

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

Planning Commission

June 3, 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

June 3, 2013 - Noon

CMGC - Conference Room 267

Call to Order & Introductions

Yolanda Johnson

Administration

Approval of Planning Commission Minutes

Approve the May 6, 2013 work session minutes.

Attachment 1

Policy

Zoning Ordinance Assessment

Alan Goodwin

Background: Provide a status report on the Zoning Ordinance Assessment project.

Action: Receive as information.

Blue Line Extension/Northeast Corridor Infrastructure (NECI)

Jim Keenan

Background: Provide an update on the Northeast Corridor Infrastructure.

Action: Receive as information.

Text Amendment

Nightclubs, Bars, Restaurants and Lounges

Debra Campbell & Katrina Young

Background: Provide an update on the Nightclubs, Bars, Restaurants and Lounges text amendment process.

Action: Receive as information.

Information

Planning Director's Report

Debra Campbell

- Planning Department's Public Outreach Presentations

Attachment 2

June & July 2013 Meeting Schedules

Attachment 3

Committee Reports

Executive Committee

Yolanda Johnson

- Future Work Session Agenda Items

Future Work Session Agenda Items	Work Session
1. Community Safety (Fire & Police)	TBD
2. Urban Street Design Guidelines	TBD

Zoning Committee

Yolanda Johnson

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

Tammie Keplinger

Attachment 4

Attachment 5

Planning Committee

- April 16, 2013 Approved Minutes

Andy Zoutewelle
Attachment 6

Planning 101/Choosing Charlotte Committee

Yolanda Johnson

Economic Development Committee

Lucia Zapata Griffith

Communication Committee

Andy Zoutewelle

Historic District Commission (HDC)

- May 8, 2013 Meeting Update

Tom Low
Attachment 7

Charlotte Regional Transportation Planning Organization (CRTPO)

Greg Phipps

Nominating Committee

- Election of FY14 Officers

Lucia Zapata Griffith

Communication from Chairperson

Yolanda Johnson



Administration

Charlotte-Mecklenburg Planning Commission

Attachment 1

May 6, 2013 - Noon

CMGC - Conference Room 267

Action Minutes

Call to Order & Introductions

Chairperson Johnson called the meeting to order at 12:09 p.m., followed by introductions.

Attendance

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

Commissioner Walker arrived at 12:17 p.m. and Commissioner Griffith arrived at 12:24 p.m.

Commissioners Absent: Ray Eschert and Meg Nealon

Planning Staff Present: Debra Campbell (Director), Pontip Aphayarath, Michelle Barber (Temporary Employee), Bridget Dixon, Laura Harmon, Melony McCullough, Sandy Montgomery and Sandra Stewart

Other City Staff Present: Norman Steinman, Charlotte Department of Transportation
Dana Fenton, City Manager's Office
Terrie Hagler-Gray, City Attorney's Office

Administration

Approval of Planning Commission Minutes

Commissioner Ryan made a motion to approve the April 8, 2013 work session minutes, seconded by Commissioner Labovitz. The vote was 9-0 to approve the minutes.

Policy

Charlotte Department of Transportation (CDOT) Update

Director Campbell introduced Norman Steinman and thanked him for agreeing to present to the Commission. Mr. Steinman provided a status of street projects in Charlotte. He stated that the Transportation Action Plan (TAP) was adopted by City Council in 2006. The TAP is Charlotte's first long-range, comprehensive multi-modal transportation plan. The plan was updated five years later and adopted by Council again in 2011. The Urban Street Design Guidelines (USDG) were adopted by Council in 2007. This document provides comprehensive design guidance for city streets. In 2010 the Subdivision Ordinance was amended to incorporate the USDG recommendations.

One of the TAP's goals is to provide more and better travel choices. The TAP and the USDG work together to achieve this goal. The "more" travel choices (quantity) are specified in the TAP policies and programs. The "better" travel choices (quality) are described in the USDG. Mr. Steinman reported that there are various ways in which the TAP and USDG are applied which actually result in projects on the ground:

- CIP Projects
 - Major Roadways
 - Farm-to-Market Roads
 - Intersections
 - Sidewalks
 - Neighborhood Improvement
 - Connectivity
 - Traffic Calming
- Area Plan Process
- Rezoning Comments
- Subdivision Site Plan Review

