

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

Planning Commission

Apr 8, 2013
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon

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

Agenda

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

April 8, 2013 - Noon

CMGC - Conference Room 267

Call to Order & Introductions

Yolanda Johnson

Administration

Approval of Planning Commission Minutes

Approve the February 4, 2013 work session minutes.

Attachment 1

Policy

Charlotte Area Transit System (CATS) Update

John Muth

Background: CATS staff to present information on the Blue Line Extension, North Corridor

Funding, Gateway Station and advertising on transit.

Action: Receive as information.

Urban Land Institute (ULI) Reality Check 2050

Kimberly Melton

Background: ULI staff to provide information about the Reality Check 2050 event which will be held in June. This event is in partnership with the CONNECT Our Future project.

Action: Receive as information.

Information

Planning Director's Extended Report

Debra Campbell

- Planning Department's Public Outreach Presentations

Attachment 2

April & May 2013 Meeting Schedules

Attachment 3

Committee Reports

Executive Committee

Yolanda Johnson

- February 18, 2013 Approved Minutes
- Future Work Session Agenda Items

Attachment 4

Future Work Session Agenda Items	Work Session
1. NC Legislation Update	May
2. MUMPO Update	TBD
3. CMPD Update	TBD
4. Wallscape Signage Text Amendment	TBD
5. Residential Design Standards Text Amendment	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

- February 19, 2013 Approved Minutes

Attachment 7

Planning 101/Choosing Charlotte Committee

Meg Nealon

Economic Development Committee

Lucia Zapata Griffith

Communication Committee

Andy Zoutewelle

Historic District Commission

- March 28, 2013 Meeting Update

Tom Low
Attachment 8

MUMPO

Greg Phipps

Communication from Chairperson

- Nominating Committee

Yolanda Johnson

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, torn paper or fabric, with the colors blending into each other at the edges. The background is plain white.

Administration

Charlotte-Mecklenburg Planning Commission

Attachment 1

February 4, 2013 - Noon

CMGC - Conference Room 267

Action Minutes

Call to Order & Introductions

Chairperson Johnson called the meeting to order at 12:05 p.m. followed by introductions.

Attendance

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

Commissioner Walker arrived at 12:17 p.m.

Commissioner Finch Dodson left at 12:50 p.m.

Commissioner Allen left at 1:15 p.m.

Commissioners Absent: Karen Labovitz

Staff Present: Debra Campbell (Planning Director), Bridget Dixon, Laura Harmon, Garet Johnson, Michelle Jones, Linda Keich, Melony McCullough, Barry Mosley, Cheryl Neely and Amanda Vari

Guest: Council Member John Autry

Administration

Approval of Planning Commission Minutes

Commissioner Allen made a motion to approve the January 7, 2013 work session minutes, seconded by Commissioner Finch Dodson. The vote was 12-0 to approve the minutes.

Policy

Prosperity Hucks Area Plan Commissioner Report

Vice-Chairperson Zoutewelle stated that Commissioner Low is assigned to the area plan, but he was unable to attend the January 10th meeting. Vice-Chairperson Zoutewelle attended the meeting for Commissioner Low. He reported that the topics of discussion included greenway connections, open space, Hucks Road relocation, schools and traffic patterns. Staff is working to develop the draft plan over the next few weeks.

Park Woodlawn Area Plan Commissioner Report

Vice-Chairperson Zoutewelle attended the January 29th meeting for Commissioner Labovitz. The meeting was well attended and the community had a lot of interest in the draft area plan. Discussion at the meeting focused on the Park Road Shopping Center, connectivity among the neighborhoods adjacent to the shopping center, as well as connectivity between shopping centers and redevelopment opportunities along Park Road.

The Planning Committee is scheduled to receive public comment on the plan at their February 19th meeting. Commissioner Finch Dodson and Vice-Chairperson Zoutewelle toured the study area with staff.

Blue Line Extension Station Area Commissioner Report

Commissioner Nealon reported that staff presented draft recommendations at the January 31st BLE meeting. Generally, attendees were concerned about what parcels are being impacted, sidewalk connections, proposed streetscape improvements and on-street parking.

