

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

# Planning Commission

July 1, 2013  
work session

Charlotte-Mecklenburg  
Government Center

Room 267  
Noon





# Agenda



# Charlotte-Mecklenburg Planning Commission

## Work Session Agenda

July 1, 2013 - Noon

CMGC - Conference Room 267

### Call to Order & Introductions

Tracy Finch Dodson

### Administration

#### Approval of Planning Commission Minutes

Approve the June 3, 2013 work session minutes.

*Attachment 1*

### Policy

#### Community Safety

Police Chief Monroe & Deputy Fire Chief Kinniburgh

**Background:** Chief Monroe and Deputy Chief Kinniburgh will give an overview of their departments, including the types of projects they coordinate with Planning staff, as well as identify any planning related concerns.

**Action:** No action requested.

### Information

#### Planning Director's Report

Debra Campbell

- Planning Department's Public Outreach Presentations

*Attachment 2*

#### July & August 2013 Meeting Schedules

*Attachment 3*

### Committee Reports

#### Executive Committee

Tracy Finch Dodson

- April 15, 2013 Approved Minutes
- Future Work Session Agenda Items

*Attachment 4*

Future Work Session Agenda Items	Work Session
1. Urban Street Design Guidelines	TBD
2. Student Housing Text Amendment	TBD
3. Planning Department's FY14 Work Program	TBD
4. Updated Area Plan Process	TBD

#### Zoning Committee

Tracy Finch Dodson

- Upcoming Rezoning Petitions
- Zoning Committee Agenda

Tammie Keplinger

*Attachment 5*

#### Planning Committee

Tony Lathrop

#### Planning 101/Choosing Charlotte Committee

Tracy Finch Dodson

#### Historic District Commission (HDC)

Tom Low

- June 12, 2013 Meeting Update

*Attachment 6*

#### Charlotte Regional Transportation Planning Organization (CRTPO)

Greg Phipps

#### Communication from Chairperson

Tracy Finch Dodson





*Administration*





# Charlotte-Mecklenburg Planning Commission

Attachment 1

June 3, 2013 - Noon

CMGC - Conference Room 267

Action Minutes

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## Call to Order & Introductions

Chairperson Johnson called the meeting to order at 12:12 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, Karen Labovitz, Tony Lathrop, Tom Low, Meg Nealon, Greg Phipps and Dwayne Walker.

Commissioner Walker arrived at 12:16 p.m. Commissioner Griffith arrived at 12:22 p.m.

Commissioner Firestone arrived at 12:55 p.m.

**Commissioner(s) Absent:** Commissioner Ryan

**Planning Staff Present:** Debra Campbell (Director), Kathy Cornett, Alan Goodwin, Garet Johnson, Linda Keich, Tammy Keplinger, Melony McCullough, Ed McKinney, Sandy Montgomery, Cheryl Neely, Alysia Osborne, Catherine Stutts, Amanda Vari, and Katrina Young

**Guest(s):** Jim Keenan, City Engineering Staff

## Administration

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

Commissioner Allen made a motion to approve the May 6, 2013 work session minutes, seconded by Commissioner Finch Dodson. The vote was 10-0 to approve the minutes.

## Policy

### **Zoning Ordinance Assessment Update**

Chairperson Johnson asked Director Campbell to introduce the Zoning Ordinance Assessment agenda item. Prior to introducing the item, Ms. Campbell indicated that Chairperson Johnson's term expires on June 30<sup>th</sup> and this was the final work session for Chairperson Johnson. She acknowledged the Chairperson's contribution to the Commission and the community. Director Campbell also recognized Commissioner Zapata Griffith. Commissioner Zapata Griffith's term is expiring as well and this is the final work session for her.

The Planning Director also introduced the recently hired Assistant Director of Strategic Planning, Ed McKinney, and new staff members Amanda Vari and Catherine Stutts.

Director Campbell proceeded with the introduction of Alan Goodwin, the project manager for the Zoning Ordinance Assessment, one of the most important initiatives underway. She indicated that the presentation would focus on a project update and the next steps in the process. At the end of the presentation, staff will ask the Planning Commission to schedule a meeting with the consultant to receive the results of the recommendations from the consultants.

