

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

# Planning Commission

Apr 6, 2015  
work session

Charlotte-Mecklenburg  
Government Center

Room 267  
Noon



# Charlotte-Mecklenburg Planning Commission

## Work Session Agenda

April 6, 2015 - Noon

CMGC - Conference Room 267

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### Call to Order & Introductions

Tony Lathrop

### Administration

#### Approval of Planning Commission Minutes

Approve the March 2, 2015 minutes.

*Attachment 1*

### Policy

#### Prosperity Hucks Area Plan

Kent Main

**Background:** Planning staff will provide an update on the Prosperity Hucks Area Plan process.

**Action:** For discussion only.

### Information

#### Planning Director's Report

Ed McKinney

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

*Attachment 2*

#### April & May 2015 Meeting Schedules

*Attachment 3*

### Committee Reports

- **Executive Committee**

Tony Lathrop

- February 18, 2015 Approved Minutes
- Future Work Session Agenda Items

*Attachment 4*

Future Work Session Agenda Items	Work Session
1. Transit Oriented Development	TBD
2. Charlotte Department of Transportation – Pedestrian Coordinator	TBD

- **Zoning Committee**

Tracy Dodson

- Upcoming Rezoning Petitions
- February 25, 2015 & March 25, 2015 Agendas

Tammie Keplinger

*Attachment 5*

- **Planning Committee**

Tony Lathrop

- January 20, 2015 & March 2, 2015 Approved Minutes

*Attachment 6*

- **Historic District Commission (HDC)**

Mike Sullivan

- March 11, 2015 Meeting Update

*Attachment 7*

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

Cozzie Watkins

- **Zoning Ordinance Ad Hoc Committee**

Tony Lathrop

### Communication from Chairperson

Tony Lathrop

- Nominating Committee



## Work Session

March 2, 2015 - 12:00 pm

CMGC- Room 267

## Summary Minutes

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### Attendance

**Commissioners Present:** Tony Lathrop (Chairperson), Tracy Dodson (Vice-Chairperson), Emma Allen, Ray Eschert, Randy Fink, Tom Low, Dionne Nelson, Deb Ryan, Mike Sullivan, Cozzie Watkins and Nancy Wiggins

**Commissioner Absent:** Karen Labovitz

Commissioner Dodson arrived at 12:15 p.m. Commissioner Allen left at 1:20 p.m.

**Planning Staff Present:** Ed McKinney (Interim Planning Director), Kathy Cornett, Bridget Dixon, Laura Harmon, Garet Johnson, Tammie Keplinger, Melony McCullough, Cheryl Neely, Mandy Vari and Bridgett Sistrunk (temporary employee)

### Welcome & Introductions

Chairperson Lathrop called the meeting to order at 12:13 p.m., welcomed those present and asked everyone to introduce themselves.

### Approval of Minutes

Commissioner Allen made a motion to approve the February 2, 2015 work session minutes. Commissioner Ryan seconded the motion. The minutes were approved unanimously.

### Mecklenburg Livable Communities Plan

Heidi Pruess (Mecklenburg County Community Plan Sustainability Officer) gave an overview of the Mecklenburg Livable Communities Plan. She stated that approximately 150 residents participated in monthly work group sessions to help develop the Plan. The work group products were taken to a variety of community events and small group work sessions were held with private sector organizations, academic institutions, non-profit organizations and Elected Officials.

The Plan's vision statement is: Greater Charlotte is home. Home to generations of families and cultures from all over the world. Home to neighborhoods that blend thriving businesses with natural landscapes. Home to endless opportunities for all, where good people make great things happen.

The Plan is structured around the following guiding principles:

- Welcoming
- Innovative
- Connected
- Inclusive
- Prepared
- Healthy
- Resilient

Ms. Pruess provided details about each guiding principle, other components of the Plan, the process and the next steps. Click on this [link](#) to view the entire presentation.

Commissioner Ryan suggested that some of the strategies in the Connected category, such as increased use of sidewalks, bikeways, greenways, etc., should be in the Healthy category. She would

like to see more emphasis on the Healthy category. Heidi Pruess explained that several of the strategies are connected and that health was discussed in some of the other guiding principle areas. The website illustrates how the areas are connected.