Student Housing and Parking Issues Text Amendment Update & Commissioner Report

Michelle Jones provided an update on the Student Housing Text Amendment. The presentation focused on:

1. Background Information
2. Citizen Advisory Group (CAG) Process
3. Issue Identification
4. Project Status

Ms. Jones informed the Commission that the CAG process is on hold pending legal advice on whether fair housing laws prevent the limitation of student only rentals that are not affiliated with a university. Staff is also researching how the use can legally be regulated by Zoning.

Commissioner Phipps reiterated that the CAG process had been put on hold and the CAG meetings were cancelled to allow staff time to research fair housing legislation.

Commissioner Griffith asked if the areas near Johnson C. Smith, Johnson & Wales and Queens University are affected by this. Michelle Jones responded that this amendment, if developed, would be citywide and affect all colleges and universities.

Vice-Chairperson Zoutewelle asked if other communities with large student populations have this issue. Michelle Jones replied that some communities limit the residents who are allowed to live in the units. Columbia, South Carolina passed an ordinance to restrict student housing. The City Attorney's Office is reviewing this ordinance.

Microbrewery Text Amendment Update & Commissioner Report

Bridget Dixon presented an update on the Microbrewery Text amendment. The presentation focused on:

1. What is Permitted Now
2. Types of Breweries
3. CAG Process
4. Definition
5. Allowable Zoning Districts
6. Next Steps

Following discussion, Vice-Chairperson Zoutewelle commented that CAG members think the existing code is overly restrictive as to this type of use. He also noted a concern with enforcement. Staff and the CAG are challenged with developing measureable standards.

Chairperson Johnson informed the Commission that City Council Member John Autry joined the meeting.

Nightclubs, Bars and Restaurants Text Amendment Update & Commissioner Report

Director Debra Campbell provided an update on the Nightclubs Bars and Restaurants Text Amendment. The presentation focused on:

1. Purpose and Goals
2. Current Regulations
3. CAG Process
4. Status Report
5. CAG Issues
6. Next Steps

Chairperson Johnson reported that the meeting was well attended and complimented Director Campbell on how well she facilitated the meeting. She noted that attendees questioned the broad application of the text amendment versus parcel specific application. The Planning Director explained that this particular issue may not be a one size fits all. She also asked Commissioners to encourage interested persons to attend the CAG meetings.

Information

Planning Director's Report

The Planning Director directed the Commission to Attachments 2 and 3.

Committee Reports

Executive Committee

Chairperson Johnson noted that the Executive Committee minutes are included in the agenda packet.

Zoning Committee

Tammie Keplinger reported that 17 hearings are scheduled in February.

Planning Committee

Vice-Chairperson Zoutewelle stated that the Planning Committee did not meet in January. The next meeting is February 19th. There is one mandatory referral on the agenda, as well as public comment on the Park Woodlawn Area Plan. He noted that the Nightclubs, Bars and Restaurants Text Amendment CAG meeting conflicts with the Planning Committee meeting. The Planning Director apologized for this oversight and stated that the CAG meeting can start later.

Planning 101 Committee/Choosing Charlotte

Chairperson Johnson thanked the Committee and the staff for the work they have done on this initiative. She reported that the Commission presented the mid-year report at Council's Zoning Dinner Meeting on January 22nd. The majority of the report focused on Choosing Charlotte. Council shared some legitimate concerns about the event. The Chairperson reported that the message to Council may not have been clear. The Committee needs to rethink this event and make sure that Council understands that Choosing Charlotte is a planning related initiative and economic development is only a component. Council also cautioned the Committee to make sure that this is a community public outreach event so that it does not look like an industry event for networking.

HDC

Commissioner Low reported that several applications were reviewed; however, none were referred to the Design Review Committee.

MUMPO

Commissioner Phipps reported that MUMPO elected new officers. Sara McCauley, Town of Huntersville, is the new Chairperson and Brad Horvath, Wesley Chapel, is the Vice-Chairperson. One of the most contentious issues is the HOT lane issue on I-77.

Communication Committee

The Chairperson informed the Commission that this was covered during the Choosing Charlotte update.

Communication from Chairperson

Chairperson Johnson stated that she completed the rotation schedule. Commissioners Nealon and Walker are rotating from the Planning Committee to the Zoning Committee. Commissioners Phipps and Zapata Griffith are rotating from the Zoning Committee to the Planning Committee. The rotations are effective immediately.