Alan Goodwin began the presentation by providing background on the project. He stated that the current Zoning Ordinance was adopted in its present form in 1992. Over the years the ordinance has been amended numerous times in response to the community vision; however, the current ordinance is outdated. Since the adoption of the ordinance in 1992, a number of area plans have been adopted, transit oriented development has been implemented and the pedestrian, historic and watershed protection overlay districts have been implemented. There is a need to update the ordinance again because the community's demographics have changed, there are new land use types, zoning approaches and best practices in the planning field have changed. The Zoning Ordinance Assessment is the initial step in the process to update the ordinance.

Approximately one year ago, Clarion Associates was retained to work with staff to assess the Zoning Ordinance. The outcome of this initiative will result in the development of two reports. One will be the Zoning Ordinance Assessment Report. This report will focus on how well the Zoning Ordinance implements city policies and plans (Centers, Corridors and Wedges, General Development Policies, Urban Street Design Guidelines). The report will also evaluate and determine if the policy direction of the plans are being carried out. It will also discuss the strengths and weaknesses of the existing ordinance in terms of its content, structure, organization, clarity, ease of use, zoning districts and district standards, regulations of general applicability, definitions, graphics, and procedures.

The second report is Task B - Zoning Ordinance Approach Report. This will be a high level discussion of what an effective zoning ordinance could look like. There are different types of ordinances and different ways to structure zoning ordinances. This report will also contain sample tools.

Mr. Goodwin presented a project timeline. In September 2012, the consultant met with elected officials, appointed officials, staff and stakeholders. The consultants conducted interviews with these groups, did a lot of research and toured the community. An outcome of these meetings was a desire to have additional meetings. Staff revised the project scope and held a second round of interviews in November 2012. In December 2012 Clarion provided staff with a rough draft outline of their initial Zoning Ordinance Assessment Report. Staff reviewed and evaluated this 100 page report and determined that Clarion had provided more information than needed. Staff had asked them to indicate how the current ordinance is falling short of allowing us to develop our policies; however Clarion had gone a step further and had begun rewriting the ordinance. The report should have been an assessment and the rewrite of the ordinance was the next step in the process. Staff worked with the consultant over the winter and spring of this year to clarify the tone, length and scope of the report. The consultant provided a revised draft in March. In April staff and the consultant agreed on the length of the report and what it should include.

Mr. Goodwin further explained that the consultant has committed to providing a final revised draft assessment report on June 5<sup>th</sup> and the draft approach is due on June 24<sup>th</sup>. Staff will provide comments back to the consultant on July 9<sup>th</sup>. The reports will be submitted for public distribution on July 17<sup>th</sup>. Clarion is scheduled to be in town on July 25<sup>th</sup>. The consultant will present the report to Council's Transportation and Planning Committee on July 25<sup>th</sup> at Noon and have a public meeting in the evening to present the reports to the public. Staff and the consultant would like to schedule a special meeting to present the report to the Planning Commission and provide the opportunity to ask questions.

Commissioner Phipps suggested that the Commission receive the draft report prior to the July 25<sup>th</sup> presentation. Director Campbell replied staff will do their best to provide the information before the presentation. She informed the group that they are not being asked to take action on the information; the consultant will only be sharing the findings.

Commissioner Walker made a motion that the Commission hold a meeting with the consultant on July 25<sup>th</sup> at 4:30 p.m. Commissioner Labovitz second the motion. Commissioner Nealon suggested that the meeting be held at 4:00 p.m. to allow sufficient time between this meeting and the public meeting. The Commission approved the motion to meet on July 25<sup>th</sup> at 4:30 p.m.

### **Blue Line Extension/Northeast Corridor Infrastructure (NECI) Update**

Director Campbell introduced Jim Keenan. Mr. Keenan stated that NECI will provide improved infrastructure to station areas along the Blue Line Extension. The infrastructure is intended to focus on making the Centers, Corridors and Wedges plan more successful. All the projects are locally funded tax payer approved bonds. The primary goals of NECI are to improve multi modal access to transit and to provide infrastructure that attracts economic development investments. Projects will be prioritized to meet these goals.