Mr. Steinman’s presentation focused on CIP Projects. He reported that since the TAP was adopted in 2006, Council has increased funding (\$390 Million) for transportation so the City could build key roadway and intersection projects. The biggest project to date is Fred D. Alexander Boulevard, which was based on the Westside Strategic Plan. The major projects built with bond funds during the last 5 – 7 years include:

- | | |
|--------------------------|---------------------------------|
| • Rozzelles Ferry Road | • Stonewall Street |
| • Charlottetowne Avenue | • W. Trade/Rozzelles Ferry |
| • Cindy Lane | • Woodlawn Road/South Boulevard |
| • East Boulevard | • 49/John Kirk |
| • Hickory Grove Road | • Fred D. Alexander Boulevard |
| • Old Pineville Road | • 29/49 |
| • Prosperity Church Road | • Lawyers Road |
| • Morris Field Drive | |

There are 27 completed road conversion projects (road diets) and 20 more are under study. The following chart illustrates TAP and USDG projects and plans since 2005:

Completed	Since 2005	Underway
11	Streets constructed/rebuilt	15
27	Streetscapes and road-conversions	6+
12	Intersections	7
120	Sidewalks	42
7	Area Plans	4
Many	Rezoning	Monthly

Projects currently underway include:

- | | |
|---|------------------------|
| • Harris/Plaza | • Rea Road |
| • Bookshire/Oakdale/Hovis | • Providence/McKee |
| • Johnston Oehler Road | • Community House Road |
| • Ballantyne Commons Parkway/Elm Lane | |
| • Ballantyne Area (several public & private projects) | |
| • Ikea Boulevard/McCullough Drive | |

Mr. Steinman reported that there are approximately \$100 million in city roadway and intersection projects under construction. There are \$165 million in projects which are in the design, bid or real estate acquisition phase. When the TAP was developed the original recommended funding amount was approximately \$140 million per year for city transportation projects. The 2011 TAP update was during the recession and the recommended funding amount was decreased to approximately \$100 million. Currently, there is a funding gap. Council has been deliberating as to whether or not to recommend a tax increase to fund projects.

Norman Steinman also presented two maps which were not included in the PowerPoint presentation. One map illustrated both funded and unfunded City and North Carolina Department of Transportation projects. The second map showed proposed CIP projects. Mr. Steinman agreed to forward these maps to Planning staff so that they can send them to the Commission.

Following discussion, the Planning Director and Chairperson thanked Mr. Steinman for the presentation. Director Campbell was especially pleased that he shared information about the USDG because the Planning Committee recently had lots of conversations about street design in relation to individual area plans. She suggested that Mr. Steinman or someone from CDOT attend a future Planning Committee meeting to discuss the details of the USDG. She also suggested that the Planning Committee Chairperson add USDG to their future agenda items list. Vice-Chairperson Zoutewelle agreed that the Planning Committee would be interested in an USDG presentation.

Chairperson Johnson announced that Dana Fenton would not arrive until 1:30 pm to present the NC Legislation Update and recommended that the agenda items be rearranged to allow for his arrival.

Text Amendment

Wallscape Signage Text Amendment

Director Campbell explained that staff has been discussing the concept of wallscape signage, but has not decided whether to move forward with this concept. She noted that Bridget Dixon will present the concept, identify some issues and concerns and seek feedback/input from the Commission.

Ms. Dixon defined wallscales as ad murals, banners and also classified them as advertising devices or signs, off-premises graphics composed of paint, vinyl, plastic, or other similar materials and are applied to a wall surface or building. She explained that the goal of the potential text amendment is to enliven the built environment, create interest and energy, and to add a creative flair to under-used building facades - emphasizing the picture, art, vision or artistic impression of the graphic and reducing the advertising elements.

Bridget Dixon also shared examples of 3D elements and photos on buildings for all types of products. Some of the examples included public art and buildings completely wrapped by advertisements. She stated that the challenge is to develop a strategy that gets the desired results. She noted that staff is in the early phase of research and is looking at what other communities are doing. She further explained that wallscales are a way to address blank walls. Ms. Dixon noted that the MUDD and UMUDD regulations mention blank walls, but do not address visual interest. Director Campbell added that although the goal is to enliven the built environment, she is concerned about visual clutter in Center City.