Adjournment

The meeting adjourned at 1:30 p.m.



Charlotte-Mecklenburg Planning Department

FY2013 Community Outreach Presentations

#	Date	Presentation	Staff
1	12/11/12	Civic By Design - South End Raising the Bar	K. Main
2	12/11/12	Final Plat Review & Submittal Process - Meck County Storm Water Services Floodplain Workshop	J. Weaver
3	01/11/13	Providence Day School - CCW & Land Use Plans/Sustainable Development	G. Johnson
4	01/22/13	Highland Creek Advisory Committee - Prosperity Hucks Area Plan Process	K. Main/S. Basham
5	01/30/13	Chamber Land Use Committee - Incentive Based Inclusionary Housing	D. Campbell/B. Suttle
6	01/30/13	Remax Sales Agent Meeting - Regional Transportation Projects	B. Cook
7	02/12/13	CMS Academic Internship Program Students - Engineering Career	S. Basham
8	02/19/13	Russian Delegation - Planning in Charlotte-Mecklenburg	D. Campbell
9	02/21/13	PED Neighborhood Leaders - PED Update	L. Harmon/K. Main/ S. Montgomery/M. Jones
10	02/23/13	Ballantyne Breakfast Club Priorities 2013 Meeting – District 7 Planning Initiatives	D. Campbell/M. McCullough
11	02/28/13	Steele Creek Residents Association - MUMPO, Rezoning & Planning Initiatives	B. Cook/M. McCullough/ S. Basham/S. Spencer
12	03/02/13	KIPP School Career Fair Girl's Leadership Program - Planning Profession	M. Vari
13	03/16/13	Council District 3 Meeting - Area Assets, Asset Mapping & Bryant Park PED Overlay	M. McCullough
14	03/25/13	Dilworth Community - PED Update	L. Harmon/K. Main/ S. Montgomery
15	03/27/13	NC, SC and VA Transportation Stakeholders - MUMPO's Congestion Management Process	N. Landa

Meeting Schedule

April 2013

Date	Time	Purpose	Location
Full Planning Commission			
04-08-13	Noon	Work Session ¹	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
04-15-13	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
04-08-13	9:30 a.m.	Prosperity Hucks Area Plan Tour	Lobby - CMGC
04-16-13	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Zoning Committee			
04-15-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
04-15-13	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
04-17-13	4:30 p.m.	Work Session ²	Conference Room 280 2 nd Floor – CMGC
04-24-13	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
04-18-13	3:00 p.m.	Historic District Commission ³	Innovation Station 8 th Floor – CMGC
04-17-13	4:00 p.m.	MOU Subcommittee	Innovation Station 8 th Floor – CMGC
04-17-13	6:00 p.m.	MUMPO Education Session	Conference Room 267 2 nd Floor – CMGC
04-17-13	7:00 p.m.	MUMPO Meeting	Conference Room 267 2 nd Floor – CMGC
04-26-13	Noon	Planning Coordinating Committee	Mahlon Adams Pavilion Freedom Park

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

¹ The regularly scheduled April 1, 2013 Planning Commission work session was rescheduled to April 8, 2013.

² The Zoning Committee will make recommendations on petitions 2013-01 and 2013-02 at this special called meeting.

³ The regularly scheduled April 10, 2013 HDC meeting was rescheduled to April 18, 2013.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

May 2013

Date	Time	Purpose	Location
Full Planning Commission			
05-06-13	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
05-20-13	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
05-21-13	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
05-20-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
05-20-13	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
05-29-13	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
05-08-13	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
05-15-13	4:00 p.m.	MOU Subcommittee	Conference Room 266 2 nd Floor – CMGC
05-15-13	6:00 p.m.	MUMPO Education Session	Conference Room 267 2 nd Floor – CMGC
05-15-13	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

05-09-13	6:00 p.m.	Citizen Advisory Group	Conference Room 267 2 nd Floor – CMGC
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Charlotte-Mecklenburg Planning Commission

Executive Committee

Action Minutes

February 18, 2013

Attachment 4

Approved March 18, 2013

Attendance

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

Vice-Chairperson Zoutewelle arrived at 4:05 pm.

