

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

Planning Commission

Feb 2, 2015
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

February 2, 2015 - Noon

CMGC - Conference Room 267

Call to Order & Introductions

Tony Lathrop

Administration

Approval of Planning Commission Minutes

Approve the January 5, 2015 minutes.

Attachment 1

Policy

Historic District Commission

John Howard

Background: Staff will provide an overview of the Historic District Commission.

Action: For discussion only.

Information

Planning Director's Report

Ed McKinney

- Zoning Ordinance Update
- Planning Department's Public Outreach Presentations

Attachment 2

February & March 2015 Meeting Schedules

Attachment 3

Committee Reports

- **Executive Committee**
 - December 15, 2014 Approved Minutes
 - Future Work Session Agenda Items

Tony Lathrop
Attachment 4

Future Work Session Agenda Items	Work Session
1. Transit Oriented Development (TOD)	March
2. Mecklenburg Livable Communities Plan	TBD

- **Zoning Committee**
 - Upcoming Rezoning Petitions
 - Zoning Committee Agenda
- **Planning Committee**
 - December 16, 2014 Approved Minutes

Tracy Dodson
Tammie Keplinger
Attachment 5

- **Historic District Commission (HDC)**
 - January 14, 2015 Meeting Update

Mike Sullivan
Attachment 7

- **Charlotte Regional Transportation Planning Organization (CRTPO)**

Cozzie Watkins

Communication from Chairperson

Tony Lathrop

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

#	Date	Presentation	Staff
1	11/04/14	Greater Enrichment Program - Sixth Grade Afterschool Program	McCullough/Young
2	11/06/14	CPCC Charlotte History Education Day - African American Migration in Charlotte	Howard
3	11/07/14	Multi-Family Design Guidelines - Greater Charlotte Apartment Association	Goodwin & Other Staff
4	11/18/14	District 6 Town Hall Meeting	McKinney/Johnson/Main/ Fortune/McCullough
5	11/21/14	Community Buiding Initiative Bus Tour - Beyond the Bridge	Howard
6	11/25/14	Greater Enrichment Program - Sixth Grade Afterschool Program	McCullough/Young
7	12/02/14	Environmental Development & Plan Review Workshop	Jason Prescott
8	12/09/14	University City Area Plan Meeting	Mandy Vari & Others
9	12/15/14	Berkshire Hathaway Realtor Meeting	John Howard
10	01/08/15	Piedmont Credit Professionals Association: Community Investment Plan	Suttle
11	01/14/15	Beyond the Bridge: Community Building Initiative	Howard
12	01/14/15	Allen Tate Realtors Meeting: CRTPO Regional Transportaton Planning	Bridges
13	01/15/15	Clemson's Master of Real Estate Development: BLE and Station Area Planning	Cornett
14	01/16/15	University Park Creative Arts Elementary School: Career Fair	McCullough
15	01/19/15	Charlotte in Black and White	Howard
16	01/20/15	Introduction to Charlotte Local Historic Districts	Howard
17	01/20/15	Highland Creek Advisory Committee: Briefing on Prospertiy Hucks Area Plan Process	Main/Johnson
18	01/22/15	CRTPO/Transportation Planning in the Charlotte Region (ASHE- Carolina Piedmont Chapter)	Burke/Leonard
19	01/28/15	Mecklenburg County Health Impact Assessment: University City Area Plan	Vari
20	1/30/15	Planning Policy Context and Area/Station Area Planning	Johnson/Cornett

Meeting Schedule

February 2015

Date	Time	Purpose	Location
Full Planning Commission			
02-02-15	Noon	Work Session	Conference Room 267 2 nd Floor - CMGC
Executive Committee			
02-16-15	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
02-17-15	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
02-16-15	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
02-16-15	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
02-25-15	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Other Committee(s)			
02-11-15	2:00 p.m.	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
02-11-15	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
02-18-15	5:00 p.m.	MPO Education Session	Conference Room 267 2 nd Floor – CMGC
02-18-15	6:00 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.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

March 2015

Date	Time	Purpose	Location
Full Planning Commission			
03-02-15	Noon	Work Session	Conference Room 267 2 nd Floor - CMGC
Executive Committee			
03-16-15	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
03-17-15	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
03-16-15	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
03-16-15	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
03-25-15	4:30 p.m.	Work Session	Conference Room 280 Basement – CMGC
Other Committee(s)			
03-11-15	2:00 p.m.	Historic District Commission Workshop	Conference Room 267 2 nd Floor – CMGC
03-11-15	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
03-18-15	5:00 p.m.	MPO Education Session	Conference Room 267 2 nd Floor – CMGC
03-18-15	6:00 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.

