.
12. <a href="#">Petition No. 2012-020</a> by <b>Charlotte-Mecklenburg Planning Department</b> for a Text Amendment to the City of Charlotte Zoning Ordinance to replace the term, "Planning Commission" with "Planning Department", when referring to the Charlotte-Mecklenburg Planning Department staff.
13. <a href="#">Petition No. 2012-021</a> <b>Colonial Realty Limited Partnership</b> for a O-2(CD) site plan amendment, for approximately 5.1 acres located on the west side of University Executive Park Drive off West W.T. Harris Boulevard.



**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 16th day of April, 2012** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

**Petition No. 2012-009 Dave Ransenberg and Doug Levin** for a UR-3(CD) site plan amendment, for approximately 0.45 acres located on the south side of North Davidson Street between Herrin Avenue and Donatello Avenue.

**Petition No. 2012-024 by NRP Properties/ Northlake Seniors** for a change in zoning for approximately 1.72 acres located on the northeast corner at the intersection of West W.T. Harris Boulevard and Forest Drive from CC to MUDD-O.

**Petition No. 2012-026 by Thompson Child & Family Focus** for a change in zoning for approximately 3.65 acres located on the northwest corner at the intersection of North Wendover Road and Marvin Road from R-22MF to O-1(CD).

**Petition No. 2012-027 by Keith Hawthorne Automotive** for a change in zoning for approximately 9.80 acres located on the east side of South Boulevard at the intersection of South Boulevard and Hill Road from R-4, R-17MF, and R-22MF to B-2(CD).

**Petition No. 2012-028 by Charlotte-Mecklenburg Planning Department** for a change in zoning for approximately 1.13 acre located on the east corner at the intersection of Commonwealth Avenue and Morningside Drive from O-2 to R-22MF.

**Petition No. 2012-030 by Charlotte-Mecklenburg Planning Department** for a change in zoning for approximately 4.0 acres located along East Independence Boulevard between Pierson Drive and North Sharon Amity Road from B-2 to R-4.

**Petition No. 2012-031 by Charlotte-Mecklenburg Planning Department** for a change in zoning for approximately 0.93 acres located on the west side of Driftwood Drive near the intersection of Albemarle Road and Driftwood Drive from R-17MF to R-4.

**Petition No. 2012-032 by Charlotte-Mecklenburg Planning Department** for a change in zoning for approximately 7.89 acres located along the west side of Briardale Drive between Wallace Lane and Sharon Forest Drive from R-17MF to R-8.

**Petition No. 2012-033 by Charlotte-Mecklenburg Planning Department** for a change in zoning for approximately 15.11 acres located north of Monroe Road and abutting North Wendover Road, Mayview Drive, and Coldstream Lane from R-17MF to R-4.

**Petition No. 2012-034 by Charlotte-Mecklenburg Planning Department** for a change in zoning for approximately 0.57 acres located along Fugate Avenue near the intersection of Monroe Road and Fugate Avenue from O-2 to R-4.

**Petition No. 2012-042 by TCB NoDa Mills, LLC** for a change in zoning for approximately 10.30 acres located on the north side of North Davidson Street between East 36th Street and Patterson Road from UR-3(CD) and I-2 to TOD-R.

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](http://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, April 11, 2012.**

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**Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Minutes  
CMGC – Conference Room 280, 2<sup>nd</sup> Floor  
February 21, 2012**

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**Commissioners Present:** Chairperson Yolanda Johnson, Vice-Chairperson Margaret Nealon, Commissioners Raymond Eschert, Karen Labovitz, Tony Lathrop, Deb Ryan, and Dwayne Walker

**Planning Staff Present:** Sonda Kennedy, Melony McCullough, Alysia Osborne, Bryman Suttle, and Jonathan Wells

**Other Staff Present:** Barry Shearin (Charlotte-Mecklenburg Utilities) and Bob Drayton (City Real Estate)

**Call to Order**

Chairperson Johnson called the meeting to order at 5:02 p.m.

**Approval of Meeting Minutes**

*A motion was made by Commissioner Labovitz and seconded by Commissioner Walker to approve the February 21, 2012 minutes with the following modifications: Under Mandatory Referral #11-15, change the arrival time of Commissioner Walker from 5:28 p.m. to 5:27 p.m. and under Mandatory Referral #12-01, change Chairperson Ryan to Commissioner Ryan. The vote was 6-0 to approve the February 21, 2012 minutes as modified.*

**M.R. #11-15: Proposal to Accept Donated Land near J. T. Williams School by Charlotte-Mecklenburg Schools**

Jonathan Wells (Planning Staff) explained that Charlotte-Mecklenburg Schools (CMS) staff requested that this mandatory referral be deferred until March. The Committee briefly discussed deferring this mandatory referral. This is the third consecutive month that this mandatory referral has been deferred. Chairperson Johnson suggested that the item be removed from the agenda and tabled until CMS has answers to the Committee's questions from the December Planning Committee Meeting and is ready to proceed.

*Vice-Chairperson Nealon made a motion to remove Mandatory Referral #11-015 from the agenda and table it until CMS notifies Planning staff that they are ready to proceed. The motion was seconded by Commissioner Ryan. The vote was 6-0 to remove this item from the agenda.*

Mr. Wells informed the group that he would like to give a brief presentation on the mandatory referral process for the benefit of new Committee members in March.

Commissioner Walker arrived at 5:28 p.m.