Staff Present: Laura Harmon and Cheryl Neely

Call to Order

Chairperson Johnson called the meeting to order at 4:03 p.m.

Approval of January 22, 2013 Executive Committee Minutes

A motion was made by Commissioner Allen and seconded by Commissioner Finch Dodson to approve the January 22, 2013 Executive Committee minutes. The vote was 3-0 to approve the minutes.

January 22, 2013 Executive Committee Meeting Follow-up

Raleigh Planning Commission Visit

Chairperson Johnson reported that the Commission was invited to the March 19, 2013 Raleigh Planning Commission meeting. The Raleigh Commission will discuss their comprehensive plan at this meeting, which conflicts with the March Planning Committee meeting date. Chairperson Johnson asked if there were any pressing items on the Planning Committee's March agenda. Vice-Chairperson Zoutewelle explained that the Planning Committee may be scheduled to make a recommendation on the Park Woodlawn Area Plan at their March meeting. He also noted that the Planning Committee may also receive public comments on the Blue Line Extension Station Area Plans at their March meeting. The Committee agreed that this would not be a good date to visit the Raleigh Planning Commission meeting.

The Chairperson asked staff if the Raleigh Commission should be invited to attend the Planning Coordinating Committee (PCC) Joint Luncheon in April, since it is a regional meeting. Cheryl Neely explained that the PCC Joint Luncheon is primarily for all elected officials in Mecklenburg County and it would not be appropriate to invite the Raleigh Planning Commission. She noted that neither the Planning Commission nor the Town Planning Boards are invited to this event. The Chairperson agreed and she will invite the Raleigh Commission to the April 1, 2013 work session, which will include a Charlotte Area Transit System presentation.

Future Work Session Assignments

Chairperson Johnson indicated that Commissioner Phipps had suggested that the Commission receive a Mecklenburg-Union Metropolitan Planning Organization (MUMPO) update at a future work session. The Chairperson asked staff to add MUMPO to the future work session agenda items list. Vice-Chairperson Zoutewelle asked if this update could include information about North Carolina Department of Transportation projects, as well as a Charlotte Department of Transportation Thoroughfare Plan update.

Approval of March 4, 2013 Work Session Agenda

Laura Harmon noted that the Microbrewery Text Amendment is scheduled for public hearing in March and recommended that staff provide an update at the March work session. The Committee agreed and this item was added to the March agenda. Chairperson Johnson asked staff to remove the Planning 101, Economic Development, and Communication committee reports from the March agenda. Cheryl Neely indicated that a MUMPO report will be added to the agenda because of the special MUMPO meeting that will be held in February.

March and April Meeting Schedules

The meeting schedules were approved as submitted.

Planning 101/Choosing Charlotte Meeting

The Chairperson asked about the status of the Choosing Charlotte Committee meeting. Cheryl Neely reported that staff is in the process of scheduling a meeting. Chairperson Johnson will follow-up with Melony McCullough about scheduling the meeting.

Adjournment

The meeting adjourned at 4:22 p.m.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
March 27, 2013
4:30 P.M.

