

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

Planning Commission

Jan 7, 2013
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon



Agenda

Charlotte-Mecklenburg Planning Commission

January 7, 2013 – Noon

CMGC – Conference Room 267

Work Session Agenda

Call to Order & Introductions

Yolanda Johnson

Administration

Approval of Planning Commission Minutes

Approve the December 3, 2012 Work Session minutes.

Attachment 1

Policy

Park Woodlawn Area Plan

Alberto Gonzalez

Background: Planning staff to provide an update on the Park Woodlawn Area Plan.

Action: Receive as information.

Park Woodlawn Area Plan Commissioner Report

Karen Labovitz

Background: Commissioner Labovitz will provide a report from the December 4th Public Meeting.

Action: Receive as information.

Prosperity Hucks Area Plan Commissioner Report

Tom Low

Background: Commissioner Low will provide a report from the December 6th Public Workshop.

Action: Receive as information.

Text Amendment(s)

Parking & Housing Near Universities Commissioner Report

Steven Firestone & Greg Phipps

Background: Commissioners Firestone and Phipps will provide reports from the December 13th Citizen Advisory Group meeting.

Action: Receive as information.

Information

Planning Director's Report

Garet Johnson

- Area Plan Notification Process for Businesses
- Planning Department's Public Outreach Presentations

Alysia Osborne

Attachment 2

January & February 2013 Meeting Schedules

Attachment 3

Committee Reports

Executive Committee

Yolanda Johnson

- November 12, 2012 Approved Minutes
- Future Work Session Agenda Items

Attachment 4

Future Work Session Agenda Items	Work Session
1. Microbrewery Text Amendment	February
2. Nightclubs, Bars, Lounges & Restaurants Text Amendment	February
3. Wallscape Signage Text Amendment	February
4. CATS Update	TBD
5. CMPD Update	TBD
6. Airport Update	TBD
7. Residential Design Standards Text Amendment	TBD
8. State Sustainability Task Force	TBD

Zoning Committee

- Upcoming Rezoning Petitions
- Zoning Committee Agenda
- Zoning Committee Public Hearings

Yolanda Johnson
Tammie Keplinger
Attachment 5
Attachment 6

Planning Committee

Andy Zoutewelle

Planning 101 Committee

“Choosing Charlotte: We built it, they came, what’s next?”

Meg Nealon

Economic Development Committee

Lucia Zapata Griffith

Historic District Commission

- December 12, 2012 Meeting Update

Tom Low
Attachment 7

Communication Committee

Andy Zoutewelle

Communication from Chairperson

Yolanda Johnson



Administration

Charlotte-Mecklenburg Planning Commission

Attachment 1

December 3, 2012 - Noon

CMGC - Conference Room 267

Action Minutes

Call to Order & Introductions

Chairperson Johnson called the meeting to order at 12:12 pm, followed by introductions.

Attendance

Commissioners Present: Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson), Tracy Finch Dodson, Steven Firestone, Lucia Zapata Griffith, Karen Labovitz, Tom Low, Meg Nealon, Greg Phipps, Deb Ryan, and Dwayne Walker

Commissioners Absent: Emma Allen, Ray Eschert and Tony Lathrop

Commissioner Walker arrived at 12:53 pm.

Commissioner Ryan left the meeting at 12:50 pm. Commissioners Finch Dodson and Firestone left at 2:10 pm

Guest Present: Councilmember Mayfield

Staff Present: Debra, Campbell (Planning Director), Linda Keich, Tammie Keplinger, Kent Main, Barry Mosley, and Cheryl Neely

The Commission was scheduled to take a photo at 2:00 pm, immediately following the work session; however, since some Commissioners needed to leave after the meeting, the Chairperson suggested that the photo be taken at the beginning of the meeting. The Commissioners went to the photo session at 12:15 pm. They returned at 12:40 pm.

Administration

Approval of Planning Commission Minutes

Commissioner Finch Dodson made a motion to approve the November 5, 2012 work session minutes, seconded by Commissioner Nealon. The vote was 10-0 to approve the minutes.

Policy

Prosperity Hucks Area Plan Update

The Planning Director introduced the presentation and explained that the Prosperity Hucks process involves a workshop format. Staff is taking things out to the public for a reaction instead of utilizing the Citizen Advisory Group process. This process uses citizen and property owner's time in a more efficient manner.