Staff asked the Commission for input and concerns. Below is a summary of this discussion:

- Commissioner Lathrop asked if there is any evidence that wallsapes help communities economically. Ms. Dixon responded yes, but suggested that wallsapes be viewed as more than a revenue source.
- Commissioner Firestone asked if the Commission could get more information about current regulations that address public art. He is concerned about differentiating between art and advertising because the current ordinance limits the size of signs. Ms. Dixon noted that many communities limit the amount of surface area that can be devoted to advertising to 10%. The Planning Director stated that wallsapes are another way to get public art and enliven Center City, but it has to be more than advertising. She further noted that she wanted to work with the community to determine if it is appropriate.
- Commissioner Walker had the same concern as Commissioner Firestone - how to determine what is art versus advertising.
- Commissioner Zapata Griffith had mixed feelings and was concerned about balancing the art so that Charlotte does not lose its character.
- Commissioner Ryan expressed her excitement. She did not have any reservations because she knows staff will do their due diligence to figure out the best way to do this. She suggested that staff review the Art Commission's process, engage citizens and consider the economic impact. Commissioner Ryan also complimented artist Candy Chang's work and suggested that staff look at her work.
- Commissioner Labovitz was concerned about determining the type of city we want to be and not going too far and forcing something that is not natural for Charlotte's urban fabric.
- Commissioner Low noted as an architect there is a difference in opinion as to what is bland. There are also different perspectives for motorists, pedestrians and sky views. He suggested that staff consider having students do a façade analysis of buildings to determine what the contributing buildings that enliven the City are and what are the ones that are too bland that aren't contributing façades.
- Commissioner Finch Dodson asked if the backside of newsstands had been considered.
- Chairperson Johnson stated that she looks forward to adding vibrancy to Center City.

The Planning Director summarized the Commission's concerns. She acknowledged that size, location (street level, sky, etc.) and the content matters. Director Campbell stated that staff will take all comments into consideration. She thanked Commissioners for their input and noted the discussion was very helpful.

Policy

NC Legislation Update

Chairperson Johnson reminded the Commission that Commissioner Phipps asked for an update on proposed legislative changes. The Chairperson then asked Debra Campbell to introduce the agenda item. Director Campbell noted that recently there has been a significant increase in the number of legislative proposals that may impact the planning profession as well as local authority to implement and develop planning policy. She further explained that there is a disconnect between the “one size fits all” approach, that some of the state legislatures have. Sometimes they hear input from an interest group about a particular industry or standard and apply legislation statewide to address the concern. However, Charlotte has a history of working as a community to solve problems and address issues, particularly with the private sector. Ms. Campbell reported that she invited Dana Fenton, Intergovernmental Affairs Manager, to the work session to explain some of the pending bills that are being discussed. Director Campbell noted that Mr. Fenton spends a lot of time in Raleigh and thanked him for attending the meeting. Mr. Fenton discussed six broad categories, during his presentation:

1. **Annexation and Extraterritorial Jurisdiction:** Some of the proposed legislative changes include prohibiting voluntary annexations; abolishing ETJ enabling statutes; and limiting ETJ to municipalities that already have that right.
2. **Zoning:** Some of the proposed legislative changes include limiting design and aesthetics control; limiting manufactured home restrictions; a cell tower deployment act; and Board of Adjustment changes.
3. **Environmental Permitting Reform:** Some of the proposed legislative changes include airports exempt from local tree ordinances; and sidewalk dining.
4. **Regulatory Reform:** Some of the proposed legislative changes include property owner’s protection act; record close sessions of public bodies; public meeting record laws violations; and electronic notice.
5. **Transportation Planning:** Some of the proposed legislative changes include tolling of interstate highways; Garden Parkway; and the Governor’s Transportation Plan.
6. **Ethics:** Some of the proposed legislative changes include County and City ethics; and ethic requirements for MPOs/RPOs.

Commissioner Low asked if the Commission can be notified of the City’s position on planning related legislation. Mr. Fenton replied yes, he will send the weekly Legislative Report to staff when the City takes a position on a legislative agenda item and staff can forward it to the Commission.

Chairperson Johnson thanked Mr. Fenton for the presentation.

Information

Planning Director’s Report

Director Campbell provided updates on the following:

1. **Nightclubs, Bars and Lounges Text Amendment** – The next Citizen Advisory Group (CAG) meeting is scheduled for Thursday, May 9th. Staff sent tentative draft recommendations to the CAG last Friday and has not received many emails about the recommendations.