1. Petition No. 2013-004 (Outside City Limits) by River Rock Properties, LLC for a change in zoning for approximately 2.63 acres located on the south side of York Road and at the intersection of Grand Palisades Parkway, Langston Drive, and York Road from R-3(LLWCA) and MX-3(LLWCA) to O-1(CD)(LLWCA).
2. Petition No. 2013-012 (Council District 4 - Barnes) by Kinsale Properties, LLC for a change in zoning for approximately 1.48 acres located on the east side of Statesville Road near the intersection of Interstate 85 and Statesville Road between Boxmeer Drive and Burch Drive from B-2 to I-2(CD).
3. Petition No. 2013-020 (Council District 1 - Kinsey) 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.
4. Petition No. 2013-022 (Council District 2 - Mitchell) 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).
5. Petition No. 2013-025 (Council District 1 - Kinsey) by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 20.69 acres located on the south side of Old Concord Road at the intersection of North Tryon Street and Old Concord Road from B-2 and I-2 to TOD-M.
6. Petition No. 2013-026 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to clarify the maximum residential density requirements in the Pedestrian Overlay District.
7. Petition No. 2013-027 (Council District 1 - Kinsey) by Gateway Communities for a UR-2(CD)(HD-O) site plan amendment, for approximately 1.1 acres located at the north corner of the intersection of East Tremont Avenue and Euclid Avenue.
8. Petition No. 2013-028 (Council District 1 - Kinsey) by The Ronald McDonald House of Charlotte for a change in zoning for approximately 0.50 acres located on the north side of East Morehead Street between Queens Road and Bromley Road from R-12MF to O-2(CD).
9. Petition No. 2013-029 by Design Resource Group for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the development requirements in the PED, MUDD and UMUD districts to allow balconies to encroach two feet into the minimum setback.
10. Petition No. 2013-030 (Council District 7 - Cooksey) by Piper Station Apartments, LLC for a change in zoning for approximately 7.11 acres located on the north side of Ballantyne Commons Parkway between Rea Road and Brittany Oaks Drive from B-D(CD) and O-1(CD) to R-17MF(CD).
11. Petition No. 2013-031 (Council District 1 - Kinsey) by The Housing Partnership for a change in zoning for approximately 6.05 acres located on the north side of Samuel Street between Newland Road and Statesville Avenue near the intersection of Interstate 77 and Atando Avenue from R-22MF to UR-2(CD).
12. Petition No. 2013-032 (Council District 2 - Mitchell) by The Housing Partnership for a change in zoning for approximately 2.05 acres located on the south corner at the intersection of Double Oaks Road and Newland Road near Statesville Avenue from R-22MF and UR-2(CD) to UR-2(CD) and UR-2(CD) SPA.

**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 15th day of April, 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. 2013-014 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. 2013-033 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 2.44 acres located on the west side of North Tryon Street at the intersection of J.W. Clay Boulevard and North Tryon Street from B-1(CD) to TOD-M.

Petition No. 2013-035 by Summit Avenue Freedom Drive, LLC for a change in zoning for approximately 0.49 acres located on the southwest corner at the intersection of West Morehead Street, Freedom Drive, and Walnut Avenue from B-1(PED) to B-1(PED-O).

Petition No. 2013-036 by C4 Development, LLC for a change in zoning for approximately 1.31 acres located on the east side of Valleydale Road, on the west side of Bellhaven Boulevard and across from the intersection of Coulwood Drive and Valleydale Road from O-1(CD)(LWPA) and B-1(CD)(LWPA) to B-1(CD)(LWPA) and B-1(CD)SPA (LWPA).

Petition No. 2013-037 by Wendwood Parcel for a change in zoning for approximately 3.70 acres located between Randolph Road and Wendwood Lane near the intersection of Randolph Road, North Wendover Road and South Wendover Road from R-3 and UR-2(CD) to UR-2(CD) and UR-2(CD) SPA.

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, April 10, 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 15th day of April, 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.

Petition 2013-038 by Charlotte Area Transit System for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the information and advertising pillar sign regulations by removing information and advertising pillar signs on rapid transit platforms.

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

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
February 19, 2013 – 5:00 p.m.
CMGC – 2nd Floor, Room 280**

Attachment 7

Approved March 19, 2013

Attendance

Commissioners Present: Chairperson Andy Zoutewelle, Vice-Chairperson Tracy Finch-Dodson, Deborah Ryan, Greg Phipps, Thomas Low, Lucia Zapata Griffith (arrived at 5:45 p.m.) and Karen Labovitz

Commissioners Absent: Steven Firestone

Planning Staff Present: Michael Cataldo, Sonda Kennedy, Claire Lyte-Graham, Kent Main, Melony McCullough, Bryman Suttle and Jonathan Wells

Others Present: Tracy Newsome (Charlotte Department of Transportation) and Jason Lawrence (Charlotte Area Transit System)

Call to Order and Introductions

Chairperson Zoutewelle called the meeting to order at 5:05 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Ryan and seconded by Chairperson Tracy Finch Dodson to approve the November 20, 2012 minutes. The vote was 6-0 to approve the minutes.

Chairperson Zoutewelle explained the Planning Commission's role to the audience. He explained that the Commission is divided into two committees, Planning and Zoning. One of the primary responsibilities of the Planning Committee is to make recommendations to City Council on area plans. He further explained that the Zoning Committee makes recommendations to City Council on rezonings.