Mr. Keenan reported that there were lessons learned from the South Corridor; however, the BLE is more challenging than the South Corridor. There will be more stations and the distance between the stations is greater than those along the South Corridor. Also, the land uses in the University area are more suburban or more spread out compared to the land use pattern along the south corridor, which lended itself to more transit oriented development.

The study began with a multi departmental work team which included Engineering, Planning, CDOT, CATS and the Economic Development segment of Neighborhood and Business Services. The team also worked closely with the station area plan development process. The team reviewed the street network, vehicular, pedestrian and bicycling needs for each station area. The focus was on areas where there are opportunities for economic development or redevelopment. There are at least 250 projects identified with a value of over \$320 million dollars. The list was narrowed down to high priority projects. The public will be involved in project selection and development. Types of projects include street connections, intersections, sidewalks/crosswalks, bicycle facilities, storm water, streetscape, public space, and water and sewer projects. Mr. Keenan continued by showing examples of successful projects along the South Corridor and renderings of potential projects along the BLE.

Mr. Keenan clarified that the \$320 million dollar amount is what staff would really hope to get; however, the current budget proposal is \$106 million. This will depend on voter approval of bonds. Council is proposing \$16 million for FY14 to get started with the planning and design of projects.

The Chairperson thanked Mr. Keenan for the presentation.

### **Nightclubs, Bars, Restaurants and Lounges Text Amendment Update**

Director Campbell and Katrina Young presented the update which focused on background information, purpose and goals, recommendations and next steps. Director Campbell began by explaining that this project was a huge effort which involved a lot of community research.

The Planning Director stated that it has become increasingly difficult to determine differences between uses that primarily serve food and those that primarily serve alcoholic beverages but may also serve food and provide forms of entertainment.

The purpose and goals of the text amendment is to:

- Adequately define the uses
- Develop standards to minimize adverse impacts to nearby residential areas
- Provide more flexibility to businesses

The major difference in how a nightclub and restaurant is defined is entertainment. There is a need to redefine the uses because entertainment is included in the nightclub definition, but not in the restaurant definition; although some restaurants provide entertainment.

Staff has held five CAG meetings since January 2013. Meetings 1-3 averaged 100+ attendees. Meetings 4 and 5 averaged 15 – 20 attendees. The meetings focused on the following:

- Meeting #1: Project Overview and Issue Identification
- Meeting #2: Community Survey, Issues, Solutions
- Meeting #3: Opinion Polling and Discussion
- Meeting #4: Draft Recommendations
- Meeting #5: Draft Recommendations Discussion Continued

The initial meetings were heavily attended because there was a lot of interest and concern; however after the first three meetings attendees really felt staff was being true to the goal of what they said they would accomplish. Staff convinced attendees that they would work through some of the issues and that the intention was not to close down establishments.

Director Campbell reported that one of the most significant things that needed to change was the definition. Staff created a new approach to the text amendment. Instead of using restaurants nightclubs bars lounges, the use was morphed into a term called Eating, Drinking and Entertainment Establishments (EDEE). Staff created two types of these establishments - Type 1 and Type 2.

Katrina Young presented the details about the two different establishments, including the definitions.

## **Definitions**

**Type 1:** An establishment where food is prepared and beverages may be provided, excluding any alcohol. Indoor and outdoor entertainment may be provided, including outdoor entertainment.

**Type 2:** An establishment where any alcohol is consumed, food and other beverages are optional, and entertainment may be provided, including outdoor entertainment. Excluded are adult establishments, athletic and sports facilities, conference centers, cultural facilities, hotels and motels, and recreational facilities approved as part of a residential development plan, similar uses and uses exempt in accordance with the Alcohol Beverage Commission permitting standards.

She also compared the Type 1 and Type 2 establishments to the current regulations. The proposed text amendment recommends an increase in the buffer requirement or separation distance from a single family use or vacant lot in a single family district, as the use intensifies. The separation distance and buffer requirements also differ depending on the zoning districts and adjacent uses. Ms. Young showed diagrams which illustrated how the measurements will be taken for the separation distance requirements.

