

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

Planning Commission

Feb 4, 2013
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon



Agenda

Charlotte-Mecklenburg Planning Commission

February 4, 2013 - Noon

CMGC - Conference Room 267

Work Session Agenda

Call to Order & Introductions

Yolanda Johnson

Administration

Approval of Planning Commission Minutes

Approve the January 7, 2013 Work Session minutes.

Attachment 1

Policy

Prosperity Hucks Area Plan Commissioner Report

Andy Zoutewelle

Background: Commissioner Low will provide a report from the January 10th public workshop.

Action: Receive as information.

Park Woodlawn Area Plan Commissioner Report

Karen Labovitz

Background: Commissioner Labovitz will provide a report from the January 29th public meeting.

Action: Receive as information.

Blue Line Extension Station Area Plans Commissioner Report

Meg Nealon and Deb Ryan

Background: Commissioners Nealon and Ryan will provide a report from the January 31st public meeting.

Action: Receive as information.

Text Amendment(s)

Student Housing & Parking Issues Text Amendment Update

Michelle Jones

Background: Planning staff to provide an update on the text amendment Citizen Advisory Group process.

Action: Receive as information

Student Housing & Parking Issues Commissioner Report

Steven Firestone & Greg Phipps

Background: Commissioners Firestone and Phipps will provide reports from the January 10th Citizen Advisory Group meeting.

Action: Receive as information.

Microbrewery Text Amendment Update

Bridget Dixon

Background: Planning staff to provide an update on the Microbrewery Text Amendment.

Action: Receive as information.

Microbrewery Text Amendment Commissioner Report

Andy Zoutewelle

Background: Vice-Chairperson Zoutewelle to provide updates from the Public Kick-off meeting and the January 29th CAG meeting.

Action: Receive as information.

Nightclubs, Bars, Lounges & Restaurants Text Amendment Update

Debra Campbell

Background: Planning staff will provide an update on the text amendment process.

Action: Receive as information.

Nightclubs, Bars, Lounges & Restaurants Commissioner Report

Andy Zoutewelle

Background: Commissioner Low will provide a report from the January 24th CAG meeting.

Action: Receive as information.

Information

Planning Director's Report

Debra Campbell

- Planning Department's Public Outreach Presentations

Attachment 2

February & March 2013 Meeting Schedules

Attachment 3

Committee Reports

Executive Committee

Yolanda Johnson

- December 17, 2012 Approved Minutes
- Future Work Session Agenda Items

Attachment 4

Future Work Session Agenda Items	Work Session
1. Airport Update	March
2. Wallscape Signage Text Amendment	March
3. CATS Update	April
4. CMPD Update	TBD
5. Residential Design Standards Text Amendment	TBD
6. State Sustainability Task Force	TBD

Zoning Committee

Yolanda Johnson

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

Tammie Keplinger

Attachment 5

Attachment 6

Planning Committee

Andy Zoutewelle

Planning 101 Committee

Meg Nealon

"Choosing Charlotte: We built it, they came, what's next?"

Economic Development Committee

Lucia Zapata Griffith

Historic District Commission

Tom Low

- January 30, 2013 Meeting Update

Attachment 7

Communication Committee

Andy Zoutewelle

Communication from Chairperson

Yolanda Johnson

A stylized graphic consisting of several overlapping, wavy bands of color. The top band is a dark blue, the middle is a lighter blue, and the bottom is a green. The word "Administration" is written in a white, cursive font across the blue bands. The graphic has a layered, paper-like appearance with some white highlights and shadows.

Administration

Charlotte-Mecklenburg Planning Commission

Attachment 1

January 7, 2013 - Noon

CMGC - Conference Room 267

Action Minutes

Call to Order & Introductions

Chairperson Johnson called the meeting to order at 12:10 pm followed by introductions.

Attendance

Commissioners Present: Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson), Emma Allen, Tracy Finch Dodson, Ray Eschert, Steven Firestone, Karen Labovitz, Tony Lathrop, Tom Low, Meg Nealon, Greg Phipps and Deb Ryan

Commissioners Absent: Lucia Zapata Griffith and Dwayne Walker

Staff Present: Laura Harmon (Assistant Director), Garet Johnson (Assistant Director), Alberto Gonzalez, Linda Keich, Cheryl Neely, Alysia Osborne and Kent Main

Guest: Mike Sullivan

Administration

Approval of Planning Commission Minutes

Commissioner Allen made a motion to approve the December 3, 2012 work session minutes, seconded by Commissioner Phipps. The vote was 12-0 to approve the minutes with the following modification:

Commissioner Phipps asked that the minutes be modified to indicate that the MUMPO disclosure form is required for "voting" MUMPO members and their immediate family members.