Public Comment on the draft *Park Woodlawn Area Plan*

Chairperson Zoutewelle provided the guidelines for providing comments on the plan. Kent Main (Planning Staff) stated that in Alberto Gonzalez's (Planning Staff) absence, he will give an overview of the draft *Park Woodlawn Area Plan*. He shared a PowerPoint presentation that included the plan area boundaries, background information about the planning process and key plan recommendations. He explained that the draft plan establishes a vision for the area and provides direction for future growth and development. A public meeting to receive comments on the draft plan was held in the community on January 29th. He then referenced a handout that summarized proposed changes to the draft plan. After reviewing some of the proposed revisions to the draft plan, he explained the process to request other revisions to the draft plan.

Chairperson Zoutewelle stated that the plan impacts many different properties in the area and that multiple comments have been received from persons interested in the area. It was noted that a draft copy of the plan and a comment sheet to provide input on the plan is on the website. The Chairperson stated that the Committee will begin deliberations on the plan at this meeting and make a recommendation in March or April. He asked the Committee members if they have any questions for staff

Commissioner Ryan asked about bike lanes on Park Road and if the proposed overland connector provides opportunities for bike and pedestrian connections. Tracy Newsome (CDOT) pointed out the difference between what is proposed in the Wedge areas versus the Activity Center. She explained the preference for parallel options along Park Road in the Wedge Area.

Commissioner Phipps asked if the Implementation Plan will address project costs. Ms. Newsome said that implementation will occur overtime and will be funded in a variety of ways. Some projects may be implemented and funded as a part of private development. There is not a fund setup specifically for the projects recommended in this plan. Chairperson Zoutewelle further explained that the plan is divided into two parts. City Council will be asked to adopt Part I: *The Concept Plan*. Part II: *The Implementation Guide* will not be adopted by City Council. Mr. Main added that staff tried to clearly convey to the public that there is not a promise of funding for projects recommended in the plan.

Commissioner Labovitz expressed her desire to have the citizens present ask general questions about the plan and provide comments on what they think is appropriate. Chairperson Zoutewelle stated that the Committee can listen to questions as they have in the past during the comment period. He thanked all who participated in the planning process. Commissioner Labovitz thanked Alberto Gonzalez and Kent Main for doing an excellent job addressing issues and concerns at the community meetings.

Richard Huff, Scaleybark Road, thinks Scaleybark Road is a wide street, convenient and has good views. He is concerned about adding bike lanes and changing the road width. He noted that the plan calls for a reduction in the width of travel lanes and an increase in the width of bicycle lanes. He is concerned about the obstruction of vehicle travel and an increase in accidents. He thinks that the current lanes are convenient and said that the benefits of a bike trail and costs were not discussed during the planning process.

Brenda Campbell, Hedgemore Drive, pointed out that Park Road Shopping Center is built on a suburban model and vehicle travel is difficult. She thinks that there should be better connections between neighborhoods and that bike lanes will be wonderful. She does not want too much traffic calming on Park Road and is concerned about the utility poles located in the middle of sidewalks. She states that the utility poles are dangerous for riders on scooters and an impediment to the aging population. In closing, she added that there is a need to improve multi-modal connections to the Center and that bus transportation should be made available to Uptown. She would like to see a transportation center at Park Road Shopping Center.

Lyle Darnell, Edens (owner of Park Road Shopping Center), described the planning process as refreshing, open and inclusive. He further stated that the process has been good and his company was glad to have input. He expressed appreciation for the opportunity to hear what is important to area residents. He said that Edens plans to continue to operate the shopping center as a first class retail environment and added that Park Road Shopping Center is special to his company because of its history in the community. However, he would like more flexibility.

Laura Dahlberg asked for clarification on a proposed connection on the concept map. Ms. Newsome explained that this is a conceptual connection. If the area redevelops, the connection will be reviewed to determine its feasibility.