Charlotte-Mecklenburg Planning Commission Executive Committee Meeting

Attachment 4

Approved January 20, 2015

December 15, 2014 - 4:00 p.m.

CMGC - Conference Room 266

Minutes

Call to Order & Introductions

Chairperson Lathrop called the meeting to order at 4:00 p.m.

Attendance

Commissioners Present: Tony Lathrop (Chairperson), Tracy Dodson (Vice-Chairperson), Randy Fink and Karen Labovitz

Commissioners Absent: None

Planning Staff Present: Ed McKinney (Interim Planning Director) and Bridgett Sistrunk (temporary employee)

Approval of Minutes

A motion was made by Commissioner Fink and seconded by Vice-Chairperson Dodson to approve the November 17, 2014 Executive Committee minutes. The vote was 4 to 0 to approve the minutes.

Follow-up Assignments

Planning Commission Vacancy

The Committee discussed the vacant Planning Commission seat. Chairperson Lathrop stated that the City will ask the County to make the appointment as soon as possible. Commissioner Labovitz asked why it has taken so long to fill this vacancy. The Chairperson explained that there were legal questions and discussions about whether the Commissioner should be from the Extra Territorial Jurisdiction (ETJ). Mr. McKinney stated that this will be on the County Commission's January 21, 2015 agenda for nominations. Commissioner Lathrop asked if the appointee can be a City resident. Vice-Chairperson Dodson confirmed that that appointee could reside anywhere in Mecklenburg County. Commissioner Fink stated that State legislation requires an ETJ appointment. The Chairperson explained that the City and County would revisit appointing an ETJ representative at a later time. Vice-Chairperson Dodson suggested that Commissioners encourage any interested persons to apply.

The Chairperson stated that the new Commissioner will be assigned to the Planning Committee for at least six months. Commissioner Fink asked if it was a requirement for each Commissioner to be on the Zoning Committee for 18 months and the Planning Committee for 18 months. The Vice-Chairperson replied no and explained that each committee's make up should be balanced with City and County appointees. The Chairperson stated that they may need to have rotations after the new Commissioner is appointed.

Retreat Follow-up

The Chairperson reminded the Executive Committee that he will form an ad hoc committee to follow the Zoning Ordinance Update. He anticipates forming this committee after the New Year.

Commissioner Labovitz asked how many Commissioners will be on the committee. Chairperson Lathrop replied that he wanted the group to be manageable, diverse and well-rounded. He said that several Commissioners had expressed interest, but he does not want more than 7 Commissioners on

the committee. The initial committee meeting will focus on stakeholders for the Zoning Ordinance Update. Commissioner Fink indicated that he is still interested in being on the committee. Commissioner Labovitz asked if staff would work with the committee. The Chairperson thought that it would be good if staff participated to help keep the committee on track. Mr. McKinney agreed. Vice-Chairperson Dodson suggested inviting other Commissioners to the meetings, depending on the discussion topics. The Chairperson agreed that this could be a good way for all interested Commissioners to participate and provide input.

Future Work Session Agenda Items

The Executive Committee agreed on the agenda items for the January work session agenda - Community Improvement Plan and Historic District Commission (HDC) updates. Mr. McKinney stated that the HDC presentation was placed on the agenda so HDC staff could be introduced to the Commission, provide a broad overview of the HDC and discuss some of the recent changes to the HDC. Commissioner Labovitz asked if Commissioner Sullivan will participate in the discussion, since he is the HDC's Planning Commission representative. Vice-Chairperson Dodson stated that she would inform Commissioner Sullivan of the presentation and ask him to be prepared to provide comments from a Commissioner's perspective.

Vice-Chairperson Dodson asked if staff was ready to provide an update on the Transit Oriented Development initiative. Mr. McKinney replied that this item is not ready for the January agenda.