Policy

Park Woodlawn Area Plan Update

Alberto Gonzalez gave an update of the Park Woodlawn Area Plan. The presentation focused on:

1. Introduction & Overview
2. Area Plan Process
3. Preliminary Draft Plan Recommendations
4. Summary of Public Comments
5. Review & Adoption Next Steps

Vice-Chairperson Zoutewelle asked what provisions will be made in the area plan for pedestrian safety. Mr. Gonzalez replied that sidewalk expansions and planting strips will be put in as redevelopment occurs. Pedestrian crosswalks will improve pedestrian safety.

Commissioner Eschert noted that there seemed to be some friction between the concept of additional density and the ongoing problem with transit in the area. He asked if CATS is underserving the area with bus transportation. Mr. Gonzalez responded CATS is aware of the issues in the area and are always looking at the routes.

Park Woodlawn Area Plan Commissioner Report

Commissioner Labovitz reported on the Park Woodlawn Area Plan process. She noted that Alberto Gonzalez did an excellent job and was very organized. She particularly liked how expert speakers attended the Citizen Advisory Group (CAG) meetings to discuss different topics. She also liked the breakout groups because attendees had a chance to express their opinions and ask questions.

Based on comments she heard at the CAG meetings, Commissioner Labovitz suggested that staff use the first 15 minutes of each meeting to discuss the purpose of an area plan and explain the CAG process. The reason it should be done at all the meetings is because the same people don't attend every meeting. She also suggested that staff take comments and bring information back to the CAG telling them how staff is responding to what was said, providing an explanation of the reasons why we can or cannot do something.

Garet Johnson thanked Commissioner Labovitz for her observations. She stated her comments with "fresh eyes" are helpful. It was a good idea to help people understand what an area plan is. In general, she thought it would be helpful for lay people to help come up with language that can be used for all area plans to meet the public's expectations. The public may not like the answers at the end of the process, but it would be a huge accomplishment if they feel like they have been heard and understand the process.

Commissioner Low suggested that a handout be distributed, prior to the start of the meeting, which includes definitions of planning terms and other information about the project. Assistant Director Johnson stated that staff had done this before, but was not consistent with it.

Prosperity Hucks Area Plan Commissioner Report

Commissioner Low updated the Commission on the Prosperity Hucks Area Plan Workshop. He liked the meeting format and stated there was a lot of good communication. Staff was stationed at different tables with lots of maps and graphics on display. Some of the topics that attendees discussed included the greenway, schools, and transportation.

Chairperson Johnson thanked the Commissioners for attending these meetings.

Text Amendment(s)

Parking & Housing Near Universities Text Amendment Commissioner Report

Commissioner Firestone asked if staff was available to give an update. Assistant Director Harmon stated staff is continuing to work through the issues and the next CAG meeting is scheduled for Thursday, January 10th. There is a lot of support for student housing, but staff does not have legal clarity. Parking is also an issue associated with this use.

Chairperson Johnson asked Ms. Harmon to explain the issue with the fair housing law. Assistant Director Harmon replied the issue is whether or not students can be limited under the federal fair housing laws. The Police Department has indicated that students may be limited and the City Attorney's Office says otherwise.

Discussion continued on the legality of the use.

Commissioner Ryan asked if the Commission was deliberating and if they should wait for the text amendment to come before the Commission. Chairperson Johnson explained that the Commission was not deliberating. The Zoning Committee will deliberate on the text amendment. This discussion was an update on what happened at the CAG meeting. Commissioner Ryan stated that she hopes the Commission will have a discussion on whether or not they support the idea.

Chairperson Johnson asked if there was a project schedule and if staff could provide information about where we stand on this legally. Assistant Director Harmon replied staff will probably be able to come back next month to provide an update on the staff recommendation.

Discussion continued on this issue and Chairperson Johnson asked staff to provide an update at the February work session.

Information

Planning Director's Report

Garet Johnson stated that at the last work session Commissioners asked about the process staff uses to notify businesses during the area planning process. In response to this discussion, the Planning Director asked Alysia Osborne to provide an overview of the notification process.