Proposed changes to the current regulations:

- Makes it simpler for businesses to know how to comply with the rules and make it easier for the City of Charlotte to enforce its rules on behalf of citizens.
- Relaxes a number of requirements for EDEEs to allow them to adapt and innovate to serve Charlotte's diverse business and neighborhood environment.
- Identifies and addresses the need to regulate the secondary impacts that have been expressed by residential property owners.
- Creates simpler classifications and more flexible rules that impact less than 2% of existing EDEEs.

Proposed changes to the Zoning Ordinance alone will not fully address the issues that have been raised through this process. Staff will forward and request consideration of identified issues to other departments, including:

- CMPD – Noise Ordinance enforcement
- LUESA – Increased Building Code standards for mixed uses and/or noise attenuation

Director Campbell reviewed the next steps. She noted that staff will hold public outreach meetings to discuss the preliminary recommendations throughout the summer. In particular, staff will meet with individual business establishments that are open after 11:00 p.m. In general the CAG is pleased with the draft recommendations and the CAG will reconvene after the summer dialogues. Staff will begin the text amendment adoption process this fall.

Commissioner Johnson thanked staff for the update and commended them for the work done on the text amendment.

## **Information**

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

The Planning Director referred the Commission to Attachments 2 and 3 in the agenda. She pointed out that the July schedule would be amended to add the July 25<sup>th</sup> meeting with the Zoning Ordinance Assessment consultant.

### **Committee Reports**

#### **Executive Committee**

Chairperson Johnson referred the Commission to the agenda attachments.

### **Nominating Committee / Election of FY14 Officers**

Commissioner Zapata Griffith indicated that the Nominating Committee nominated Commissioner Finch Dodson for Chairperson and Commissioner Lathrop for Vice Chairperson.

The Chairperson asked if there were any nominations from the floor for Vice-Chairperson. There were not any additional nominations. The Commission voted unanimously to elect Commissioner Lathrop as Vice-Chairperson.

Chairperson Johnson asked if there were any nominations from the floor for Chairperson. There were not any additional nominations. The Commission voted unanimously to elect Commissioner Finch Dodson as Chairperson.

### **Zoning Committee**

Tammy Keplinger stated that there are eight cases scheduled for decision and eight cases for hearing on June 15<sup>th</sup>. She also reminded the Zoning Committee members of their June 26<sup>th</sup> meeting.

### **Planning Committee**

Vice-Chairperson Zoutewelle reported that there are no mandatory referrals for the June 18<sup>th</sup> Planning Committee meeting. The Prosperity Hucks Area Plan is going to public comment and is scheduled for the July 16<sup>th</sup> Planning Committee meeting. He asked Melony McCullough to poll the Planning Committee members to check their availability for the June 18<sup>th</sup> meeting.

### **Historic District Commission (HDC)**

Commissioner Low reported that he was not able to attend the May HDC meeting.

Director Campbell informed the Commission that former staff member, John Howard, has been hired as the Planning Coordinator for the Historic District Commission. Mr. Howard will begin this new position on June 10<sup>th</sup>.

### **MUMPO**

Commissioner Phipps reported that MUMPO voted on the toll road. It was a very loud, contentious and boisterous meeting and security had to be called to the meeting.

### **Communication from Chairperson**

Commissioner Johnson informed the Commission that the July work session is scheduled for July 1<sup>st</sup>. She mentioned that the Executive Committee considered rescheduling the meeting because of the July 4<sup>th</sup> holiday; however the other option would have been July 8<sup>th</sup> and the Executive Committee thought the chances for a quorum were greater on July 1<sup>st</sup>, prior to the holiday. She asked Commissioners to let her know now if they had conflicts with the meeting date. No one indicated that they had a conflict.

Chairperson Johnson stated it was a huge opportunity to work with all of the Commissioners and thanked them and staff for all their support. She indicated that she had three goals for the year and all three goals were achieved. She informed the Commission that City Council had appointed Dionne Nelson to replace her on the Commission.