Joe Padilla, Executive Director - *Real Estate and Building Industry Coalition*, recognized staff for doing an excellent job developing the plan vision and acknowledged the challenges involved in developing a plan for such a critical area of Charlotte. He would like to see the plan focus more on cohesive development and find ways to look at policies that may actually bring about specific regulatory incentives. He further stated that the real future and sustainable health of the area depends on how effective that area develops and future rezonings. He said the plan may not provide enough opportunities for density along some of the corridors within the Activity Center.

Mr. Padilla added that economic development is extremely challenging. He spoke of density issues and building heights that will allow you to maximize the economics of a particular project. He thinks that flexibility is needed when considering redevelopment opportunities. He mentioned language in the plan about increasing the tree canopy in the Activity Center area and noted that this will be limited in redevelopment areas.

Commissioner Ryan asked Mr. Padilla what is his preference for density and building height. He answered in the future 20 dwelling units per acre may be low and suggested considering height with density to determine appropriate development. The Chairperson asked Mr. Main about height limits south of Montford Drive. Mr. Main said there is less concern about heights near the greenway and there is more concern about building heights adjacent to neighborhoods.

Carla Weyrick, Ashbrook Neighborhood, asked Mr. Padilla what increased density means to him. Mr. Padilla responded by saying that when considering density, the plan should not be too restrictive as the area redevelops. Chairperson Zoutewelle asked Mr. Main if the plan recommends building heights exceed 40 feet. Mr. Main answered that greater heights are allowed in some areas. Ms. Weyrick shared concerns about apartments and cut through traffic. She stated that high density means more traffic. She also talked about overcrowded schools and unsafe conditions for children walking to school.

Chairperson Zoutewelle asked about carpooling to the Montessori school. She explained that parking is very tight and the issue with traffic at the school. Commissioner Phipps asked if consideration was given to Charlotte Area Transit System (CATS) providing neighborhood circulator type buses. Jason Lawrence (CATS) stated that the draft area plan and the Countywide Transit Service Plan (CTSP) do not recommend shuttle service for this area.

Commissioner Low asked what it means when you hear assemble land or mixed-use. It does not mention if it's big box or high density mixed-use on smaller acreage. Chairperson Zoutewelle acknowledged that the Committee heard a variety of concerns and that there is a fair amount of support for the plan. He stated that the Committee will deliberate next month and asked the public to include Commissioner Labovitz in any comments or emails that are sent to Planning Committee members.

M.R. #13-01: Proposal by Central Piedmont Community College (CPCC) to Acquire County-owned Land Adjacent to the CPCC Levine Campus

Jonathan Wells (Planning Staff) presented the Mandatory Referral for the proposed acquisition of land in Matthews by CPCC from Mecklenburg County to allow for expansion of the CPCC Levine Campus. Mr. Wells stated that this Mandatory Referral is complicated and that the Town of Matthews, CPCC, Mecklenburg County, CATS, MUMPO, Park and Recreation and City Real Estate have all worked together on this project. The immediate use of the subject property will be for surface parking to accommodate current parking demands. Parking is not allowed as a principal use in the current zoning category and a rezoning is required. Mecklenburg County proposes to retain ownership of a 22.6 acre rear portion of the site with no specific plans for the property at this time.

After consulting with the Town of Matthews' Planning Director, Planning staff recommends approval of this proposed land transfer subject to the following conditions:

- The various partners (CPCC, Mecklenburg County, Town of Matthews, CATS, Park & Recreation, and MUMPO) work collaboratively to establish an alignment for the future Independence Pointe Parkway in the vicinity of the property that will accommodate vehicular, transit, bicycle and pedestrian needs.
- The edges of the determined alignment right-of-way that cross the subject parcel shall be used as subdivision boundaries (with the eastern portion dedicated to CPCC use, the western portion for future County use, and the right-of-way itself reserved for future transportation/transit use)
- CPCC shall seek and obtain rezoning of the property to a zoning classification suitable to the intended use of the property (parking)
- Prior to the commencement of any "vertical" improvements on this site (e.g. classroom or administrative buildings, structured parking) CPCC shall work with CATS and the Town of Matthews to determine whether any joint development opportunities exist.

Chairperson Zoutewelle asked why the Committee is considering this proposal since it is in the Town of Matthews. Mr. Wells explained that the legislation states that a Mandatory Referral is required when the City or County's jurisdictions propose real estate transactions involving capital investments and is not restricted to the City of Charlotte.