Ms. Osborne presented the following notification/stakeholder outreach processes, which are used by staff:

- Traditional Mailings
 - Property Owner
 - Current Resident
 - Cumulative Mailing Lists (prior plans)
 - Spanish Notifications
- Stakeholder Interviews/Focus Groups
 - Neighborhood Leaders
 - Business Owners/Business Associations
 - Institutional and Civic Organizations
 - Citizen Tasks Force
- Business Outreach
 - Stakeholder Interviews
 - Focus Groups
 - Chapter Chamber Presentations
 - Ongoing Communication

Ms. Osborne also presented information about public input options, including how the Department's website and technology is used during the area planning process.

Chairperson Johnson asked Alysia Osborne to send the presentation to the full Commission.

Assistant Director Johnson added that several years ago the Planning Commission helped come up with a revised notification process that staff still uses. Basic things have to be done with each notification; however, the notification varies depending on the area and the issues.

Committee Reports

Executive Committee

Vice-Chairperson Zoutewelle reminded the Commission that he sent an email requesting a volunteer for the Microbrewery text amendment and had not received any responses. He also asked for someone to volunteer for the Wallscapes and the Nightclubs, Restaurants, Bars and Lounges text amendments. Commissioner Ryan volunteered for the Night Clubs, Bars and Lounges text amendment and Commissioner Nealon will be the backup. Commissioner Finch Dodson volunteered for the Wallscapes text amendment. Vice-Chairperson Zoutewelle agreed to follow the Microbrewery text amendment process.

Chairperson Johnson suggested that Zoning Committee members also attend some of these meetings because the text amendments will come before them for review and a recommendation.

Commissioner Dodson stated that Cheryl Neely had developed a matrix for the Executive Committee to use to track Commissioner project assignments. The matrix was distributed and will be distributed every couple of months to the full Commission. She asked Commissioners to review the matrix and let an Executive Committee member know if something needs to be changed.

Chairperson Johnson stated that the Area Plan Meeting Report was distributed and should be used as a guide for making Commissioner Reports.

The Chairperson noted that future work session agendas will include presentations from CATS, the Airport and CMPD.

Zoning Committee

Laura Harmon reported the January Public Hearing is scheduled for January 22nd. The agenda includes five rezoning petitions and one text amendment. She reminded the Committee that there will be two Zoning Committee meetings in January because the December meeting was rescheduled to January.

Planning Committee

Vice-Chairperson Zoutewelle stated the Planning Committee did not have any Mandatory Referrals to review and did not meet in December. The next meeting is scheduled for January 15th.

Planning 101 Committee

Commissioner Nealon reported that *Choosing Charlotte: We Built it, They Came, What's Next* will be the first of a series of 4 events. A speaker has committed and the Committee is trying to confirm the date. The group is also working to narrow the list of potential venues, identifying the target audience and developing a communication strategy. The Committee is working to identify potential partners who may give access to their membership lists for notification purposes. Mary Hopper with ULI is helping the Committee develop the communication strategy. Additional details will be provided at the next work session.

HDC

Commissioner Low reported the HDC meeting lasted 7 hours. He noted that two cases were referred to the Design Review Committee. He attended the Design Review Committee meeting to become familiar with the process.

MUMPO

Commissioner Phipps stated that the NC legislation is getting ready to gear up again and he will be looking out for any Planning related legislation.

Communication Committee

Vice-Chairperson Zoutewelle reported that in addition to working on the *Choosing Charlotte* communication plan, the Committee is also preparing the mid-year report to submit to Council.

Communication from Chairperson

Chairperson Johnson informed the Commission that it was time for Committee rotations. She indicated that a few Commissioners would need to be rotated.

The Chairperson stated that the Raleigh Planning Commission Chairperson had invited the Commission to attend the Raleigh Planning Commission meeting on February 12, 2013. They will be discussing their Comprehensive Plan at this meeting. She asked Commissioner Labovitz if she could coordinate the visit. Commissioner Labovitz replied that she would not be able to do so because she will be out of town.

Chairperson Johnson reported that the Commission would present a mid-year report to City Council at their January 22nd Zoning Dinner Meeting. The report will highlight some of the Commission's initiatives as well as focus on *Choosing Charlotte*.

Adjournment

The meeting adjourned at 1:54 pm.