Since it was also Commissioner Zapata Griffith's last work session, the Chairperson gave her an opportunity to speak. Commissioner Zapata Griffith stated that she enjoyed being on the Commission and working with staff.

Commissioner Walker thanked Chairperson Johnson for her leadership and for the work she has done on the Commission.

**Adjournment**

The meeting adjourned at 2:00 p.m.









# Charlotte-Mecklenburg Planning Department

## FY2013 Community Outreach Presentations

#	Date	Presentation	Staff
1	03/02/13	KIPP School Career Fair Girl's Leadership Program - Planning Profession	M. Vari
2	03/16/13	Council District 3 Meeting - Area Assets, Asset Mapping & Bryant Park PED Overlay	M. McCullough
3	03/25/13	Dilworth Community - PED Update	L. Harmon/K. Main/ S. Montgomery
4	03/27/13	NC, SC and VA Transportation Stakeholders - MUMPO's Congestion Management Process	N. Landa
5	04/05/13	Catalyst Forum Washington DC - Collaborative Capital Planning and Joint Use Task Force	J. Wells
6	04/18/13	UNCC - Transportation Planning in the Charlotte Region	B. Cook
7	04/24/13	Mayor's Youth Employment Program Students - Planning Career	M. McCullough/C. Neely
8	05/14/13	BLE Business Owners - BLE Station Area Plan	C. Stutts/A. Osborne
9	05/16/13	BLE Business Owners - BLE Station Area Plan	K. Cornett/M. Vari
10	05/16/13	K&L Gates Panel Discussion - Incentive-based Mixed Income Housing Development Program	D. Campbell/B. Suttle/ S. Spencer
11	05/21/13	BLE Public Informational Meeting - BLE Station Area Plan	M. Vari
12	05/21/13	NCDOT Citizens Informational Workshop - Independence Boulevard Widening	S. Basham
13	05/30/13	BLE Public Informational Meeting - BLE Station Area Plan	M. McCullough/C. Stutts
14	06/04/13	Thomasboro Academy Career Day - Planning Career	B. Mosley
15	06/05/13	China Delegation - Charlotte Planning & CCW	G. Johnson/B. Dixon
16	06/08/13	Urban Community Leadership Summit at JCSU - Rezoning Process	T. Keplinger/G. Phipps
17	06/18/13	PED Neighborhood Leaders & Property Owners - PED District Standards/Proposed Text Amendment	M. Jones/L. Harmon
18	06/24/13	MPO's 2040 Metropolitan Transportation Plan - Stallings	N. Landa
19	06/26/13	MPO's 2040 Metropolitan Transportation Plan - Charlotte	N. Landa
20	06/27/13	PED Neighborhood Leaders & Property Owners - PED District Standards/Proposed Text Amendment	S. Montgomery/L. Harmon
21	06/27/13	MPO's 2040 Metropolitan Transportation Plan - Mooresville	N. Landa



## Meeting Schedule

July 2013

Date	Time	Purpose	Location
<b>Full Planning Commission</b>			
07-01-13	Noon	Work Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
07-25-13	4:30 p.m.	Zoning Ordinance Assessment <sup>1</sup>	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
<b>Executive Committee</b>			
07-15-13	4:00 p.m.	Work Session	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b>			
07-16-13	5:00 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor - CMGC
<b>Zoning Committee</b>			
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 <sup>nd</sup> Floor – CMGC
<b>Other Committee(s)</b>			
07-10-13	3:00 p.m.	Historic District Commission	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
07-17-13	4:00 p.m.	CRTPO <sup>2</sup> - MOU Subcommittee	Innovation Station 8 <sup>th</sup> Floor – CMGC
07-17-13	6:00 p.m.	CRTPO Education Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
07-17-13	7:00 p.m.	CRTPO Meeting	Conference Room 267 2 <sup>nd</sup> Floor – CMGC

### Charlotte-Mecklenburg Planning Department Meetings

#### Community Outreach Meeting

#### Nightclubs, Bars, Lounges and Restaurants Text Amendment

07-02-13	6:30 p.m.	Elizabeth Community Outreach	St. John's Baptist Church 300 Hawthorne Ln
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<sup>1</sup> This is a special called meeting to discuss the Zoning Ordinance Assessment with the consultant, Clarion.