Commissioner Ryan asked if the Commission should take the Plan into consideration when reviewing rezoning petitions and making land use decisions. Ms. Pruess stated that it would be good to use the Plan as a guide. She explained that implementation of the Plan and endorsement by elected bodies is important. She also said that the way the Plan is used may differ based on the organization. Commissioner Fink wanted to know if this Plan is a policy that should influence Planning Commission recommendations. Ms. Pruess stated that the City Council has taken action and endorsed the Plan. How this Plan is used will depend on staff/department alignment with the Plan. Ed McKinney further explained that staff has been having internal discussions about how the Plan relates to the City's priorities. He suggested that staff could reference the community input ideas when developing area plans.

The Chairperson Lathrop thanked Ms. Pruess for the presentation.

### **Development Response Process**

Ms. Harmon provided an overview of the Development Response Process and provided information about some of the recent development response initiatives. She explained that this planning process focuses on large scale and/or strategic sites with changing development conditions. This process provides for public and stakeholder input. The information is used as a guide when making development decisions or recommendations. Staff performs a development response when:

- There is significant development interest in a site.
- The potential development is not consistent with the adopted plan.
- The plan did not anticipate current development opportunities.
- A rezoning is anticipated and updated public input and guidance is needed.

Click on this [link](#) for more details and to view the entire presentation.

Vice-Chairperson Dodson stated that her office has been working with Planning staff on the Golf Links rezoning since June. She noted that the Golf Links development response process involved an immense amount of staff resources, time and commitment. Working on this initiative has made her aware of how much effort goes into the rezoning process.

Commissioner Nelson asked if criteria are used to determine if a development response should be initiated for a site. Laura Harmon explained that it is basically staff's judgment.

Commissioner Wiggins stated that Commissioners who are involved in rezonings should recuse themselves from conversations with other Planning Commissioners and public officials. The Vice-Chairperson clarified that her comments were about the process and not a specific rezoning. The Chairperson stated that the discussion focused on the Waverly development response.

Commissioner Eschert invited staff to present this information at an upcoming Ballantyne Breakfast Club meeting. He expressed concern that the approval of the Waverly rezoning may have set a precedent for another mixed use project adjoining Waverly. He is concerned that mixed use proposals may continue to be submitted for that portion of Providence Road. Laura Harmon

explained that staff considered a larger area when doing the Waverly development response. Ed McKinney added that the development response includes a larger area so when other sites come in, the framework has been established for land use, design and transportation recommendations. He further explained that area planning is the foundation of what staff does and staff is very careful and selective about these processes so that the area planning process is not weakened.

Commissioner Ryan asked staff to keep the Commission informed of these types of in-depth discussions with developers so that they can be privy to the background information and understand the reasoning when making decisions about recommendations.

Commissioner Fink asked if the development response process has any oversight from City Council. Laura Harmon replied that the district representative is informed of the process. Although this is not a Council process, sometimes the representative is actively involved. She acknowledged that staff should do a better job of informing the Commission of these processes.

Commissioner Fink stated that he is inclined to be a critic of the process. He is concerned that this process is protracting and negotiating rezonings, especially for the “really big and really rich”. He is also concerned about the amount of time and resources being used in this process, which seemingly is an alternative to the area planning process. He asked if staff’s time could be better used for working on area plans or “regular” processes. Laura Harmon explained that these projects would go through the rezoning process anyway and staff thinks that there will be a better outcome if time is spent with the developer on the front end. She said that this process does not take nearly the amount of time it would take to complete an area plan.

Commissioner Sullivan asked if staff used this process for the Cherry community. Laura Harmon said that an area plan was done for Cherry. She explained that the rezonings that have come in post the area plan are on very tight timelines. Although a development response was not initiated for this community, staff has been trying to have more conversations with the community. Staff has spent a tremendous amount of time having conversations with the developer and community about a major rezoning in Cherry. Commissioner Sullivan thinks it is a good idea to initiate a development response for the Cherry community for future development proposals.