Charlotte-Mecklenburg Planning Department

FY2013 Community Outreach Presentations

#	Date	Presentation	Staff
1	10/06/12	Ballantyne Festival - Planning Department Overview	M. McCullough
2	10/12/12	Iredell County Mayors & Managers Meeting - MPO Planning Area Boundary Expansion	B. Cook
3	10/16/12	Charlotte Regional Alliance for Transportation - MPO Planning Area Boundary Expansion	B. Cook
4	10/22/12	NC League of Municipalities Mobile Tour - Façade Grants and Infrastructure Improvements	K. Main/M. McCullough
5	10/25/12	Brightwalk Housing Fair - Statesville Avenue Corridor Plans	M. McCullough
6	10/30/12	Bryant Park PED Overlay Zoning Implementation	K. Main/T. Keplinger
7	11/01/12	Charlotte Regional Alliance for Transportation - MPO Planning Area Boundary Expansion	B. Cook
8	11/14/12	GIS Day 2012	M. Sigmon
9	11/16/12	APA Planners Training Service Transit Oriented Development Course & South Corridor Tour	A. Goodwin/K. Main
10	12/11/12	Civic By Design - South End Raising the Bar	K. Main
11	12/11/12	Final Plat Review & Submittal Process - Meck County Storm Water Services Floodplain Workshop	J. Weaver
12	01/11/13	Providence Day School - CCW & Land Use Plans/Sustainable Development	G. Johnson
13	01/22/13	Highland Creek Advisory Committee - Prosperity Hucks Area Plan Process	K. Main/S. Basham
14	01/30/13	Chamber Land Use Committee - Incentive Based Inclusionary Housing	D. Campbell/B. Suttle
15	01/30/13	Remax Sales Agent Meeting - Regional Transportation Projects	B. Cook

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 CH-14 Basement – CMGC
02-20-13	5:00 p.m.	MOU Subcommittee	Conference Room 266 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			
Nightclubs, Bars, Lounges and Restaurants Text Amendment			
02-19-13	6:00 p.m.	Citizen Advisory Group	Conference Room 267 2 nd Floor – CMGC
Microbrewery Text Amendment			
02-21-13	6:00 p.m.	Public Kick-off Meeting	Conference Room 280 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

March 2013

Date	Time	Purpose	Location
Full Planning Commission			
03-04-13	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
03-18-13	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
03-19-13	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
03-18-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
03-18-13	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
03-27-13	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
03-13-13	3:00 p.m.	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
03-20-13	4:00 p.m.	MOU Subcommittee	Conference Room 266 2 nd Floor – CMGC
03-20-13	6:00 p.m.	MUMPO Education Session	Conference Room 267 2 nd Floor – CMGC
03-20-13	7:00 p.m.	MUMPO Meeting	Conference Room 267 2 nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
Nightclubs, Bars, Lounges and Restaurants Text Amendment			
03-05-13	6:00 p.m.	Citizen Advisory Group	Conference Room 267 2 nd Floor – CMGC
03-21-13	6:00 p.m.	Citizen Advisory Group	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Commission

Executive Committee Meeting

December 17, 2012

Action Minutes

Attachment 4

Approved January 22, 2013

Attendance

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

Commissioner Absent: Emma Allen

Staff Present: Debra Campbell and Cheryl Neely

Call to Order

Chairperson Johnson called the meeting to order at 4:02 p.m.

Approval of November 12, 2012 Executive Committee Minutes

A motion was made by Vice-Chairperson Zoutewelle and seconded by Commissioner Finch Dodson to approve the November 12, 2012 Executive Committee minutes. The vote was 3-0 to approve the minutes.

November 12, 2012 Executive Committee Meeting Follow-up

Communication with Elected Officials

The Chairperson reported that the Commission will make a mid-year communication presentation to City Council on January 22, 2013 at the Zoning Dinner Meeting. The major portion of the presentation will focus on the Planning 101/Choosing Charlotte event. In addition to the Chairperson and Vice-Chairperson, Commissioners Nealon and Zapata Griffith will also participate in the presentation. The Chairperson and the Communication Committee will work with staff to prepare a mid-year report for distribution to Council. The Commission may also invite Elected Officials to their annual social event this spring.

Communication with Commissioners

Cheryl Neely asked the Committee if they had any comments on the matrix that was developed for Commissioners to use to track projects. The Committee discussed the information that should be on the matrix. Following discussion, the Committee agreed to present the matrix and the area plan meeting report form to the full Commission at the January work session; however it will not be distributed monthly, as it is a tool for the Executive Committee to track and manage project assignments.