Kent Main provided an overview of the Prosperity Hucks Area Plan process. The presentation focused on:

1. Plan Building Blocks & Process
2. Existing Conditions
3. Survey Results to Date
4. Developing the Vision

The presentation was followed by a question and answer session.

Commissioner Phipps asked if there were any plans for Cabarrus County. Mr. Main stated that the Highland Creek neighborhood extends into Cabarrus County, but staff is working within Mecklenburg County's jurisdiction. Ms. Campbell added that staff is coordinating with Huntersville. Mr. Main explained that Huntersville has a plan in process for the northern side of Eastfield Road, which is adjacent to the Prosperity Hucks plan boundary and staff has been talking with them about what their plans are.

Commissioner Phipps asked if there will be connectivity to the Blue Line Extension. Mr. Main stated there is transit service on Prosperity Church Road and the expectation is that it will be tied in with the Blue Line.

Commissioner Labovitz asked what the general feeling was after the initial meeting. Mr. Main explained that there were about 150 in attendance. Participants were given a comment / meeting evaluation sheet and based on the responses, the meeting was well received.

Commissioner Phipps asked if there are any plans for multi-family development within the area. Mr. Main stated there is one multi-family development under construction.

Chairperson Johnson stated that the Prosperity Hucks plan is being monitored by one of our Commissioners. She asked Vice-Chairperson Zoutewelle for an update from the November 15th public meeting.

Vice-Chairperson Zoutewelle reported that some meeting attendees had questions about proposed restaurants. In particular they wanted to know if they were fast food restaurants. There were also questions about how many multi-family developments would be in the area, as well as retail uses. Vice-Chairperson Zoutewelle also heard a concern about rezoning's coming down the pike in the central area that might be more of a parking lot and retail as opposed to concentrated dense developments. He also noted that there were questions about funding of the road projects, schools, and traffic issues.

Text Amendment(s)

Parking & Housing Issues Near Colleges and Universities Text Amendment Update

Barry Mosley gave an update on the Parking and Housing Issues near Colleges and Universities Text Amendment. The presentation focused on:

1. Action
2. Background
3. Issues
4. Police Issues and Concerns
5. Recent Rezoning/Developments
6. Existing Conditions
7. Text Amendment Process
8. Planning Role and Expected Outcome
9. Citizen Advisory Group
10. Identifying the Issues
11. What We Have Heard
12. Case Studies
13. Next Steps

Following Mr. Mosley's presentation, Commissioner Phipps provided an overview from the November 15th and November 27th meetings. He stated that the general consensus at the November 15th meeting was renting by bedroom was a desirable product. The police are concerned about public safety. We are deciding whether or not we can restrict it to student housing.

Commissioner Labovitz asked who thinks it is desirable. Commissioner Phipps responded the commercial developers, management companies, as well as students who are looking for a cheaper alternative than living on campus. Commissioner Labovitz stated she understood why developers and management would say it is desirable, but she did not think it was desirable for students. Several students who know each other can lease a unit together so they can have some control over who is living in the unit verses living in a unit with someone they do not know.

Chairperson Johnson agreed and asked if staff had taken a position on this use being desirable. Director Campbell commented that staff had not taken a position on whether or not the use is desirable. The concept on renting by the room for the purpose of providing housing for colleges and universities is something staff thinks is an appropriate land use. The task is to determine how to regulate the use especially since colleges and universities cannot respond to the demand to provide housing within the confines of their campuses. The challenge is to make sure we regulate safe, decent affordable housing for a market that is growing every year due to the increase in college enrollment.

The Chairperson stated that Barry Mosley did an excellent job on the layers of complexities as it relates to this challenge. She asked who is going to "quarterback" this effort. Ms. Campbell explained that program administration or development has not been determined; however there will likely be a team approach. Building Standards will issue permits and the Police Department as well as Zoning Enforcement has to be involved. The Planning Department will be engaged from a regulatory perspective. There has to be a collective effort to respond to this issue.

Commissioner Walker asked how this issue has been handled in other places. Ms. Campbell replied it is being done differently in other places, depending on what the state allows from the regulatory and building code perspectives. Staff has not found a consistent pattern.