Commissioner Fink mentioned that the Executive Committee discussed having "richer" discussions during the full Commission meetings. He reminded the Committee that they discussed informing Commissioners of agenda topics ahead of time so they will be prepared to discuss the information. Commissioner Labovitz added that at the last work session, Chairperson Lathrop asked Commissioners for agenda topics, but no one responded. The Chairperson stated that he will ask Commissioners for topics again at the January work session.

Approval of the December and January 2014 Meeting Schedules

The Vice-Chairperson asked staff to add a note to the January calendar, indicating that the January 20, 2015 Dinner and City Rezoning meetings are on a Tuesday.

Adjournment

The meeting adjourned at 4:25 p.m.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
 Charlotte-Mecklenburg Government Center, Rm. CH14
 January 5, 2015
 2:00 P.M.

Called to order: 2:15 pmAdjourned: 3:52 pm**Commissioners:**

Tracy Dodson

Ray Eschert

Karen Labovitz

Dionne Nelson

Deb Ryan

Mike Sullivan

Dwayne Walker

(Departed at 3:25pm)

COLOR KEY**GREEN – APPROVED / APPROVED with MODIFICATIONS** (case moved forward)**RED – WITHDRAWN / DEFERRED / DENIED / NEW PUBLIC HEARING**

DEFERRED	1. Petition No. 2014-021 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to: 1) create a new definition for mobile farmer's market; 2) allow mobile farmer's markets in all zoning districts; and 3) create new prescribed conditions for mobile farmer's markets.
DEFERRED	2. Petition No. 2014-031 (outside city limits) by Wilkison Partners, LLC for a change in zoning for approximately 6.23 acres located on the southeast corner at the intersection of Youngblood Road and Shelburne Farms Drive from MX-3(LLWCA) (mixed use, Lower Lake Wylie critical area) to MX-3 SPA(LLWCA) (mixed use, site plan amendment, Lower Lake Wylie critical area).
DEFERRED	3. Petition No. 2014-042 (Council District 3 - Mayfield) by Moss Road Development Partners, LLC for a change in zoning for approximately 2.84 acres located on the southwest corner at the intersection of South Tryon Street and Moss Road from NS (neighborhood services) to NS SPA (neighborhood services, site plan amendment).
DEFERRED	4. Petition No. 2014-068 (Council District 2- Austin) by City of Charlotte for a change in zoning for approximately 5.59 acres generally bounded by Statesville Avenue, Dalton Avenue, North Graham Street and Armour Drive from I-2 (general industrial) to MUDD-O (mixed use development, optional).
DEFERRED INDEFINITLY	5. Petition No. 2014-071 by Charlotte-Mecklenburg Planning Department & Charlotte-Mecklenburg Police Department for a Text Amendment to the City of Charlotte Zoning Ordinance to: <ol style="list-style-type: none"> a. Add new definitions for "animal care and control division", "animal care and control fosterer", "animal rescue group" and "animal rescue group fosterer"; b. Modify the definitions for "commercial kennel" and "private kennel"; c. Modify the prohibited customary home occupation list; and d. Modify the prescribed conditions for private kennels.
APPROVED	6. Petition No. 2014-074 (Council District 6 – Driggs) by Terwilliger Pappas Multifamily Partners, LLC for a change in zoning for approximately 10 acres located on the northeast corner at the intersection of North Community House Road and Bryant Farms Road from B-1(CD) (neighborhood business, conditional) to NS (neighborhood services).
APPROVED	7. Petition No. 2014-092 (Council District 3 - Mayfield) by Pavilion Development Company for a change in zoning for approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road from CC (commercial center) to CC SPA (commercial center, site plan amendment).