Commissioner Low commended staff for taking this type of approach to projects. He suggested that the Commission participate in a charrette process before judging the development response process. He stated that this type process allows opportunities for everyone to look at a vision and provide comments. Commissioner Low also suggested that consideration be given to a developer response for the Zoning Ordinance Update. Since this update will take a few years, he thinks it may be a good idea to do a development response for a few key projects and come up with a form based ordinance or another type of ordinance and test it on these sites. The Chairperson thanked Commissioner Low for his comments and suggested that this discussion continue offline.

## **Information**

### **Planning Director’s Report**

- **Zoning Ordinance Update**

Ed McKinney reported that a lot of work is continuing behind the scenes with the Zoning Ordinance Update. He provided a tentative process schedule. Chairperson Lathrop stated that the Zoning Ordinance Ad Hoc Committee met earlier today. The Committee’s discussion focused on

the process and potential stakeholders. The Zoning Ordinance Ad Hoc Committee meetings will be held each month, prior to the work session.

Mr. McKinney also referenced Attachment 2, the Planning Department's community outreach meetings and presentations.

### **Committee Reports**

- **Executive Committee**

The Chairperson referred the Commission to the Executive Committee's February minutes. Future work session agenda items include Transit Oriented Development (TOD), Charlotte Department of Transportation Pedestrian Coordinator and the Prosperity Hucks Area Plan.

- **Zoning Committee**

Vice-Chairperson Dodson reminded Zoning Committee members of their meeting at 2:00 pm, following the work session. Tammie Keplinger reported that 16 cases are scheduled for a March public hearing. She also provided a brief overview of the major upcoming cases.

- **Planning Committee**

The Chairperson said there are 7 mandatory referrals on the March agenda. The Committee will also decide whether or not to make a recommendation on the BLE Area Plan.

- **Historic District Commission (HDC)**

Commissioner Sullivan reported that the HDC reviewed 8 cases last month and there will be a continuation meeting scheduled for the Van Landingham site. The HDC will start its new meeting time in March and the meetings should not take as long because the process is more streamlined.

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

Commissioner Watkins said that CRTPO discussions focused on I-485, toll lanes and funding for other transportation projects.

### **Communication from Chairperson**

The Chairperson stated that the County is in the process of scheduling interviews for the vacant position. Chairperson Lathrop was invited to participate in the interview process.

Commissioner Sullivan asked about upcoming vacancies. The Chairperson replied that some terms are expiring at the end of the fiscal year. Reappointments and new appointments will be made.

Chairperson Lathrop reminded Commissioners to inform him and staff as soon as possible if they will be absent.

### **Adjournment**

The meeting adjourned at 1:38 p.m.

# Charlotte-Mecklenburg Planning Department

## Community Outreach Presentations

#	Date	Presentation	Staff
1	01/08/15	Piedmont Credit Professionals Association: Community Investment Plan	Suttle
2	01/14/15	Beyond the Bridge: Community Building Initiative	Howard
3	01/14/15	Allen Tate Realtors Meeting: CRTPO Regional Transportaton Planning	Bridges
4	01/15/15	Clemson's Master of Real Estate Development: BLE and Station Area Planning	Cornett
5	01/16/15	University Park Creative Arts Elementary School: Career Fair	McCullough
6	01/19/15	Charlotte in Black and White	Howard
7	01/20/15	Introduction to Charlotte Local Historic Districts	Howard
8	01/20/15	Highland Creek Advisory Committee: Briefing on Prosperity Hucks Area Plan Process	Main/Johnson
9	01/22/15	CRTPO/Transportation Planning in the Charlotte Region (ASHE-Carolina Piedmont Chapter)	Burke/Leonard
10	01/23/15	NC Chapter of the American Society of Landscape Architects: University City Area Plan	Cornett
11	01/30/15	Planning Policy Context and Area/Station Area Planning	Johnson/Cornett
12	02/03/15	Historic North Charlotte Meeting: Local Historic Districts	Howard/Harpst
13	02/06/15	Charlotte Apartment Assoc: University City Area Plan-Policy Recommendations and Multi-Family	Vari/McKinney
14	02/14/15	Ballantyne Priorities Meeting: Planning and Zoning	McKinney/Main/ McCullough/Fortune
15	03/27/15	Iredell County Mayor's Meeting: I-77 HOT Lanes Bonus Allocation Projects	Cook
16	03/31/15	Reid Park Academy Career Day	McCullough/Young