2. **Student Housing Text Amendment** – The text amendment is still in progress; however, staff has not met with the CAG because of direction from Council to work with the universities and the community to see if they are really interested in providing rent by the room for student housing only. Staff is scheduled to meet with presidents from most of the universities in May.
3. **Planning Department’s Public Outreach Presentations** – The Planning Director referred the Commission to Attachment 2.

Committee Reports

Executive Committee

Chairperson Johnson noted that the minutes were included in the agenda packet.

Zoning Committee

Laura Harmon reported that Council will make six decisions on conditional plans and two text amendments. Currently there are 12 hearings scheduled. Two petitions are requesting to either go to I-2(TS), which is Transit Supportive Overlay or I-1(TS), a district that has not been used in our community before. Staff will work with the Zoning Committee to get committee members up to speed on what is in that district. Another case is going from RE-2 to RE-3 and there were many changes to the RE-3 district through the *University Research Park Area Plan*. This is one of the first cases to go to the new RE-3 district. There are two additional text amendments. One is for breweries and another is in response to the size of wall signs in PED, TOD and TS. Chairperson Johnson asked if staff can educate the Commission on these districts. Ms. Harmon replied that she would ask Tammie Keplinger to put together a PowerPoint about TS as a reminder. The Planning Director added that staff may also do an education session as part of the hearing for Council.

Planning Committee

Vice-Chairperson Zoutewelle reported that the Planning Committee made recommendations on the *Blue Line Extension* and *Park Woodlawn* area plans. The Committee is also scheduled to review seven mandatory referrals and receive an update on the *Prosperity Hucks Area Plan* in May.

Historic District Commission

Commissioner Low reported that he was not able to attend the April HDC meeting and he may not be able to attend the May meeting. He asked for a volunteer to attend the meeting for him. Chairperson Johnson stated that she would check to see if someone could cover the meeting.

MUMPO

Commissioner Phipps announced that MUMPO is now CRTPO, the Charlotte Regional Transportation Planning Organization. Public comment on the toll lanes continued at the April meeting. A group spoke against the toll lanes and a group spoke against the Monroe Bypass. CRTPO approved the Long-Range Transportation goals and objectives and they talked about the allocation of funding and the allocation formula. He also noted that a lot of elected officials are up in arms and threatening to resign from CRTPO because of the ethics requirement which requires members to make their financial information public. The Planning Director added that this requirement is very significant and is also affecting the Technical Coordinating Committee (TCC). Three individuals have resigned from TCC, including Chairperson Bill Cox. Danny Pleasant is the new TCC Chairperson.

Commissioner Phipps noted that the next CRTPO meeting is May 22, not May 15 as indicated on the schedule.

Nominating Committee

Chairperson Johnson asked the Nominating Committee to present its recommended slate of officers for FY14. Commissioner Zapata Griffith thanked Commissioners Walker and Labovitz for serving on the committee. She also thanked Commissioners for the submittal of several qualified people for Chairperson and Vice-Chairperson. She stated that after much deliberation, the Committee agreed to submit Commissioner Finch Dodson for Chairperson and Commissioner Lathrop for Vice-Chairperson.

Chairperson Johnson noted that one of the goals for this year was to make sure everyone on the Commission that wanted to, had the opportunity to display leadership and like Commissioner Zapata Griffith said it was a good problem to have several qualified people. She suggested that Commissioners treat the elections like they would treat an area plan or a rezoning petition. Gather information and do not commit to anything until the day of the vote.

Communication from Chairperson

Chairperson Johnson provided updates on the following:

1. **Reality Check 2050:** She reminded the Commission of the email from Commissioner Finch Dodson, inviting them to participate in the Reality Check 2050 event on June 4th. She encouraged them to contact Commissioner Finch Dodson if they are interested in participating.
2. **Housing Partnership Program:** Commissioner Phipps agreed to participate in the Housing Partnership's Community Summit Bridge Generation Program. He is serving in the segment titled "A Change is Coming: Undertaking the Community's Role in Rezonings" and will be working with staff to prepare for this event which is scheduled on June 8th.
3. **Planning Coordinating Committee:** The Spring Joint Luncheon was held on April 24th. The luncheon went extremely well. The agenda topic focused on the CONNECT our Future initiative and the Reality Check 2050 event.
4. **Planning 101/Choosing Charlotte Committee:** The committee is in a reconnaissance mode of collecting information from Council and then plans to reinvent this event. The Committee's strategy was to have one on one conversations with Council members for additional input; however, Council has been extremely busy and the committee has not had an opportunity to discuss this with them. The committee will provide an update next month.