APPROVED	8. Petition No. 2014-096 (Council District 7 - Driggs) by Lenox Development Group , LLC for a change in zoning for approximately 6.09 acres located on the north side of Ardrey Kell Road and between Blakeney Heath Road and Community House Road across from Carson Whitley Avenue from R-3 (single family residential) to NS (neighborhood services).
NEW PUBLIC HEARING -	9. Petition No. 2014-101 (Council District 2 - Austin) by LGI Homes NC, LLC for a change in zoning for approximately 14.30 acres located on the east side of Reames Road between Bella Vista Court and Lawnmeadow Drive from UR-1(CD) (urban residential, conditional) to R-5 (single-family residential).
APPROVED	10. Petition No. 2014-108 (Council District 5 – Autry) by U-Haul Company of Charlotte for a change in zoning for 1.4 acres generally located at the southwest corner of the intersection between Albemarle Road and Farm Pond Lane from B-2 (general business) to B-D(CD) (distributive business, conditional).
APPROVED	11. Petition No. 2014-112 (Council District 6 – Smith) by Mohammad R. Bolouri for a change in zoning for approximately 1.23 acres located on the east side of Sardis Road across from Wilby Drive from INST(CD) (institutional, conditional) to INST(CD) SPA (institutional, conditional, site plan amendment).
APPROVED	12. Petition No. 2014-114 by Stor-All Storage for a Text Amendment to the City of Charlotte Zoning Ordinance to allow an increase in the maximum FAR for “warehousing, within a completely enclosed building” when the building is multi-story.
APPROVED	13. Petition No. 2014-116 (Council District 6 – Smith) by Spectrum Properties Residential, Inc. for a change in zoning for approximately 9.07 acres located on the north and south sides of Abbey Place near the intersection of Park Road and Abbey Place from R-17MF (multi-family residential) to UR-2(CD) (urban residential, conditional).
APPROVED	14. Petition No. 2014-118 (Council District 1 – Kinsey) by Cotswold Partners, LLC for a change in zoning for approximately 2.21 acres located on the east side of Randolph Road between Greenwich Road and North Sharon Amity Road from B-1 (neighborhood business) to MUDD-O (mixed use development, optional).
APPROVED	15. Petition No. 2015-010 (Council District 2 – Austin) by The Salvation Army for a change in zoning for approximately 2.68 acres located on the west side of Statesville Avenue south of Oliver Street and east of Spratt Street from O-6(CD) (office, conditional) to MUDD-O (mixed use development, optional).
APPROVED	16. Petition No. 2014-001c (Outside City Limits) by Southern Apartment Group – Ballantyne, LLC for a change in zoning for approximately 3.78 acres located on the west side of Lancaster Highway between Southcrest Lane and Winghurst Drive from R-8MF(CD) (multi-family residential, conditional) to NS (neighborhood services).
APPROVED with	17. Innovative Request for Rezoning Petition 2005-014: Tom Waters is requesting approval of innovative provisions for a portion of an existing street in the Vineyards development associated with rezoning petition 2005-014. The site is located on the north and south side along River Walk Way.

Attendance:

Commissioners Present: Chairperson Tony Lathrop, Vice-chairperson Randy Fink, Commissioners Emma Allen, Cozzie Watkins, Nancy Wiggins and Tom Low

Planning Staff Present: Pontip Aphayarath, Kathy Cornett, Garet Johnson, Sonda Kennedy, Melony McCullough, Catherine Stutts and Jonathan Wells

Other Staff Present: Amanda Byrum (City Real Estate)

Call to Order and Introductions

Chairperson Lathrop called the meeting to order at 5:10 p.m., welcomed those present and asked everyone to introduce themselves.

Approve November 18, 2014 Minutes

A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve the November 18, 2014 minutes. Commissioner Fink asked that the minutes be amended to change "City Estate Division" to "City Real Estate Division". Commissioner Allen moved that the minutes be amended to reflect this change, the motion was seconded by Commissioner Fink to approve the November 18, 2014 minutes with this correction. The vote was unanimous to approve the minutes.

M.R. #14-51: Proposal by the City of Charlotte to Exchange Interests in Real Property with Mecklenburg County

Catherine Stutts (Planning) presented the City of Charlotte's proposal to transfer a City-owned parcel of land located on Morris Field Drive to Mecklenburg County for greenway and park use in exchange for easements on three County-owned parcels needed for the Charlotte Mecklenburg Utilities Department (CMUD) Taggart Creek Outfall project. The proposed land use is consistent with the *Central District Plan* (1993) goal of expanding the greenway network.

A motion was made by Commissioner Allen and seconded by Vice-chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #14-51. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-51.

M.R. #14-52: Proposal by Mecklenburg County to Acquire Land Located in the Reid Park Neighborhood for Irwin Creek Greenway

Catherine Stutts (Planning) presented Mecklenburg County's proposal to accept the donation of 0.10 acres of land located in the 3400 block of Reid Avenue (Reid Park neighborhood) to assemble with other property and become an extension of Irwin Creek Greenway trail.