Area Plan Process Overview

The Planning Director reported that staff can provide information about techniques and strategies that are used to engage the business community in the area planning process. The method varies depending on the area. Cheryl Neely explained that staff met with business owners along the Independence Corridor when working on the Independence Area Plan. Staff notified business tenants for the Blue Line Extension Station Area Plans process. The Committee asked that staff provide an overview of these strategies at a future work session.

Planning 101/Choosing Charlotte

The Chairperson reported that staff sent the names of target groups to the full Commission for review and input. Chairperson Johnson will follow-up with Commissioners who had questions about this request.

The Chairperson shared that she would like to bring in a celebrity for this initiative. She asked the Planning Director for her opinion. The Planning Director noted that a celebrity who can speak to the subject matter, such as a former mayor, may be appropriate. She reminded the Committee that this is the first of a series of events and having a celebrity may increase attendance, but may not necessarily result in good attendance at the follow-up events.

The Chairperson asked about hiring an event planner to assist with planning this initiative. The Planning Director stated that staff would have to absorb the responsibilities.

Commissioner Finch Dodson shared that the key note speaker will only charge for travel expenses.

Holiday Party

The Chairperson reminded the Committee that they will plan a social event in the spring of 2013. She asked the Committee members to help keep this on their radar screen.

Approval of January 2013 Work Session Agenda

Chairperson Johnson noted that much of the recent work sessions had been used for Commissioner reports. She asked the Committee if they thought it was necessary to bring in a guest speaker. Vice-Chairperson Zoutewelle suggested that staff add updates from the Airport, Police and CATS to the future work session agenda items list.

The Committee approved the January 2013 work session agenda.

January and February 2013 Meeting Schedules

Cheryl Neely reminded the Committee that due to the MLK Holiday, the January 2013 Executive Committee meeting was rescheduled to January 22nd.

The Committee approved the meeting schedules as submitted.

Chairperson Johnson shared that the Raleigh Planning Commission invited the Commission to attend their February 12, 2013 meeting. The Raleigh Commission will be discussing their proposed comprehensive plan amendment. She will present this to the full Commission for interest and will ask for a volunteer to work on scheduling this trip. The Planning Director reported that the Department will help with travel expenses.

Adjournment

The meeting adjourned at 5:05 p.m.

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

1.	<u>Petition No. 2012-070</u> (Council District 7 - Cooksey) 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.
2.	<u>Petition No. 2012-082</u> (Council District 4 - Barnes) 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.
3.	<u>Petition No. 2012-087</u> (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).
4.	<u>Petition No. 2012-103</u> (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 34 th Street and East 35 th Street from R-5 and B-1 to TOD-MO.
5.	<u>Petition 2012-105</u> 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.
6.	<u>Petition No. 2013-005</u> (Council District 2 - Mitchell) 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.
7.	Innovative Request for Rezoning Petition 1999-033c Judson Stringfellow with EST Properties, LLC is requesting approval of innovative provisions for a portion of the Mallard Lake development associated with rezoning petition 1999-033c. The site is located on the west side of Salome Church Road between Mallard Roost Road and Mallard Lake Road.

**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 18th day of February, 2013** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

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. 2013-007 by Cardinal Real Estate Partners for a change in zoning for approximately 10.48 acres located on the east and west sides of Forest Point Circle near the intersection of West Arrowood Road and Forest Point Boulevard from B-D(CD) to O-1.

Petition No. 2013-008 by Board of Trustees, Central Piedmont Community College for a INST(CD) site plan amendment, for approximately 1.96 acres located on the southeast corner at the intersection of Alleghany Street and Ashley Road.

Petition No. 2013-009 by Bonterra Builders for a change in zoning for approximately 3.89 acres located on the north side of Spencer Street between Academy Street and Anderson Street from I-2 to MUDD-O.

Petition No. 2013-010 by Penske Truck Leasing Company, L.P. for a change in zoning for approximately 2.45 acres located on the south side of Brookford Street between Nevada Boulevard and Westinghouse Boulevard from I-2 to I-1.

Petition No. 2013-011 by Tyler Conner and Ashley Butler for a change in zoning for approximately 0.20 acres located on the west corner at the intersection of Sharon Road and Westminster Place from R-3 to UR-1(CD).

Petition No. 2013-013 by Adam Fiorenza for a change in zoning for approximately 9.50 acres located on the north side of Providence Road West at the intersection of Old Ardrey Kell Road and Providence Road West from R-3 to R-4.