<sup>2</sup> MUMPO changed its name to Charlotte Regional Transportation Planning Organization (CRTPO) to align with the MPO's expansion.



# Charlotte-Mecklenburg Planning Commission

## Meeting Schedule

August 2013

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Date	Time	Purpose	Location
<b>Full Planning Commission</b> No meetings scheduled.			
<b>Executive Committee</b>			
08-19-13	4:00 p.m.	Work Session	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b> No meetings scheduled.			
<b>Zoning Committee</b> No meetings scheduled.			
<b>Other Committee(s)</b>			
08-14-13	3:00 p.m.	Historic District Commission	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
08-21-13	4:00 p.m.	CRTPO <sup>1</sup> - MOU Subcommittee	Innovation Station 8 <sup>th</sup> Floor – CMGC
08-21-13	6:00 p.m.	CRTPO Education Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
08-21-13	7:00 p.m.	CRTPO Meeting	Conference Room 267 2 <sup>nd</sup> Floor – CMGC

### Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.

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





# Charlotte-Mecklenburg Planning Commission

Executive Committee

Action Minutes

April 15, 2013

Attachment 4

Approved June 17, 2013

## Attendance

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

**Commissioners Absent:** Emma Allen

**Staff Present:** Debra Campbell and Cheryl Neely

## Call to Order

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

## Approval of March 18, 2013 Executive Committee Minutes

A motion was made by Vice-Chairperson Zoutewelle and seconded by Commissioner Finch Dodson to approve the March 18, 2013 Executive Committee minutes. The vote was 3-0 to approve the minutes.

## March 18, 2013 Executive Committee Meeting Follow-up

### Raleigh Planning Commission Visit

Cheryl Neely asked the Chairperson about the status of the Raleigh Planning Commission visit. Chairperson Johnson replied that both she and the Raleigh Planning Commission Chairperson would like to visit when there is a topic of interest on the agenda. The Raleigh Chairperson mentioned waiting until next year to visit a Charlotte Planning Commission work session. Chairperson Johnson also thought it would be best to schedule the visits next year and will follow-up with the Raleigh Chairperson.

## April 8, 2013 Work Session Follow-up

### Planning 101/Choosing Charlotte Meeting

Chairperson Johnson indicated that the Planning 101 Committee will provide an update at the May work session. The Committee will share the action plan and ask for input from the full Commission.

## Urban Land Institute (ULI) Reality Check 2050

Commissioner Finch Dodson informed the Committee that Kimberly Melton with the Urban Land Institute contacted her to ask if there were any Planning Commissioners who should be invited to participate in the Reality Check 2050 initiative on June 4<sup>th</sup>. The Committee decided to extend the invitation to all Commissioners. Commissioner Finch Dodson will follow-up with Ms. Melton.

## Approval of May 6, 2013 Work Session Agenda

Cheryl Neely informed the Committee that Dana Fenton is scheduled to provide an update on planning related North Carolina legislation at the May work session; however, he will not arrive until approximately 1:30 pm.

The Chairperson asked if a MUMPO update could be added to the agenda. The Planning Director asked what kind of information the Commission would like to hear about from a regional transportation perspective. Vice-Chairperson Zoutewelle replied that the presentation should focus on key upcoming road projects. Director Campbell thought a presentation from the Charlotte Department of Transportation (CDOT) on local road projects was more appropriate than a regional

transportation planning presentation. The Committee agreed and asked staff to invite CDOT staff to the May work session. The Planning Director stated that Norm Steinman would be invited to present information on transportation projects that have been approved through the CIP as well as those that are proposed.

Commissioner Finch Dodson asked if the Commission could receive a presentation on the infrastructure portion of the Blue Line Extension. The Planning Director suggested that information on the Northeast Corridor Improvement (NECI) project be presented at the June work session.