Commissioner Firestone reported that what he heard from sitting in on student housing meetings was not a viable definition of student housing within our code. The constituents that are involved with the citizen's advisory group (CAG) are all student housing related. He is concerned that coming up with a definition for rent by the bedroom does not apply specifically to student housing. The police mentioned that the students are not a protected class in the fair housing act. We can write in reasonable restrictions to rent by the bedroom as long as we specifically apply it to students. Moving forward, the appropriate step is to narrow the scope of what to discuss with student housing and if we want to have a separate process that deals with rent by the bedroom in multi-family locations then there needs to be a separate discussion. Staff needs to think long and hard about defining student housing and have rent by the bedroom be a component of that. Rent by the bedroom counts for a quarter of rooms.

Commissioner Nealon stated that the fair housing laws refer to dwelling units and one way to address this is through the definition in the Zoning Ordinance. She asked if the discussions should address the definition of a dwelling unit. Mr. Mosley replied that staff will look at everything that is a component of this, including the definition, making them affordable and adhering to the fair housing act.

Commissioner Low asked about the universities involvement in the initiative. Commissioner Firestone stated a number of people at the CAG meetings mentioned a partnership with the universities to keep some control, but the structure is not in place right now. UNCC was in attendance and informed the CAG that they have restrictions on whether or not they can endorse an apartment complex which is not located on their campus.

Ms. Campbell stated they met with some college representatives on some broader issues. They do not want to endorse apartment complexes because they don't have control over the complexes. Some universities have contractual agreements or memorandums of understandings with apartment complexes that will not hold them liable if something happens to a student. They are concerned about the legal obstacles that they need to be compliant with. In the university area there are several people that are renting by the room who do not attend UNCC. They attend a lot of other universities.

The Planning Director said the major issue is the need for affordable housing no matter who is in it. The second issue in terms of how to distinguish between pure student housing and privately owned housing that does not house students. If this service is provided to the community, there is a need to determine how it should be regulated, permitted appropriately and whether some of the building codes should be changed to meet dormitory standards. These uses also need to be regulated so that they can be distinguished from multi-family apartment complexes.

Information

Planning Director's Report

The Planning Director reported that staff will restart the Nightclubs, Bar and Lounges Text Amendment process in January. The Incentive Based Inclusionary Housing Text Amendment single family density bonus will go to hearing in December and the multi-family density bonus will go to hearing in January. The Wallscapes and Microbreweries text amendments will also start in December and January.

Director Campbell presented information about the Zoning Ordinance Assessment Analysis. This presentation was in response to an article in the Business Journal. The presentation focused on:

1. Zoning Ordinance Policy Assessment
2. Background
3. Project Update
4. Stakeholder Issues
5. Staff Response

Following the presentation, Commissioner Phipps asked about the controversial Walgreens rezoning in Dilworth. He read that the district representative agreed with the community and did not think the rezoning was consistent with the area plan. He asked Director Campbell if there were any discussions with the

district representative. Ms. Campbell replied that the plan states that there could be retail and it was an appropriate location for retail. Director Campbell noted that she did not speak to the district representative, but spoke to a number of other Council Members. Staff does not initiate conversations with Council about rezoning petitions unless they have a question.

Commissioner Low asked about the status of the process with Clarion and if there are any preliminary findings. Ms. Campbell responded that there are no preliminary findings yet. The process will end sometime in January or February. There will be a draft document and staff will bring it to the Planning Commission in February or March.

Committee Reports

Executive Committee

Chairperson Johnson referred the Commission to Attachments 3 (December 2012 and January 2013 meeting schedules) and Attachment 4 (Executive Committee October 15, 2012 minutes).

Zoning Committee

Tammie Keplinger stated that there are nine decisions scheduled for the December 17th City Council Zoning Meeting. There are seven hearings - four of them are rezoning petitions and the remaining three are text amendments. She reminded the Zoning Committee that the December meeting was rescheduled to January 9, 2013.

Planning Committee

Vice-Chairperson Zoutewelle reported that the Planning Committee reviewed and approved recommendations for three mandatory referrals in November. The Committee also received an update on the Prosperity Hucks Area Plan.