# Charlotte-Mecklenburg Planning Commission

## Meeting Schedule

April 2015

Attachment 3

Revised April 1, 2015

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<b>Date</b>	<b>Time</b>	<b>Purpose</b>	<b>Location</b>
<b>Full Planning Commission</b>			
04-06-15	Noon	Work Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
<b>Executive Committee</b>			
04-06-15	2:00 p.m.	Work Session <sup>1</sup>	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b>			
04-21-15	5:00 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
<b>Zoning Committee</b>			
04-20-15	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
04-20-15	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
04-29-15	4:30 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
<b>Zoning Ordinance Ad Hoc Committee</b>			
04-06-15	11:15 a.m.	Meeting	Conference Room 278 2 <sup>nd</sup> Floor – CMGC
<b>Other Committees</b>			
04-08-15	Noon	Historic District Commission Workshop	Conference Room CH-14 Basement – CMGC
04-08-15	1:00 p.m.	Historic District Commission	Conference Room CH-14 Basement – CMGC
04-07-15	6:00 p.m.	CRTPO Special Meeting <sup>2</sup>	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
04-15-15	6:00 p.m.	CRTPO Meeting	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
04-24-15	Noon	Planning Coordinating Committee	Mahlon Adams Pavilion Freedom Park 2435 Cumberland Avenue

<sup>1</sup>The regularly scheduled April 20, 2015 Executive Committee meeting was rescheduled to April 6, 2015 at 2:00 pm.

<sup>2</sup>The discussion at this special meeting will focus on the future use of the I-485 South lane.

## Charlotte-Mecklenburg Planning Department Meetings

### University City Area Plan/BLE

04-13-15                      7:00 p.m.                      City Council  
Public Comment                      Meeting Chamber  
Lobby Level – CMGC

### Prosperity Hucks Area Plan

04-15-15                      4:00 p.m. – 7:00 p.m.                      Public Forum/Drop-In Meeting  
*(Presentations at 4:30, 5:30 & 6:30 pm)*                      Draft Plan Review                      Community Church Crossway  
6400 Prosperity Church Road

### Elizabeth Area Plan Implementation Project

04-16-15                      6:30 p.m.                      Elizabeth Pedestrian & Bicycle  
Connectivity Improvements                      Hawthorne Lane United Methodist  
Informational Meeting                      Church – Evans Hall  
501 Hawthorne Lane

# Charlotte-Mecklenburg Planning Commission

## Meeting Schedule

May 2015

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<b>Date</b>	<b>Time</b>	<b>Purpose</b>	<b>Location</b>
<b>Full Planning Commission</b>			
05-04-15	Noon	Work Session	Conference Room 267 2 <sup>nd</sup> Floor - CMGC
<b>Executive Committee</b>			
05-18-15	2:00 p.m.	Work Session	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b>			
05-19-15	5:00 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor - CMGC
<b>Zoning Committee</b>			
05-18-15	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
05-18-15	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
05-27-15	4:30 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor - CMGC
<b>Zoning Ordinance Ad Hoc Committee</b>			
05-04-15	11:15 a.m.	Meeting	Conference Room 278 2 <sup>nd</sup> Floor - CMGC
<b>Other Committee(s)</b>			
05-13-15	Noon	Historic District Commission Workshop	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
05-13-15	1:00 p.m.	Historic District Commission	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
05-20-15	6:00 p.m.	CRTPO Meeting	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
<b>Charlotte-Mecklenburg Planning Department Meetings</b>			
<b>Prosperity Hucks Area Plan</b>			
05-19-15	5:00 p.m.	Planning Committee Public Comment	Conference Room 280 2 <sup>nd</sup> Floor - CMGC



# Charlotte-Mecklenburg Planning Commission

## Executive Committee Meeting

Attachment 4

February 18, 2015 - 4:00 p.m.