Following discussion of potential agenda topics, the Committee agreed on the following agenda items for the May work session:

1. CDOT Update
2. NC Legislation Update
3. Student Housing Text Amendment Update (*as part of the Director's Report*)
4. Wallscape Signage Text Amendment Introduction (*as part of the Director's Report*)
5. Nightclubs, Bars, Lounges and Restaurants Text Amendment Update

The Committee discussed the flow of the agenda items and the fact that Dana Fenton will arrive late. Chairperson Johnson stated that she would rearrange the agenda items to accommodate Mr. Fenton's 1:30 pm arrival, if needed.

### **Future Work Session Agenda Items**

The Committee reviewed the future work session agenda items list. Chairperson Johnson asked about inviting the Charlotte Mecklenburg Police Department Chief to discuss safety in relation to planning and design. The Planning Director thought this was an excellent idea; however, she suggested that the scope be broadened to include community safety and extend an invitation to the Charlotte Fire Department Chief. She recommended including the Fire Department because from a design perspective items that staff and the Commission consider vital to the community, such as speed humps and medians are concerns of the Fire Department. The Committee agreed on the following future work session agenda items:

<b>Future Work Session Agenda Items</b>	<b>Work Session</b>
1. Zoning Ordinance Assessment Status Report	June
2. BLE – Northeast Corridor Infrastructure (NECI)	June
3. Community Safety (Fire & Police)	TBD

Commissioner Finch Dodson raised a concern about the Planning Committee's opportunities to provide input during the area plan process. They participate in the process and attend public meetings, but they don't have the opportunity to share their concerns. She stated that when it is time for Committee members to discuss the plan and make a recommendation; they share their concerns and then hear that the process is too far along.

The Planning Director explained that staff is concerned because plans are being brought to the full Commission earlier and more often during the process. For instance, the Park Woodlawn Area Plan was brought to the full Commission at least three times; however, it seemed like some of the

conversation was more about public participation, notifications and quite frankly was not substantive. By the time staff got to the adoption phase, it seemed like all of a sudden the comments became substantive. This was a little disappointing for staff because the purpose for coming to the Commission early and often was to discuss issues earlier in the process.

Vice-Chairperson Zoutewelle added that when the Committee received public comments, they did not have much time to deliberate because the agenda was pretty full. Also, the Committee had just received a hard copy of the plan. The Committee was given the opportunity to speak at prior meetings, but no one really spoke. Chairperson Johnson asked if it was because there are new Commissioners rotating to the Planning Committee. The Vice-Chairperson replied no, these Committee members are familiar with the process and the Commissioners assigned to area plans spent a fair amount of time sharing information with the Planning Committee at meetings.

Commissioner Finch Dodson stated that when Committee members actually have a document to review is usually when comments are generated. She suggested that staff clarify during the full Commission presentations that it is an opportunity for the Commissioners to provide input.

The Planning Director replied that staff doesn't mind making adjustments or having dialogue. Staff will also share the Planning Committee's comments, concerns or outstanding issues with Council. Director Campbell informed the Committee that staff is in the process of revamping the area planning process. This includes considering the ability to implement plan recommendations, because too often recommendations on rezoning petitions are identified as being inconsistent, but in the public's best interest. It is challenging to find a comfortable level of detail which allows for flexibility. There also seems to be a disconnect between what Commissioners, staff, neighbors and developers think should be included in the plan. There is a need to merge all of those perspectives into a document that really fulfills the purpose of a policy guidance document. The Planning Director acknowledged that these are very legitimate concerns and that staff is going to focus on "what is this product - how should it look, feel, what's the content, and the scope", over the next year.

Commissioner Finch Dodson stated that perhaps Commissioners should contact staff to share their concerns. Director Campbell replied that since Commissioners are not using the work sessions for detailed discussion, staff will do a better job of sharing information and providing opportunities for discussion at the committee meetings. The Commission and staff should work collectively on improving this. The Planning Director appreciated the open discussion about this issue and thanked the Committee members for the feedback.

### **May and June Meeting Schedules**

The meeting schedules were approved as submitted.