Planning 101 Committee

Commissioner Nealon reminded the Commission that the Planning 101 Committee had asked the Commission for input on the Planning 101 event, which will focus on the role of planning and how it has a positive impact on economic development. The Committee received great comments from Commissioner Phipps and is trying to make sure there is no overlap with other organizations in the region.

Commissioner Nealon reported that the Committee had chosen a theme and name for the event. There will be four sessions which will focus on "Choosing Charlotte". The overall intent of the theme is to create a forum for discussion about what we are doing to keep the City going in a direction so that it continues to be a community of choice. The initial session will set the stage for the other three sessions. The first session's title is Choosing Charlotte: We built it, they came what's next? The target date for the initial event is Thursday, April 11, 2013. The Committee has identified potential speakers, as well as a list of the types of groups they expect will be supporters of this effort. The Committee is considering a variety of venues and researching the cost and parking that can accommodate at least 200 people.

MUMPO

Commissioner Phipps stated that the most contentious issue is the requirement that will start on January 1st by the State Ethics Commission which will require an extensive 22 question financial business and community disclosure form for each MUMPO member, as well as their immediate

family. The group voted to petition the voting bodies for general assembly to resend the requirement. Some of the MUMPO members resigned over the fact this is coming because it is a public document. The disclosure form has to be submitted by April 15, 2013.

Communication from Chairperson

Chairperson Johnson stated that she met with the Mayor last week and updated him on all initiatives the Commission is involved in. She talked to the Mayor about how the Commission should communicate with elected officials to make sure they have everything they need from the Commission. The Mayor indicated that Council is getting the level of information they need and asked that the Commission continue to provide the level of detail in the write-ups from staff. He invited the Commission to address Council at their January or February workshop. This will be an opportunity to provide the state of the union for the Planning Commission.

Chairperson Johnson shared that the Planning Coordinating Committee (PCC) had a good meeting in November. The PCC will plan for their annual Elected Official Joint Luncheon in the spring of 2013.

The Chairperson also suggested that the Commission hold a social event in the spring of 2013.

Adjournment

The meeting adjourned at 2:30 pm.



Charlotte-Mecklenburg Planning Department

FY2013 Community Outreach Presentations

#	Date	Presentation	Staff
1	09/25/12	Bicycle Advisory Committee - Elizabeth Connectivity and Wayfinding Initiative	A. Goodwin
2	09/18/12	Camp Greene Neighborhood Association - Bryant Park Plan/PED Zoning Update	K. Main
3	09/18/12	Oklahoma City City Council Workshop - Urban Redevelopment Best Practices	D. Campbell
4	09/19/12	Charlotte Regional Realtor Assoc. Leadership Development Program - Charlotte Past, Present & Future	D. Campbell
5	10/06/12	Ballantyne Festival - Planning Department Overview	M. McCullough
6	10/12/12	Iredell County Mayors & Managers Meeting - MPO Planning Area Boundary Expansion	B. Cook
7	10/16/12	Charlotte Regional Alliance for Transportation - MPO Planning Area Boundary Expansion	B. Cook
8	10/22/12	NC League of Municipalities Mobile Tour - Façade Grants and Infrastructure Improvements	K. Main/M. McCullough
9	10/25/12	Brightwalk Housing Fair - Statesville Avenue Corridor Plans	M. McCullough
10	10/30/12	Bryant Park PED Overlay Zoning Implementation	K. Main/T. Keplinger
11	11/01/12	Charlotte Regional Alliance for Transportation - MPO Planning Area Boundary Expansion	B. Cook
12	11/14/12	GIS Day 2012	M. Sigmon
13	11/16/12	APA Planners Training Service Transit Oriented Development Course & South Corridor Tour	A. Goodwin/K. Main
14	12/11/12	Civic By Design: South End Raising the Bar	K. Main
15	12/11/12	Final Plat Review & Submittal Process: Meck County Storm Water Services Floodplain Workshop	J. Weaver