Approved March 16, 2015

CMGC - Conference Room 266

Summary Minutes

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*This meeting was rescheduled from February 16, due to inclement weather.*

### **Call to Order & Introductions**

Chairperson Lathrop called the meeting to order at 4:03 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), Cheryl Neely and Bridgett Sistrunk (temporary employee)

### **Approval of Minutes**

A motion was made by Vice-Chairperson Dodson and seconded by Commissioner Fink to approve the January 20, 2015 Executive Committee minutes. The vote was 4 to 0 to approve the minutes.

### **Follow-up Assignments**

#### **Zoning Ordinance Update Ad Hoc Committee**

Chairperson Lathrop stated that he will contact the Commissioners who are interested in serving on the Zoning Ordinance ad hoc committee (Eschert, Fink, Low and Wiggins). The Chairperson will also be on this committee. Chairperson Lathrop stated that he will try to schedule the ad hoc committee meetings on the first Monday of each month, adjacent to the work session. The initial meeting will probably be held before the March work session and will focus on stakeholders and the Zoning Ordinance process.

Vice-Chairperson Dodson asked the Chairperson to make sure to communicate the committee's mission and direction to the full Commission.

Commissioner Labovitz asked if the ad hoc committee is going to last as long as the Zoning Ordinance Update is underway. The Chairperson stated that it will last as long as it is deemed necessary, which may not be as long as the entire Zoning Ordinance Update process. Commissioner Labovitz explained that she was concerned about the continuity of Commissioners on this committee. Chairperson Lathrop stated that other than Commissioner Low, committee members have at least one or two years remaining on their current terms.

Vice-Chairperson Dodson was concerned about having enough members for Zoning Committee quorums, due to vacancies and attendance issues. Chairperson Lathrop stated that Commissioner Walker is working with the County Commission on his attendance issue. The Vice-Chairperson asked if Commissioner Walker was technically removed from the Commission. Cheryl Neely stated that the County Clerk informed her that Commissioner Walker was removed from the Commission, but she has not received official written notification yet. The Vice-Chairperson stated that clarity was needed on Commissioner Walker's status because the Zoning Committee meets next week and there may be

an issue with a quorum, due to a conflict of interest. Chairperson Lathrop volunteered to attend the upcoming Zoning Committee meeting if there is a quorum issue.

Commissioner Labovitz asked if the 3 meeting attendance rule applies to committee meetings and special called meetings. Cheryl Neely explained that the 3 consecutive meeting rule applies to regular meetings and the full Commission meetings are defined as regular meetings.

### **Approval of the February 2015 Work Session Agenda**

The Committee reviewed the March work session agenda. Chairperson Lathrop asked if the TOD update should be on the March agenda. Mr. McKinney thought the TOD update should be provided at a later work session. He suggested that the March agenda include an update on the Mecklenburg Livable Communities Plan and an overview of the Development Response Process. The Committee discussed these agenda topics and agreed to approve the March agenda as modified.

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

The Committee agreed on the following future work session agenda items:

- Transit Oriented Development
- Charlotte Department of Transportation – Pedestrian Coordinator

### **Approval of the March and April 2015 Meeting Schedules**

The committee approved the schedules as submitted.

### **Adjournment**

The meeting adjourned at 4:30 p.m.

**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE WORK SESSION**  
**Charlotte-Mecklenburg Government Center, RM 280**  
**February 25, 2015**  
**4:30 P.M.**

Called to order: 4:37pmAdjourned: 6:15pm**Commissioners:**

Tracy Dodson✓

Ray Eschert✓

~~Karen Labovitz~~

Dionne Nelson✓

Deb Ryan✓

Mike Sullivan✓

Tony Lathrop✓

**COLOR KEY****GREEN – RECOMMENDED APPROVAL / APPROVED with MODIFICATIONS****RED – WITHDRAWN / DEFERRED / RECOMMENDED DENIAL / NEW PUBLIC HEARING**