### **Adjournment**

The meeting adjourned at 4:55 p.m.



**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE WORK SESSION**  
**Charlotte-Mecklenburg Government Center, Rm 280**  
**June 19, 2013**  
**4:30 P.M.**

1.	<a href="#"><u>Petition No. 2013-034</u></a> (Council District 2 – Mitchell) <b>by William C. Birmingham</b> 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).
2.	<a href="#"><u>Petition No. 2013-040</u></a> (Council District 1 – Kinsey) <b>by James P. Ngo &amp; Yen M. Ngo</b> 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.	<a href="#"><u>Petition No. 2013-047</u></a> (Council District 2 – Mitchell) <b>by Brookline Residential, LLC</b> 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).
4.	<a href="#"><u>Petition No. 2013-048</u></a> (Council District 7 – Cooksey) <b>by Elevation Church</b> 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).
5.	<a href="#"><u>Petition No. 2013-051</u></a> (Council District 6 – Dulin) <b>by Providence Preparatory School, LLC</b> 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.
6.	<a href="#"><u>Petition No. 2013-054</u></a> (Council District 6 – Dulin) <b>by Mark Swartz</b> 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.
7.	<a href="#"><u>Petition No. 2013-062</u></a> (Council District 6 – Dulin) <b>by 8601 McAlpines, LLC</b> 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.



**MEETING AGENDA**

**JUNE 12, 2013**

**3:00 PM**

**Applications for a Certificate of Appropriateness**

A.	705 Walnut Avenue, Wesley Heights Local Historic District Garage Rodric and Lisa Lenhart, Owner	HDC 2013-066	Deferred
B.	East Tremont Ave/Euclid Ave, Dilworth Local Historic District Demolition/New Construction/Redevelopment Matt Majors, Applicant	HDC 2013-035	Deferred
C.	700 East Tremont Avenue, Dilworth Local Historic District Addition/ Renovation Gautam Natarajan, Owners	HDC 2012-162	Approved
D.	425 Rensselaer Avenue, Dilworth Local Historic District Garage New Construction Nancy Weekley, Applicant	HDC 2013-037	Denied
E.	1936 Woodcrest Avenue, Wilmore Local Historic District Second Story Addition Kevin Holdridge, Applicant	HDC 2013-064	Approved
F.	300 Westwood Avenue, Wilmore Local Historic District Second Story Addition Daedalus Properties, Applicant	HDC 2013-065	Deferred
G.	621 East Tremont Avenue, Dilworth Local Historic District Second Story Addition Angela Cardone, Owner	HDC 2013-068	Denied
H.	618 North Graham Street, Fourth Ward Local Historic District New Construction of Town Homes Verde Building Solutions, Applicant	HDC 2013-070	Deferred
I.	1900 Thomas Avenue, Plaza Midwood Local Historic District Front Addition Dee Blackburn, Applicant	HDC 2013-078	Approved
J.	901 East Worthington Avenue, Dilworth Local Historic District New Construction Josh Allison, Applicant	HDC 2013-079	Approved
K.	401 East Worthington Avenue, Dilworth Local Historic District New Construction ALB Architecture, Applicant	HDC 2013-088	Deferred
L.	220, 224, 228 East Boulevard, Dilworth Local Historic District Signage William Spencer with Instant Sign Solution, Applicant	HDC 2013-089	Deferred
M.	616 Mount Vernon Avenue, Dilworth Local Historic District Site Changes Myron Greer, Applicant	HDC 2013-090	Deferred
N.	617 Grandin Road, Wesley Heights Local Historic District Painting of brick Jim McClincy, Owner	HDC 2013-092	Deferred
O.	801 Romany Road, Dilworth Local Historic District Addition Lindsay Daniel, Applicant	HDC 2013-091	Deferred
P.	801 Romany Road, Dilworth Local Historic District Porch Lindsay Daniel, Applicant	HDC 2013-093	Deferred
Q.	404/406 Hermitage Court, Hermitage Court Local Historic District Demolition Philip M. Hayes, Applicant	HDC 2013-100	365 day stay