Meeting Schedule

January 2013

Date	Time	Purpose	Location
Full Planning Commission			
01-07-13	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
01-22-13	4:00 p.m.	Work Session ¹	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
01-15-13	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
01-09-13	4:30 p.m.	Work Session ²	Conference Room 280 2 nd Floor – CMGC
01-22-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
01-22-13	6:00 p.m.	City Rezonings	Meeting Chamber Lobby Level – CMGC
01-30-13	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
01-03-13	5:00 p.m.	Historic District Commission Design Review Committee	Conference Room 801 8 th Floor – CMGC
01-09-13	3:00 p.m.	Historic District Commission	Conference Room CH-14 Basement – CMGC
01-16-13	6:00 p.m.	MUMPO Education Session	Conference Room 267 2 nd Floor – CMGC
01-16-13	7:00 p.m.	MUMPO	Conference Room 267 2 nd Floor – CMGC

¹ Due to the MLK Holiday, the January 21, 2013 Executive Committee meeting was changed to January 22, 2013.

² Due to the Holiday, the December 26, 2012 Zoning Committee Work Session was rescheduled to January 9, 2013.

(continued)

Charlotte-Mecklenburg Planning Department Meetings

Microbrewery Text Amendment

01-08-13	6:00 p.m.	Public Kick-off Meeting	Innovation Station 8 th Floor – CMGC
01-29-13	6:00 p.m.	Citizen Advisory Group	Room 280 2 nd Floor - CMGC

Prosperity Hucks Area Plan

01-10-13	6:00 p.m.	Public Workshop Meeting 2	Crossway Community Church 6400 Prosperity Church Road
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Student Housing & Parking Text Amendment

01-10-13	6:00 p.m.	Citizen Advisory Group	Conference Room 267 2 nd Floor – CMGC
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Park Woodlawn Area Plan

01-29-13	6:00 p.m.	Public Meeting Draft Plan Follow-up	Park Road Baptist Church 3900 Park Road
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Blue Line Extension Station Area Plans

01-31-13	6:00 p.m.	Public Meeting Draft Plan Recommendations	Sugaw Creek Presbyterian Church 101 W. Sugar Creek Road
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Charlotte-Mecklenburg Planning Commission

Meeting Schedule

February 2013

Date	Time	Purpose	Location
Full Planning Commission			
02-04-13	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
02-18-13	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
02-19-13	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
02-18-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
02-18-13	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
02-27-13	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
02-13-13	3:00 p.m.	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
02-20-13	6:00 p.m.	MUMPO Education Session	Conference Room 267 2 nd Floor – CMGC
02-20-13	7:00 p.m.	MUMPO Meeting	Conference Room 267 2 nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
Student Housing & Parking Text Amendment			
02-21-13	6:00 p.m.	Public Meeting Draft Recommendations	Conference Room 267 2 nd Floor - CMGC

Attendance

Commissioners Present: Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson), Emma Allen and Tracy Finch Dodson

Commissioner Finch Dodson arrived at 3:26 pm.

Staff Present: Debra Campbell and Cheryl Neely

Call to Order

Chairperson Johnson called the meeting to order at 3:10 p.m.

Approval of October 15, 2012 Executive Committee Minutes

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Zoutewelle to approve the October 15, 2012 Executive Committee minutes. The vote was 3-0 to approve the minutes.

October 15, 2012 Executive Committee Meeting Follow-up

Communication with Elected Officials

The Planning Director stated that she met with the City Attorney's staff to discuss the Zoning Committee addressing Council when the Zoning Committee's recommendation is different from staff's. She reported that the Attorney's staff had concerns with implementing a new process to allow the Zoning Committee to address Council during the public hearing or dinner meeting because it may appear that the Zoning Committee has deliberated the petition prior to the hearing. They also thought that the current process is working well and Council has several opportunities to ask questions if they have any concerns with the recommendations. Ms. Campbell also explained that she informed the Attorney's staff that the Commission had concerns with Planning staff's recommendation being presented to Council prior to the Zoning Committee's recommendation. The Attorney's staff advised that Planning staff's recommendation is presented first because the Zoning Ordinance requires staff to provide a recommendation at the public hearing. The Zoning Ordinance would have to be amended in order to change the current process.

The Attorney's staff suggested that the deliberation in the Zoning Committee report be "beefed up" to include details about any concerns. The Chairperson stated that this would require more work for staff and she did not want to place more work on staff. Commissioner Zoutewelle thought a verbal presentation to Council would be more beneficial. The Planning Director noted that although the decision portion of the meeting moves really fast, Council has received the Zoning Committee's recommendation and values the Commission's input. She suggested that if the Commission thinks otherwise, maybe the Commission should host a breakfast or luncheon for Elected Officials so that they can talk about their working relationship and/or the Commission's value. She suggested that this event be held after the City Manager search is complete and the CIP Budget issue has been resolved. Commissioner Allen suggested that the full Commission participate in the event.