Chairperson Johnson apologized for meeting beyond 2:00 p.m. and thanked the Commission for their time and input.

Adjournment

The meeting adjourned at 2:17 p.m.



Charlotte-Mecklenburg Planning Department

FY2013 Community Outreach Presentations

#	Date	Presentation	Staff
1	02/12/13	CMS Academic Internship Program Students - Engineering Career	S. Basham
2	02/19/13	Russian Delegation - Planning in Charlotte-Mecklenburg	D. Campbell
3	02/21/13	PED Neighborhood Leaders - PED Update	L. Harmon/K. Main/ S. Montgomery/M. Jones
4	02/23/13	Ballantyne Breakfast Club Priorities 2013 Meeting – District 7 Planning Initiatives	D. Campbell/M. McCullough
5	02/28/13	Steele Creek Residents Association - MUMPO, Rezoning & Planning Initiatives	B. Cook/M. McCullough/ S. Basham/S. Spencer
6	03/02/13	KIPP School Career Fair Girl's Leadership Program - Planning Profession	M. Vari
7	03/16/13	Council District 3 Meeting - Area Assets, Asset Mapping & Bryant Park PED Overlay	M. McCullough
8	03/25/13	Dilworth Community - PED Update	L. Harmon/K. Main/ S. Montgomery
9	03/27/13	NC, SC and VA Transportation Stakeholders - MUMPO's Congestion Management Process	N. Landa
10	04/05/13	Catalyst Forum Washington DC - Collaborative Capital Planning and Joint Use Task Force	J. Wells
11	04/18/13	UNCC - Transportation Planning in the Charlotte Region	B. Cook
12	04/24/13	Mayor's Youth Employment Program Students - Planning Career	M. McCullough/C. Neely
13	05/14/13	BLE Business Owners - BLE Station Area Plan	C. Stutts/A. Osborne
14	05/16/13	BLE Business Owners - BLE Station Area Plan	K. Cornett/M. Vari
15	05/16/13	K&L Gates Panel Discussion - Incentive-based Mixed Income Housing Development Program	D. Campbell/B. Suttle/ S. Spencer
16	05/21/13	BLE Public Informational Meeting - BLE Station Area Plan	M. Vari
17	05/21/13	NCDOT Citizens Informational Workshop - Independence Boulevard Widening	S. Basham
18	05/30/13	BLE Public Informational Meeting - BLE Station Area Plan	M. McCullough/C. Stutts

Meeting Schedule

June 2013

Date	Time	Purpose	Location
Full Planning Commission			
06-03-13	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
06-17-13	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
06-18-13	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
06-17-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
06-17-13	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
06-26-13	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
06-12-13	3:00 p.m.	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
06-19-13	4:00 p.m.	CRTPO ¹ - MOU Subcommittee	Innovation Station 8 th Floor – CMGC
06-19-13	6:00 p.m.	CRTPO Education Session	Conference Room 267 2 nd Floor – CMGC
06-19-13	7:00 p.m.	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

¹ MUMPO changed its name to Charlotte Regional Transportation Planning Organization (CRTPO) to align with the MPO's expansion.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

July 2013

Date	Time	Purpose	Location
Full Planning Commission			
07-01-13 (TBD)	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
07-15-13	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
07-16-13	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
07-15-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
07-15-13	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
07-24-13	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
07-10-13	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
07-17-13	4:00 p.m.	CRTPO ¹ - MOU Subcommittee	Innovation Station 8 th Floor – CMGC
07-17-13	6:00 p.m.	CRTPO Education Session	Conference Room 267 2 nd Floor – CMGC
07-17-13	7:00 p.m.	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

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AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
May 29, 2013
4:30 P.M.