<b>DEFERRED</b>	1. <a href="#">Petition No. 2014-019</a> (Outside City Limits) by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for two parcels approximately 26.47 acres located on the west corner of the intersection at Mallard Creek Road and Salome Church Road from CC, commercial center to R-4, single family residential.
<b>DEFERRED</b>	2. <a href="#">Petition No. 2014-031</a> (Outside City Limits) by <b>Wilkison Partners, LLC</b> for a change in zoning for approximately 5.9 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).
<b>RECOMMENDED APPROVAL</b>	3. <a href="#">Petition No. 2014-068</a> (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).
<b>RECOMMENDED APPROVAL</b>	4. <a href="#">Petition No. 2015-003</a> (Council District 3 – Mayfield) by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 2.17 acres located on the west side of South Boulevard across from Seneca Place from B-2 (general business) to TOD-M (transit oriented development - mixed-use).
<b>RECOMMENDED APPROVAL</b>	5. <a href="#">Petition No. 2015-004</a> (Council District 1 – Kinsey) by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 0.177 acres located on the east side of North Davidson Street between East 32nd Street and East 33rd Street from R-5 (single family residential) to TOD-MO (transit oriented development - mixed-use, optional).
<b>RECOMMENDED APPROVAL</b>	6. <a href="#">Petition No. 2015-007</a> (Council District 7 – Driggs) by <b>Village at Robinson Farm, LLC</b> for a change in zoning for approximately 5.69 acres located on the southwest corner at the intersection of Rea Road and Williams Pond Lane from NS (neighborhood services) to NS SPA (neighborhood services, site plan amendment).
<b>RECOMMENDED DENIAL</b>	7. <a href="#">Petition No. 2015-011</a> (Council District 2- Austin) by <b>Phyllis Hough</b> for a change in zoning for approximately 0.505 acres located on the east side of Valleydale Road across from Mellwood Drive from R-4 (LWPA) (single family residential, Lake Wylie Protected Area) to INST(CD) (LWPA) (institutional, conditional, Lake Wylie Protected Area).
<b>RECOMMENDED APPROVAL</b>	8. <a href="#">Petition No. 2015-015</a> (Council District 4–Phipps) by <b>J.R. Davis, LLC</b> for a change in zoning for approximately 18.03 acres located on the north side of Berkeley Place Drive between Pinnacle Drive and Revenna Lane from BD(CD) (distributive business, conditional) and CC (commercial center) to CC (commercial center) and BD(CD) (distributive business, conditional).

RECOMMENDED APPROVAL	9. <a href="#">Petition No. 2015-016</a> (Council District 7 – Driggs) <b>by Touchstone Village, LLC</b> for a change in zoning for approximately 10.24 acres located on the northwest corner at the intersection of Bevington Place and Carswell Lane from B-1(CD) (neighborhood business, conditional) to NS (neighborhood services).
DEFERRED (to March 2, 2015)	10. <a href="#">Petition No. 2015-018</a> (Council District 1 – Kinsey) <b>by Laurel Street Residential, LLC</b> for a change in zoning for approximately 1.87 acres located on the west side of Baxter Street across from Avant Street from R-6 (single family residential) to UR-2(CD) (urban residential, conditional).  This petition was deferred to a special called Zoning Committee Work Session on March 2, 2015 at 2:00 pm due to the lack of a quorum.
RECOMMENDED APPROVAL	11. <a href="#">Petition No. 2015-021</a> (Council District 2 – Austin) <b>by CitiSculpt</b> for a change in zoning for approximately 1.38 acres located on the south side of West Morehead Street between South Summit Street and Interstate 77 from BD(CD) (PED-O) (distributive business, conditional, pedestrian overlay, optional) to O-1(PED) (office, pedestrian overlay).
RECOMMENDED APPROVAL	12. <a href="#">Petition No. 2015-028</a> (Council District 1- Kinsey) <b>by Charlotte Housing Authority</b> for a change in zoning for approximately 1.035 acres located on the southeast corner at the intersection of Baldwin Avenue and Luther Street from R-8 (single-family residential) to R-22MF(CD) (multi-family residential, conditional).
RECOMMENDED APPROVAL	13. <a href="#">Petition No. 2015-029</a> (Council District 1- Kinsey) <b>by Charlotte Housing Authority</b> for a change in zoning for approximately 0.43 acres located on the southeast corner at the intersection of Lillington Avenue and Amherst Place from R-8 (single-family residential) to R-22MF(CD) (multi-family residential, conditional).
RECOMMENDED APPROVAL	14. <a href="#">Petition No. 2015-030</a> (Council District 1- Kinsey) <b>by Charlotte Housing Authority</b> for a change in zoning for approximately 0.562 acres located on the west side of Luther Street between Baldwin Avenue and Eli Street from R-8 (single family residential) to R-22MF(CD) (multi-family residential, conditional).
RECOMMENDED APPROVAL	15. <a href="#">Petition No. 2015-032</a> (Council District 1- Kinsey) <b>by Charlotte Housing Authority</b> for a change in zoning for approximately 0.305 acres located on the north side of Baxter Street between Queens Road and Eli Street from R-12MF (multi-family residential) to R-8(CD) (single-family residential, conditional).