A motion was made by Commissioner Wiggins and seconded by Vice-chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #14-52. The vote was unanimous to approve staff's recommendation for Mandatory Referral #14-52.

University City Area Plan Update

Kathy Cornett (Planning) gave a brief overview of the *University City Area Plan Update* planning process. She explained the plan development process and reminded the Committee that staff gave a detailed presentation to the Planning Commission at the December work session. Ms. Cornett shared highlights from the final community meeting on December 9th. Commissioner Low asked if there were specific comments on the draft document that stood out. She said that most of the comments received were positive and supportive of the plan.

Chairperson Lathrop asked if the Committee will be asked to vote after receiving public comments on the plan at their January meeting. Ms. Cornett said the vote will likely come the following month. City Council will hear public comments in February and hopefully the plan will be adopted in March or April.

Commissioner Wiggins gave a detailed report from the December 9th meeting and handed out copies of her report (please see her complete report which is attached to these minutes). She suggested having police and fire staff at future meetings. Chairperson Lathrop thanked Commissioner Wiggins for her very informative report.

Commissioner Fink asked if consideration has been given to making the area in front of the hospital more pedestrian friendly. Ms. Cornett told him that she will follow-up with an answer. Commissioner Fink then asked about the utility easement along North Tryon Street. Ms. Cornett said that Amanda Vari and Ed McKinney (Planning) are working with North Carolina Department of Transportation and Charlotte Department of Transportation to develop language that will be added to the plan to address this issue.

Commissioner Fink asked if the plan supports large employment hubs or a large number of employees. Kathy explained that one of the TOD districts is employment and the plan definitely supports 65 employees per acre.

Commissioner Low reiterated Commissioner Wiggins' recommendation in her report to have a gathering place as a part of the area's identify. He mentioned New York, Seattle and Portland as cities that have good examples of gathering places.

Commissioner Low also encouraged everyone to read an article that he e-mailed to the Commission about Boston's Innovative Corridor and what they are doing well and not so well. The article was written by a former UNC-Charlotte professor who is a writer at the Boston Globe and familiar with the Charlotte area. Commissioner Low will send the article out again.

Prosperity Hucks Area Plan

Ms. Melony McCullough said that there are no meetings scheduled at this time. This plan will come before the Planning Committee again during the plan adoption process.

Adjourned: 5:34 p.m.

MEETING AGENDA – JANUARY 14, 2015

CONTINUED APPLICATIONS – 3:00

- 1. 1613 WILMORE DRIVE
WILMORE HISTORIC DISTRICT
CASE NO. [HDC 2014-234](#) APPROVED
NEW CONSTRUCTION
MATTHEW ALEXANDER, APPLICANT

- 2. 2114 DILWORTH ROAD EAST
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2014-262](#) APPROVED
PAINTING OF UNPAINTED BRICK
MICHAEL DIFABION, APPLICANT

- 3. 1712 EUCLID AVENUE
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2014-268](#) CONTINUED
NEW CONSTRUCTION - QUADRAPLEX
JASON McARTHUR, APPLICANT

NEW APPLICATIONS

- 4. 1309 LEXINGTON AVENUE
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2014-252](#) CONTINUED
ADDITION
HARMON CONSTRUCTION, APPLICANT

- 5. 1915 THOMAS AVENUE
PLAZA MIDWOOD HISTORIC DISTRICT
CASE NO. [HDC 2015-001](#) APPROVED
ADDITION
DAVID T. YOUNG, APPLICANT

- 6. 2231 CHARLOTTE DRIVE
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2015-004](#) APPROVED
PORCH ADDITION
COLTRANE DEVELOPMENT CO. LLC, APPLICANT

- 7. 800 EAST TREMONT AVENUE
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2015-005](#) APPROVED
ADDITION
BRUCE BERBERICK, APPLICANT

- 8. 708 MT. VERNON AVENUE
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2015-009](#) APPROVED
PORCH ADDITION/MATERIAL CHANGE
JOHN PHARES, APPLICANT

- 9. 2132 CHARLOTTE DRIVE
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2015-012](#) 365 DAY STAY
DEMOLITION
FRANK LEE, APPLICANT

- 10. 830 E. PARK AVENUE
DILWORTH HISTORIC DISTRICT
CASE NO. [HDC 2015-018](#) CONTINUED
ADDITION
ALLEN BROOKS, APPLICANT