Commissioner Phipps said that it seems like the Mandatory Referral is in a state of flexibility and asked if it is the right time to consider this request. Mr. Wells responded that state legislation requires action on a Mandatory Referral within 30 days of receipt of application. CPCC has already granted an additional 30 days.

Commissioner Ryan said that she appreciated the explanation of the complexity of the proposal and wanted to thank everyone for their input. She asked for clarification on the action requested. Commissioner Griffith also thanked staff and said that the campus is growing and it is good to support the school's growth and development. Chairperson Zoutewelle asked if CPCC was involved in developing the four conditions for approval. Mr. Wells replied yes.

A motion was made by Commissioner Ryan and seconded by Vice-Chairperson Finch Dodson to approve Planning staff's recommendation for Mandatory Referral #13-01. The vote was 7-0 to approve staff's recommendation for Mandatory Referral 13-01.

Area Plan Status and Meeting Report

Blue Line Extension Station Area Plans – Commissioner Ryan reported that the Committee received an update at the recent full Planning Commission meeting.

Prosperity Hucks Area Plan – Commissioner Low stated that since our last meeting there have not been any meetings. A Planning Committee tour is planned for Monday, April 1st.

Ms. McCullough told the Committee that there is a tour of the Blue Line Extension Station Areas scheduled for March 4th. Commissioner Phipps said that he will be out of town that day. It was suggested that the full commission may be interested in the tour. Commissioner Labovitz stated that on behalf of the Zoning Committee, she is sure there will be interest. Ms. McCullough will work with the Commission to reschedule the BLE tour and place the Prosperity Hucks plan area tour scheduled for April 1st on the calendar.

Adjourn

Meeting adjourned at 6:30 p.m.

March 28, 2013 Meeting Update

At their March 28, 2013 Regular Meeting, the Charlotte Historic District Commission made the following rulings on Applications for Certificates of Appropriateness:

A.	700 East Tremont Avenue, Dilworth Local Historic District Addition/Renovation Gautam Natarajan, Owner	HDC 2012-162	Conceptual Approval
B.	1122 Buchanan Street, Dilworth Local Historic District Second Floor Addition Paul Edwards, owner	HDC 2013-009	Approved
C.	801 Romany Road, Dilworth Local Historic District Second Story Addition Vasseur Home Design, Applicant	HDC 2013-014	Approved
D.	520 East Tremont Avenue, Dilworth Local Historic District First and Second Story Addition Robert Lore, Owner	HDC 2013-019	Deferred
E.	824 East Park Avenue, Dilworth Local Historic District Second Story Addition Brad Davis, Owner	HDC 2013-022	Deferred
F.	315 East Tremont Avenue, Dilworth Local Historic District Demolition/New Construction/Redevelopment Matt Majors, Applicant	HDC 2013-035	Deferred
G.	922 East Park Avenue, Dilworth Local Historic District New Construction Single Family House ALB Architecture, Architect	HDC 2013-027	Deferred
H.	1003 Romany Road, Dilworth Local Historic District New Construction Single Family House ALB Architecture, Architect	HDC 2013-026	Deferred
I.	1201 Belgrave Place, Dilworth Local Historic District Rear Addition Dominick Ristaino, Applicant	HDC 2013-031	Approved
J.	412 East Tremont Avenue, Dilworth Local Historic District Side Addition John Dickerson, Owner	HDC 2013-032	Approved
K.	1528 Thomas Avenue, Plaza Midwood Local Historic District Second Story Addition Nicholas Triplett, Owner	HDC 2013-033	Approved
L.	601 N. Poplar Street, Fourth Ward Local Historic District Rear Addition Schrader Design, Applicant	HDC 2013-034	Approved
M.	600 Hermitage Court, Hermitage Court Local Historic District Stairs Replacement James Funderburk, Applicant	HDC 2013-036	Approved
N.	425 Rensselaer Avenue, Dilworth Local Historic District Garage Nancy Weekley, Applicant	HDC 2013-037	Denied
O.	1315 Lexington Avenue, Dilworth Local Historic District New Construction Single Family House Saussy Burbank, Applicant	HDC 2013-038	Conceptual Approval