Communication with Commissioners

Cheryl Neely presented the matrix that was developed for Commissioners to use to track projects. She asked the Committee members for their input. Vice-Chairperson Johnson thought it was important for the Commission to track their assignment responsibilities and suggested that an area be

added to the matrix to track the Commissioner assignment history for each project. Commissioner Finch Dodson stated that the matrix seems to capture all relevant information. The Planning Director asked Ms. Neely to send the matrix to the Executive Committee so that they can review it and make any revisions to the format.

Area Plan Process Overview

At the November work session, some Commissioners recommended that staff develop ways to solicit input from the business community during the area planning process. The Planning Director explained that business property owners are notified of meetings; however, they often choose not to participate in the planning process. She noted that staff can possibly initiate a couple of things to encourage more participation from the business community:

1. Staff can coordinate with Neighborhood and Business Services to see if there are small business owners who have received façade grants, etc., who may potentially be interested in participating in the planning process.
2. Staff can contact the Chamber to get input on ways to engage the business community.

Chairperson Johnson asked for input on how to respond to the Commissioners who raised this issue. Commissioner Allen recommended that the Commissioners be informed that business owners are notified of meetings and it is their responsibility to attend. Other than sending the notice, staff should not be responsible if these groups aren't attending the meetings. Commissioner Allen also suggested that Commissioners, who are concerned that the business community is not well represented, should provide a recommendation as to how to get them to attend the meetings. Vice-Chairperson Zoutewelle asked if only property owners are notified of meetings. The Planning Director replied that notices are mailed to property owners, neighborhood organizations and business organizations. Staff also relies on neighborhood and business organizations to help get the word out about meetings. Chairperson Johnson indicated that she will follow up with Commissioners Zapata Griffith and Nealon, as they were the Commissioners who expressed concern with this issue. Director Campbell will follow up with staff to confirm the notification process and will report back to the Executive Committee if the process is different than she described.

Mandatory Referrals

At the November work session, Commissioner Firestone asked if staff could institute a notification process for property owners in the vicinity of mandatory referral projects. The Chairperson stated that she understood Commissioner Firestone's concern. She asked the Planning Director to clarify the response that she provided to Commissioner Firestone at the work session. The Planning Director explained that the mandatory referral process is state enabling legislation and does not require a notification process. Mecklenburg County is the only county in the state that implements this process. The process was initiated to make sure property acquisitions and disposals are consistent with the long range vision for the area.

Approval of January 2013 Work Session Agenda

Chairperson Johnson noted that the January work session agenda included updates on the Prosperity Hucks Area Plan and the Student Housing and Parking Text Amendment. Staff will present information and Commissioners will provide reports from the community meetings. Vice-Chairperson Zoutewelle stated that Commissioners Firestone and Phipps will present information from the Student Housing and Parking Text Amendment Citizen Advisory Group meetings. Vice-

Chairperson Zoutewelle will attend the Prosperity Hucks kick-off meeting and will provide the report if Commissioner Low is not able to attend.

The Planning Director was scheduled to present information about the Zoning Ordinance Assessment Analysis at the November work session, in response to an article in the Business Journal; however, due to time constraints, she was not able to do so. This presentation will take place at the December work session.

The Committee approved the December work session agenda.

Approval of January 2013 Meeting Schedule

The Planning Director reminded the Committee that due to the Holiday, the December Zoning Committee meeting was rescheduled to January 9th.

Vice-Chairperson Zoutewelle asked if the January 21st Council meeting was rescheduled. Ms. Neely explained that the meeting was rescheduled to January 22nd, due to the MLK Holiday. The January Executive Committee meeting was changed to January 22nd in order to be consistent with Council's meeting schedule.

Communication Committee

The Vice-Chairperson asked if the Communication Committee should be preparing for the January semi-annual Communication to Council. The Chairperson noted that she and Vice-Chairperson Zoutewelle will contact Cheryl Neely for information to include in the report to Council.