**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE WORK SESSION**  
**Charlotte-Mecklenburg Government Center, RM 280**  
**March 25, 2015**  
**4:30 P.M.**

Called to order: 4:38pm

Adjourned: 6:31pm

**Commissioners:**

Tracy Dodson✓  
 Deb Ryan✓

~~Ray Eschert~~  
 Mike Sullivan✓

Karen Labovitz✓  
 Dionne Nelson✓

Tony Lathrop✓

**COLOR KEY**

**GREEN – RECOMMENDED APPROVAL / APPROVED with MODIFICATIONS**

**RED – WITHDRAWN / DEFERRED / RECOMMENDED DENIAL / NEW PUBLIC HEARING**

<b>DEFERRED</b>	1. <a href="#">Petition No. 2014-019</a> (Outside City Limits) by <b>Charlotte-Mecklenburg Planning Department</b> for a change in zoning for two parcels approximately 26.47 acres located on the west corner of the intersection at Mallard Creek Road and Salome Church Road from CC, commercial center to R-4, single family residential.
<b>NEW PUBLIC HEARING</b>	2. <a href="#">Petition No. 2014-021</a> by <b>Charlotte-Mecklenburg Planning Department</b> for a Text Amendment to the City of Charlotte Zoning Ordinance to: 1) create a new definition for mobile produce market; 2) allow mobile produce markets in all zoning districts; and 3) create new prescribed conditions for mobile produce markets.
<b>DEFERRED</b>	3. <a href="#">Petition No. 2014-031</a> (outside city limits) by <b>Wilkison Partners, LLC</b> for a change in zoning for approximately 5.9 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).
<b>RECOMMENDED APPROVAL</b>	4. <a href="#">Petition No. 2014-103</a> (Council District 7 – Driggs) by <b>Weekley Homes, LP</b> for a change in zoning for approximately 5.5 acres located on the north side of Endhaven Lane between North Community House Road and Misty Ridge Lane from R-3 (single family residential) to UR-2(CD) (urban residential, conditional).
<b>DEFERRED</b>	5. <a href="#">Petition No. 2014-110</a> (Council District 1 – Kinsey) by <b>Unique Southern States, LLC</b> for a change in zoning for approximately 4.54 acres located at the southeast corner of the intersection between The Plaza and Belvedere Avenue from R-5 (single-family residential), R-5(HD-O) (single-family residential, historic district overlay) & B-2(CD)(HD-O) (general business district, conditional, historic district overlay) to MUDD-O (mixed use development, optional provisions)& MUDD-O(HD-O) (mixed use development, optional provisions, historic district overlay).
<b>DEFERRED</b>	6. <a href="#">Petition No. 2014-115</a> (Council District 3 – Mayfield) by <b>Satwinder Singh</b> for a change in zoning for approximately 1.13 acres located on the south side of Parker Drive between Remount Road and Berryhill Road from I-1 (light industrial) to I-2(CD) (general industrial, conditional).
<b>RECOMMENDED APPROVAL</b>	7. <a href="#">Petition No. 2015-009</a> (Council District 1 - Kinsey) by <b>Crescent Communities, LLC</b> for a change in zoning for approximately 6.98 acres located on the west side of East 36th Street between Cullman Avenue and North Davidson Street from I-2 (general industrial) to TOD-M(O) (transit oriented development – mixed-use, optional).