1. Petition No. 2013-018 (Council District 2 – Mitchell) by Ralph Wood for a change in zoning for approximately 4.99 acres located northeast of the intersection at Mount Holly Road and Interstate 485 along the east side of Gum Branch Road from R-3(LWPA) to MUDD-O(LWPA).
2. Petition No. 2013-040 (Council District 1 – Kinsey) by James P. Ngo & Yen M. Ngo for a change in zoning for approximately 0.71 acres located on the west side of West Sugar Creek Road across from Munsee Street from R-4 to O-1(CD).
3. Petition No. 2013-041 (Council District 3 – Mayfield) by MSC Development, LLC for a change in zoning for approximately 1.02 acres located on the southern corner at the intersection of Griffith Street and South Tryon Street from I-2 to I-2(TS-O).
4. Petition No. 2013-042 (Council District 3 – Mayfield) by Paul Kardous for a change in zoning for approximately 1.42 acres located on the east side of South Mint Street between West Bland Street and Lincoln Street from TOD-MO to I-1 TS.
5. Petition No. 2013-043 (Council District 1 – Kinsey) by Novant Health, Inc. for a MUDD-O site plan amendment, for approximately 6.4 acres located at the intersection of Queens Road and East 4th Street and generally bounded by Queens Road, East 4th Street, East 3rd Street, and South Caswell Road.
6. Petition No. 2013-044 (Council District 6 – Dulin) by Wendy Field, WFG Associates, LLC for a change in zoning for approximately 4.26 acres located on the east side of Providence Road between South Wendover Road and Providence Drive from R-3 to R-8MF(CD).
7. Petition No. 2013-046 (Council District 4 – Barnes) by BECO South for a change in zoning for approximately 18.22 acres located near the southwest corner of the intersection of West W.T. Harris Drive and Interstate 85 and generally bounded by IBM Drive from RE-2 to RE-3.
8. Petition No. 2012-049 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the maximum size of wall signs in the PED, TOD and TS zoning districts if a ground mounted or monument sign is are not utilized.
9. Petition No. 2013-050 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to add breweries as a use allowed under prescribed conditions in the MUDD, UMUD, TOD-E and TOD-M zoning districts and in the PED and TS Overlay zoning districts, with prescribed conditions.

**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 17th day of June, 2013** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition No. 2013-034 by William C. Birmingham for a change in zoning for approximately 10 acres located on the east side of Brookshire Boulevard near the intersection of Caldwell Williams Road and Brookshire Boulevard from R-4(LWPA) to I-1(LWPA).

Petition No. 2013-045 by CSL Suttle Avenue, LLC for a change in zoning for approximately 21.55 acres located on the north side of Wilkinson Boulevard along Suttle Avenue and Interstate 77 from I-2 to MUDD and O-1.

Petition No. 2013-047 by Brookline Residential, LLC for a change in zoning for approximately 26.68 acres located on the west side of Interstate 77 near the intersection of Reames Road and Lakeview Drive from MX-1 to UR-2(CD).

Petition No. 2013-048 by Elevation Church for a change in zoning for approximately 22.15 acres located on the east and west side of Lancaster Highway and at the intersection of Lancaster Highway and Johnston Road from R-17MF(CD) and NS to O-1(CD).

Petition No. 2013-051 by Providence Preparatory School, LLC for a change in zoning for approximately 1.97 acres located on the north corner at the intersection of Providence Road and Westbury Road from R-3 to INST(CD), 5-Year Vested Rights.

Petition No. 2013-052 by Arden Group for a change in zoning for approximately 39.06 acres located on the southeast corner at the intersection of Interstate 85 and University City Boulevard across from IKEA Boulevard from CC to B-2(CD).

Petition No. 2013-054 by Mark Swartz for a MX-2 site plan amendment, for approximately 4.47 acres general located along Mount Clare Lane, Park South Station Boulevard, and at the intersection of Park Royal Avenue and Archdale Drive.

Petition No. 2013-062 by 8601 McAlpines, LLC for a O-1(CD) site plan amendment, for approximately 6.83 acres located on the east side of McAlpine Park Drive near the intersection of McAlpine Station Drive and McAlpine Park Drive and to the west of Monroe Road.

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, June 12, 2013**.

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes**

**April 16, 2013 – 5:00 p.m.
CMGC – 2nd Floor, Room 280**

Attachment 6

APPROVED
May 21, 2013

Attendance

Commissioners Present: Chairperson Andy Zoutewelle, Vice-Chairperson Tracy Finch Dodson (left at 5:37 p.m.), Lucia Zapata Griffith, Deborah Ryan, Greg Phipps and Thomas Low (arrived at 5:30 p.m.)

Commissioners Absent: Steven Firestone

Planning Staff Present: Kathy Cornett, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Kent Main, Alysia Osborne, Catherine Stutts, Amanda Vari and Jonathan Wells

Other Staff Present: Tracy Newsome (CDOT), Tim O'Brien (Engineering) and Andy Mock (CATS)

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 Griffith and seconded by Commissioner Dodson to approve the March 19, 2013 minutes. The vote was 6-0 to approve the minutes.