Adjournment

The meeting adjourned at 4:03 p.m.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
January 9, 2013
4:30 P.M

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| <p>1. Petition No. 2012-064 by Charlotte Area Transit System for a Text Amendment to the City of Charlotte Zoning Ordinance to 1) add new definitions for passenger rail station, passenger rail platform, and advertising signs on passenger rail platforms, 2) allow advertising signs on passenger rail platforms with prescribed conditions.</p> |
| <p>2. Petition No. 2012-067B by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to:</p> <ul style="list-style-type: none"> • allow duplex dwellings on R-3, R-4, R-5, and R-6 zoned lots with prescribed conditions; and • modify the prescribed conditions for duplex units located in the R-3, R-4, R-5, and R-6 zoning districts. |
| <p>3. Petition No. 2012-087 (Council District 7 - Cooksey) by AEA, LLC for a change in zoning for approximately 3.56 acres located on the south side of Ballantyne Commons Parkway between Rea Road and Williams Pond Lane from R-3 to O-1(CD).</p> |
| <p>4. Petition No. 2012-099 (Council District 3 - Mayfield) by John G. Blackman and David E. Fuller, Sr. for a change in zoning for approximately 2.14 acres located on the east side of Little Rock Road between Scott Furtrell Drive and Interstate 85 from I-2 to I-1.</p> |
| <p>5. Petition No. 2012-100 (Council District 3 - Mayfield) by the Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.34 acres located along the south side of West Catherine Street between South Tryon Street and Winnifred Street from I-2 to TOD-M.</p> |
| <p>6. Petition No. 2012-101 (Council District 3 - Mayfield) by Dixie River Land Company for a change in zoning for approximately 4.63 acres located on the west side of Steele Creek Road between Dixie River Road and Shopton Road West from R-3 LLWPA to CC LLWPA.</p> |
| <p>7. Petition No. 2012-103 (Council District 1 - Kinsey) by Kenneth Lin and Jon Branham for a change in zoning for approximately 0.20 acres fronting both North Davidson Street and Yadkin Avenue between East 34th Street and East 35th Street from R-5 and B-1 to TOD-MO.</p> |
| <p>8. Petition No. 2012-104 by Charlotte-Mecklenburg Planning Department for a voluntary incentive based density bonus text amendment to add "mixed income housing development" as a permitted development type within the R-3, R-4, R-5, and R-6 single family zoning districts with design and locational criteria. The amendment would provide an incentive for developers to incorporate housing for individuals with incomes at or below 80% of the area median income within new developments by 1) allowing for a density bonus of up to three units above the base density, 2) allowing a mix of housing types to be built that would include single family, duplex, triplex and quadraplex dwellings, and 3) modifying development standards such as lot sizes, setbacks/yards, lot widths, etc.</p> |

**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 **Tuesday, the 22nd day of January, 2013** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition No. 2012-070 by Pulte Home Corporation for a change in zoning for approximately 6.96 acres located on the west side of Wade Ardrey Road between Turkey Hill Road and Ardrey Crest Drive. from R-3 to R-6(CD) and 5-year vested rights.

Petition No. 2012-082 by Derita American Legion Post 345 for an O-1(CD) site plan amendment, for approximately 1.20 acres located on the east side of Baucom Road between Mallard Creek Road and Brathay Court.

Petition No. 2013-001 by Steele Creek (1997) Limited Partnership for a change in zoning for approximately 82.0 acres located on the west side of Interstate 485 and surrounded by Shopton Road, Dixie River Road, Steele Creek Road, and Trojan Drive from R-3(LLWPA), I-1(CD)(LLWPA), CC(LLWPA), & CC(SPA)(LLWPA) to CC(LLWPA) & CC(SPA)(LLWPA), & MUDD-O(LLWPA).

Petition No. 2013-002 by Steele Creek (1997) Limited Partnership for a change in zoning for approximately 114 acres located on the east side of Interstate 485 at the intersection of Sandy Porter Road and Interstate 485 from R-3 to O-1(CD) and I-1(CD).

Petition No. 2013-005 by Charlotte Knights for a UMUD-O site plan amendment, for approximately 8.42 acres surrounded by Graham Street, West 4th Street, Mint Street, and Martin Luther King Jr. Boulevard

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, January 16, 2013**.