Petition No. 2013-014 by Lisa Hoover-Khojasteh and Mak Khojasteh for a change in zoning for approximately 1.26 acres located on the north side of Ballantyne Commons Parkway across from Williams Pond Lane from R-3 to O-1(CD).

Petition No. 2013-015 by Park South of Union, LLC for a change in zoning for approximately 4.99 acres located on the west side of Park South Drive between Archdale Drive and Teversham Lane from R-3 to UR-2(CD).

Petition No. 2013-016 by Valley Development, Inc for a UR-2(CD) site plan amendment, for approximately 4.27 acres located on the east side of Wendwood Lane near the intersection of Randolph Road and Wendwood Lane.

Petition No. 2013-020 by Durban Development, LLC for a change in zoning for approximately 1.04 acres located on the south side of Milton Road between Barrington Drive and North Sharon Amity Road from B-1SCD to NS.

Petition No. 2013-021 by East Group Properties, LP for a change in zoning for approximately 43.29 acres located on the southeast corner of the intersection of Steele Creek Road and Shopton Road from I-1(CD) and R-3 to I-2(CD).

Petition No. 2013-022 by Mission Properties, LLC for a change in zoning for approximately 0.82 acres located on the west side of South Summit Avenue near the intersection of West Morehead Street and South Summit Avenue from R-5 to UR-2(CD).

Petition No. 2013-023 by Camden for a change in zoning for approximately 36.10 acres located on the west side of Providence Road across from Strawberry Hill Drive from R-12MF to R-17MF(CD).

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, February 13, 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 **Monday, the 18th day of February, 2013** on the following petition that propose changes to the City of Charlotte Zoning Ordinance:

Petition 2012-090 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to 1) allow the Zoning Board of Adjustment to have jurisdiction to grant variances on certain standards within the Transit Oriented Development districts (TOD), the Pedestrian Overlay district (PED), Mixed Use Development district (MUDD), and Uptown Mixed Use district (UMUD), and Transit Supportive Overlay District (TS), 2) allow the Board of Adjustment to have authority to consider variances related to the number of, or size of, permissible signs in a conditional district, and 3) allow the Board of Adjustment to have jurisdiction with respect to an interpretation of, or decision about the TOD or PED development or urban design standards.

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

January 30, 2013

At their January 30, 2013 Regular Meeting, the Charlotte Historic District Commission made the following rulings on Applications for Certificates of Appropriateness:

A.	<i>747 Romany Road, Dilworth Local Historic District Window Replacement James & Jacky Freeman, Applicant</i>	<i>HDC 2012-152</i>	<i>Deferred</i>
B.	<i>231 West Park Avenue, Wilmore Local Historic District Addition Kristin Johnson, Applicant</i>	<i>HDC 2012-173</i>	<i>Approved</i>
C.	<i>307 East Boulevard, Dilworth Local Historic District Signage Rite Lite Signs, Applicant</i>	<i>HDC 2013-001</i>	<i>Deferred</i>
D.	<i>400 East Boulevard, Dilworth Local Historic District Signage Rite Lite Signs, Applicant</i>	<i>HDC 2013-002</i>	<i>Approved</i>
E.	<i>917 Berkeley Avenue, Dilworth Local Historic District Replacement of Existing Garage Don Duffy Architecture, Applicant</i>	<i>HDC 2013-004</i>	<i>Approved</i>
F.	<i>611 North Pine Street, Fourth Ward Local Historic District New Construction – Duplex ALB Properties</i>	<i>HDC 2013-007 HDC 2013-008</i>	<i>Deferred Approved</i>
G.	<i>1122 Buchanan Street, Wilmore Local Historic District Second Floor Addition Paul Edwards, Applicant</i>	<i>HDC 2013-009</i>	<i>Approved in Concept</i>
H.	<i>612 East Tremont Avenue, Dilworth Local Historic District Front Porch Replacement Gray Stout, Applicant</i>	<i>HDC 2013-011</i>	<i>Approved w/ Conditions</i>

The Commission also attended a *Policy and Procedure Retreat* January 16, 2013. This half-day workshop focused on three areas:

The NC Certified Local Government Program & Historic Preservation Tax Credits

Rob Crawford, CLG Program Coordinator
State Historic Preservation Office
NC Department of Cultural Resources

Historic District Commission Processes and Procedures & The Quasi-Judicial Process

Thomas Powers, Assistant City Attorney

Historic District Commission Design Guidelines

John Rogers, HDC Administrator