M.R. #13-04: Proposal by the City of Charlotte to Sell Land Located on John McCarroll Avenue

Amanda Vari (Planning) presented the Mandatory Referral for the proposed sale of a vacant parcel of land located at 130 John McCarroll Avenue. She explained that the parcel was purchased as a result of the Brookshire Boulevard widening project in 2001, but the portion of the parcel not used for right-of-way is now surplus. Staff would like to sell the surplus land via the upset bid process.

The *Thomasboro-Hoskins Small Area Plan (2002)* recommends single family land uses at a density of up to 5 dwelling units per acre for the subject parcel. Adjoining properties along John McCarroll Avenue and farther west along Brookshire Boulevard are also recommended for single family residential land uses up to 5 dwelling units per acre. Parcels fronting on Brookshire Boulevard to the east of the parcel are recommended for retail uses. The proposed use is inconsistent with the publicly adopted land use plan. Planning staff does not recommend the sale of the subject parcel for retail land uses.

Timothy O'Brien (City Real Estate) stated that an individual has expressed interest in purchasing the property for retail land uses. Mr. O'Brien has explained to the interested buyer that the property is zoned for residential land uses and the risk associated with purchasing the property with the expectation that it can be rezoned for retail land uses. Committee members discussed this Mandatory Referral at length.

Commissioner Griffith asked about use of the parcel for retail uses. Ms. Vari explained that Planning staff does not recommend the sale of the parcel for retail. Retail development at this location is inconsistent with land use recommendations in the *Thomasboro-Hoskins Area Plan* (2002). The intent of the adopted plan is to protect existing residential areas and maintain a cohesive residential development pattern in the area. Commissioner Ryan asked if the property would have to be rezoned for retail development. Ms. Vari answered yes and that retail at this location would only be considered with a good site plan that shows a unified development that includes adjoining parcels. Chairperson Zoutewelle asked about the origination of the Mandatory Referral. Mr. O'Brien stated that an interested buyer contacted the City.

A motion to approve Mandatory Referral #13-04 made by Commissioner Ryan and seconded by Commissioner Dodson failed with a vote of 3-2. A second motion made by Commissioner Ryan and seconded by Commissioner Dodson to approve Planning staff's recommendation for Mandatory Referral #13-04 passed 4-1.

Draft Park Woodlawn Area Plan

Alberto Gonzalez (Planning Staff) briefly explained the proposed revisions to the draft plan, dated April 8, 2013. The Committee discussed the changes. Commissioner Ryan shared that she is still concerned about bike lanes. Tracy Newsome (CDOT) stated that the design of the bike lanes is not addressed in the plan at this time but there will probably be changes to the design process in the future. Commissioner Low said he would like to see speed limits addressed in the street cross-sections, block structures added to future land use maps and maps that show the general framework, at least for the activity centers, corridors, and wedges.

Mr. Gonzalez stated that staff recommends using general references to the Urban Street Design Guidelines (USDG). Commissioner Ryan has concerns about the planning process and that this is the Committee's first chance to comment on the plan. There was discussion about not being able to discuss agenda items that are listed as "for information only." She said that the Executive Committee should consider bringing the plans to the Planning Committee more frequently for comment and consider official procedural changes. Mr. Gonzalez explained the next steps in the process and said Council will consider adopting the plan in early June.

A motion was made by Commissioner Griffith and seconded by Commissioner Phipps to recommend approval of the draft Park Woodlawn Area Plan and the proposed revisions to the draft plan. The vote was 6-0 to recommend adoption of the draft Park Woodlawn Area Plan, proposed revisions to the draft plan dated April 8, 2013 and posted operating and design speed on the streetscape cross-sections.

Draft Blue Line Extension Station Area Plans

Kathy Cornett (Planning Staff) gave an overview of the draft *Blue Line Extension Station Area Plans*. She distributed the proposed revisions to the draft document dated April 16, 2013. Both Ms. Cornett and Ms. Alysia Osborne (Planning Staff) were available to answer questions. Commissioner Ryan suggested swapping the bike lanes and on-street parking in the future. She would like additional information on this or would like to present information on bike lanes to the Commission herself. She stated that the plan does not go far enough to address bike and pedestrian connectivity. She would like to see revisions to the street cross-sections to show

greater concern for bike lanes. Commissioner Griffith shared her concerns about passenger exits from cars. Commissioner Low requested that design and operating speeds be added to the cross-sections. He also asked staff to research green tracks and crossing distances along the line as well as examples and trends relating to design and operating speeds.