**M.R. #12-01: Proposed Acquisition of Property in the NorthChar Business Park, Huntersville by Charlotte Mecklenburg Utilities**

Mr. Wells stated that Charlotte Mecklenburg Utilities Department (CMU) proposes to acquire a ten acre parcel of land located in a Huntersville Business Park. CMU will use the property as a maintenance facility to serve the northern portion of Mecklenburg County. CMS and Charlotte

Business Support Services may also use portions of the site for vehicle maintenance. Mr. Wells explained the issue of changing two private streets to public streets. Chairperson Johnson asked who owns the streets in question. Bob Drayton (City Real Estate) answered that the Business Park owns the streets.

*A motion was made by Chairperson Ryan and seconded by Commissioner Lathrop to approve Planning staff's recommendation for M.R. #12-01. The vote was 7-0 to approve Planning staff's recommendation for M.R. #12-01.*

**M.R. #12-02: Proposed Acquisition of Property adjacent to Stewart Creek in the Lakewood Community by Charlotte Storm Water Services**

Ms. Alysia Osborne (Planning Staff) stated that Charlotte Storm Water Services and Catawba Lands Conservancy propose to acquire 18 acres located next to a Stewart Creek Tributary in the Lakewood Neighborhood for a stream restoration project and a portion of the Stewart Creek Greenway. Commissioner Ryan inquired about information concerning the land value. Chairperson Johnson explained that the Committee does not consider costs when discussing mandatory referrals. Ms. McCullough added that she will provide background information on the mandatory referral process prior to the next meeting and Jonathan Wells will present information on the mandatory referral process at the March Planning Committee meeting.

*A motion was made by Commissioner Lathrop and seconded by Vice-Chairperson Nealon to approve Planning staff's recommendation for Mandatory Referral #12-02. The vote was 7-0 to approve Planning staff's recommendation for Mandatory Referral #12-02.*

**Area Plan Status and Meeting Report**

Commissioner Labovitz gave a detailed report about the last Park Woodlawn Area Plan Citizen Advisory Group (CAG) meeting. She stated that this was her first meeting and she was very impressed. She liked the way Mr. Alberto Gonzalez (Planning Staff) conducted the meeting. She further explained an interactive exercise that meeting attendees participated in using blocks. Commissioner Labovitz shared that some of the community's concerns generally centered around open space, aging demographics, higher density development, and traffic increases. Also, participants would like to see Park Road Shopping Center remind the same.

Chairperson Johnson asked if Mr. Gonzalez can give a presentation on the *Park Woodlawn Area Plan* at the next Planning Committee meeting. She also inquired about touring the area. Ms. McCullough agreed to ask Mr. Gonzalez to provide a tour of the plan area and to provide an overview of the planning process at the March meeting. Committee members agreed to a tour on Monday, March 5 at 10:30 a.m. prior to the Planning Commission Work Session. Commissioner Eschert asked about information on upcoming plans, the planning process, and the commissioner's role. Ms. McCullough shared that she will be meeting with Chairperson Johnson and Vice-Chairperson Nealon to discuss new ways to engage the Committee in the planning process. Chairperson Johnson asked Ms. McCullough to provide the Committee with information on the Commissioner's role when attending CAG meetings.

**Adjourned**

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

## Charlotte Historic District Commission Update

March 28, 2012

At their March 14, 2012 Regular Meeting, the Charlotte Historic District Commission made the following rulings on Applications for Certificates of Appropriateness:

A.	<i>1821 Dilworth Road East, Dilworth Local Historic District Final Approval of Details Chip Weatherly, Applicant</i>	<i>HDC 2011-020</i>	<i>Approved with conditions</i>
B.	<i>1517 Wilmore Drive, Wilmore Local Historic District New Construction – Single Family Michael Iagnemma, Applicant</i>	<i>HDC 2011-127</i>	<i>Approved with conditions</i>
C.	<i>801 East Kingston Avenue, Dilworth Local Historic District Renovation/Addition David Smith, Applicant</i>	<i>HDC 2012-021</i>	<i>Deferred for additional design work</i>
D.	<i>1721 The Plaza, Plaza Midwood Local Historic District Addition Ray Sheedy, Applicant</i>	<i>HDC 2012-022</i>	<i>Approved</i>
E.	<i>815 Mt Vernon Avenue, Dilworth Local Historic District Addition Josh Allison, Applicant</i>	<i>HDC 2012-023</i>	<i>Approved</i>
F.	<i>1614 Euclid Avenue, Dilworth Local Historic District Replacement of Partial Slate Roof Catherine Coulter, Applicant</i>	<i>HDC 2012-026</i>	<i>Deferred to investigate alternatives</i>
G.	<i>1432 Pecan Avenue, Plaza Midwood Local Historic District Installation of Skylights Benjamin and Krista Lengazher, Applicants</i>	<i>HDC 2012-028</i>	<i>Approved</i>

In addition, the HDC also:

- A. *Welcomed Bradley Norvell - Newly appointed Wesley Heights Representative Member of the Charlotte Historic District Commission*
- B. *Agreed to hold a Special Called Meeting of the Commission on Wednesday, March 28, 2012 Regarding 1715 Euclid Avenue in the Dilworth Local Historic District. This is a project that would result in the restoration of a 1905 house as a single family residence. The building was badly converted to apartments in the 1970's. The real estate transaction that will allow this project to go forward is time sensitive, and waiting for the April 11<sup>th</sup> HDC meeting would put this restoration in jeopardy.*