**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 **Tuesday, the 22nd day of January, 2013** on the following petition that propose changes to the City of Charlotte Zoning Ordinance:

Petition 2012-105 by Charlotte-Mecklenburg Planning Department for a voluntary incentive based density bonus text amendment to add “mixed income housing development” as a permitted development type within the R-8MF and R-12MF zoning districts with design and locational criteria. The amendment would provide an incentive for developers to incorporate housing for individuals with incomes at or below 80% of the area median income within new developments by 1) allowing for a density bonus of up to two units above the base density in the R-8MF district and up to three units above the base density in the R-12MF district. In addition, if the site is located within a ¼ mile of transit (rapid transit, local bus service, or an express bus service park and ride lot) an additional two units above the base density would be allowed.

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 Historic District Commission Update

December 20, 2012

At their December 12, 2012, Regular Meeting, the Charlotte Historic District Commission made the following rulings on Applications for Certificates of Appropriateness:

A.	<i>1003 Romany Rd., Dilworth Local Historic District New Construction – Single Family House Michael Glaser, Applicant</i>	<i>HDC 2012-107</i>	<i>Assigned to Design Review Committee</i>
B.	<i>500 East Tremont Ave., Dilworth Local Historic District New Single-Family Construction Bob Zweier of Saussy Burbank, Applicant</i>	<i>HDC 2012-144</i>	<i>Approved as Submitted</i>
C.	<i>747 Romany Rd, Dilworth Local Historic District Window Replacement James & Jacky Freeman, Applicant</i>	<i>HDC 2012-152</i>	<i>Deferred for Further Design Development</i>
D.	<i>318 Walnut Ave, Wesley Heights Local Historic District Addition to Relocated House Jim McClincy, Applicant</i>	<i>HDC 2012-095</i>	<i>Approved as Submitted</i>
E.	<i>801 Berkeley Ave, Dilworth Local Historic District 2nd Story Addition David Kern, Applicant</i>	<i>HDC 2012-154</i>	<i>Deferred for Further Design Development</i>
F.	<i>2132 Charlotte Dr, Dilworth Local Historic District Demolition Joyce Goryh</i>	<i>HDC 2012-158</i>	<i>365 Day Stay of Demolition Imposed</i>
G.	<i>716 East Blvd, Dilworth Local Historic District New Construction Hall Johnston, Applicant</i>	<i>HDC 2012-159</i>	<i>Approved with Conditions</i>
H.	<i>720 Walnut Ave, Wesley Heights Local Historic District Garage Chris Carbutto, Applicant</i>	<i>HDC 2012-161</i>	<i>Approved as Submitted</i>
I.	<i>700 East Tremont Ave, Dilworth Local Historic District Renovation Gautam Natarajan, Applicant</i>	<i>HDC 2012-162</i>	<i>Deferred</i>
J.	<i>1708 Thomas Ave, Plaza Midwood Local Historic District Garage Christopher Keber, Applicant</i>	<i>HDC 2012-164</i>	<i>Approved as Submitted</i>
K.	<i>612 E. Tremont Ave, Dilworth Local Historic District Additions Michael & Morgan Smith/John & Mary Elizabeth Knau, Applicant</i>	<i>HDC 2012-169</i>	<i>Approved as Submitted</i>
L.	<i>501 W. Park Ave, Wilmore Local Historic District Signage Greater Galilee Baptist Church, Applicant</i>	<i>HDC 2012-170</i>	<i>Denied</i>
M.	<i>2137 Charlotte Dr, Dilworth Local Historic District Addition Wyn Wheeler, Applicant</i>	<i>HDC 2012-171</i>	<i>Approved with Conditions</i>
N.	<i>708 South Summit Ave, Wesley Heights Local Historic District Conceptual Discussion for new construction Miller Architecture, Applicant</i>	<i>HDC 2012-172</i>	<i>Information Only – No Action Taken</i>
O.	<i>231 West Park Ave, Wilmore Local Historic District Addition Kristin Johnson, Applicant</i>	<i>HDC 2012-173</i>	<i>Assigned to Design Review Committee</i>

The HDC Policy and Procedure Retreat has been scheduled for January 16, 2013.