Commissioner Ryan made a motion to recommend that the Executive Committee direct staff to look at green tracks, multi-modal crossing distances between designated crossings, separated bike lanes and design and operating speeds in the cross-sections used in Planning from an urban design perspective. Commissioner Low seconded and the motion passed unanimously.

A motion was made by Commissioner Griffith and seconded by Commissioner Phipps to recommend approval of the draft Blue Line Extension Station Area Plans and the proposed revisions to the draft plan. The vote was 4-1 to recommend adoption of the Blue Line Extension Station Area Plans, proposed revisions to the draft plan dated April 8, 2013 and posted operating and design speed on the streetscape cross-sections.

M.R. #13-03: Proposal by Charlotte-Mecklenburg Schools to Acquire Land Located on Rocky River Road

Catherine Stutts, (Planning) presented the Mandatory Referral for the proposed acquisition of approximately 22.8 acres of land located at 431 Rocky River Road as a replacement site for Newell Elementary School. She explained the need to reserve land for school sites as part of future development and supports acquiring the property for use as a school.

A motion was made by Commissioner Griffith and seconded by Commissioner Ryan to approve Planning staff's recommendation for Mandatory Referral #13-03. The vote was 6-0 to approve staff's recommendation for Mandatory Referral #13-03.

Adjourn

Meeting adjourned at 7:30 p.m.

CHARLOTTE HISTORIC DISTRICT COMMISSION

MEETING AGENDA

MAY 8, 2013

3:00 PM

Applications for a Certificate of Appropriateness

A.	922 East Park Avenue, Dilworth Local Historic District New Construction ALB Architecture, Applicant	HDC 2013-027	Approved
B.	1003 Romany Road, Dilworth Local Historic District Garage New Construction ALB Architecture, Applicant	HDC 2013-026	Approved
C.	East Tremont Ave/Euclid Ave, Dilworth Local Historic District Demolition/New Construction/Redevelopment Matt Majors, Applicant	HDC 2013-035	Deferred
D.	700 East Tremont Avenue, Dilworth Local Historic District Addition/ Renovation Gautam Natarajan, Owners	HDC 2012-162	Deferred
E.	1915 Springdale Avenue, Dilworth Local Historic District Renovation/Addition Carrie Tate/Leo Kirkman, Applicant	HDC 2012-089	Approved
F.	425 Rensselaer Avenue, Dilworth Local Historic District Garage New Construction Nancy Weekley, Applicant	HDC 2013-037	Deferred
G.	424 East Tremont Avenue, Dilworth Local Historic District Demolition Nicholas J. Dross, Owner	HDC 2013-060	365 Day stay
H.	800 Walnut Avenue, Wesley Heights Local Historic District Remove Front Porch Enclosure Richard Bogart, Owner	HDC 2013-061	Approved in concept
I.	1936 Woodcrest Avenue, Wilmore Local Historic District Second Story Addition Kevin Holdridge, Applicant	HDC 2013-064	Deferred
J.	300 Westwood Avenue, Wilmore Local Historic District Second Story Addition Daedalus Properties, Applicant	HDC 2013-065	Deferred
K.	621 East Tremont Avenue, Dilworth Local Historic District Second Story Addition Angela Cardone, Owner	HDC 2013-068	Deferred
L.	618 North Graham Street, Fourth Ward Local Historic District New Construction of Town Homes Verde Building Solutions, Applicant	HDC 2013-070	Deferred
M.	424 Hermitage Court, Hermitage Court Local Historic District Accessory Structure/Tree Removal Ann Stanley, Owner	HDC 2013-071	Approved
N.	708 Summit Avenue, Wesley Heights Local Historic District New Construction Three Story Apartment Building Mission Properties, LLC, Applicant	HDC 2013-072	Approved
O.	1919 Springdale Avenue, Dilworth Local Historic District Change to front/Rear Deck Dan Eichensehr, Applicant	HDC 2013-074	Approved
P.	412 East Tremont, Dilworth Local Historic District Hardie Plank Siding on Previously Approved Addition Anne Dickerson, Owner	HDC 2013-076	Denied
Q.	1900 Thomas Avenue, Plaza Midwood Local Historic District Front Addition Dee Blackburn, Applicant	HDC 2013-078	Deferred