APPROVED with MODIFICATIONS	8. <a href="#">Petition No. 2015-013</a> (Council District 1 - Kinsey) <b>by Meeting Street Homes and Communities</b> for a change in zoning for approximately 0.42 acres located on the west side of Kenilworth Avenue between Buchanan Street and East Boulevard from R-22MF (multi-family residential) and B-1 (neighborhood business) to MUDD(CD) (mixed use development, conditional).
RECOMMENDED APPROVAL	9. <a href="#">Petition No. 2015-017</a> (Council District 1 – Kinsey) <b>by Mark A. Brummond</b> for a change in zoning for approximately 0.63 acres located on the northwest corner at the intersection of Hamorton Place and Landis Avenue from B-2(CD) (general business, conditional) to UR-2(CD) (urban residential, conditional).
RECOMMENDED APPROVAL	10. <a href="#">Petition No. 2015-022</a> (Council District 7 – Driggs) <b>by Lincoln Harris, LLC</b> for a change in zoning for approximately 194 acres located on the north side of Ardrey Kell Road near the intersection of Providence Road and Ardrey Kell Road from R-3 (single family residential) and NS (neighborhood services) to MUDD-O (mixed use development, optional) and MX-1(INNOV) (mixed use, innovative standards), with 5-Year Vested Rights.
DEFERRED	11. <a href="#">Petition No. 2015-023</a> (Outside City Limits) <b>by Weldegebriel Ucbeab</b> for a change in zoning for approximately 1.25 acres located on the northeast corner at the intersection of Harrisburg Road and Camp Stewart Road from R-3 (single family residential) to NS (neighborhood services).
RECOMMENDED APPROVAL	12. <a href="#">Petition No. 2015-024</a> (Council District 1 – Kinsey) <b>by Jeffrey Smith</b> for a change in zoning for approximately 0.413 acres located on the southeast corner at the intersection of East 22nd Street and North Brevard Street from I-2 (general industrial) to I-1 (TS) (light industrial, transit supportive overlay).
RECOMMENDED APPROVAL	13. <a href="#">Petition No. 2015-025</a> (Council District 5 - Autry) <b>by Circle K Stores, Inc.</b> for a change in zoning for approximately 1.03 acres located on the northwest corner at the intersection of Idlewild Road and East W.T. Harris Boulevard from R-4 (single-family residential), INST(CD) (institutional, conditional), and B-1 (neighborhood business) to NS (neighborhood service).
APPROVED with MODIFICATIONS	14. <a href="#">Petition No. 2015-033</a> (Council District 3 - Mayfield) <b>by Averitt Express, Inc.</b> for a change in zoning for approximately 15.88 acres located on the north side of Ed Brown Road between Westinghouse Boulevard and Steele Creek Road from I-1 (light industrial) to I-2(CD) (general industrial, conditional).
RECOMMENDED APPROVAL	15. <a href="#">Petition No. 2015-035</a> (Council District 3 – Mayfield) <b>by Paul Kardous</b> for a change in zoning for approximately 0.85 acres located on the southwest corner at the intersection of West Bland Street and South Church Street from I-2 (general industrial) to TOD-M (transit oriented development – mixed-use).
DEFERRED	16. <a href="#">Petition No. 2015-037</a> (Council District 3 – Mayfield) <b>by Dominick Ristaino</b> for a change in zoning for approximately 0.46 acres located on the north side of West Boulevard between South Tryon Street and Wickford Place from R-5 (HD-O) (single family residential, historic district overlay) to B-1 (HD-O) (neighborhood business, historic district overlay) .
DEFERRED	17. <a href="#">Petition No. 2015-038</a> (Council District 7 – Driggs) <b>by Meritage Homes of the Carolinas</b> for a change in zoning for approximately 9.48 acres located on the west side of Providence Road between Cedar Croft Drive and Candlewyck Lane from R-15PUD (planned unit development) to R-4(CD) (single family residential, conditional) and INST(CD) (institutional, conditional).

**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Minutes**  
January 20, 2015 – 5:00 p.m.  
CMGC – 2<sup>nd</sup> Floor, Room 280

APPROVED

March 17, 2015

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**Attendance:**

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

**Commissioners Absent:** Commissioner Emma Allen

**Planning Staff Present:** Pontip Aphayarath, Kathy Cornett, Sonda Kennedy, Melony McCullough, Catherine Stutts, Jonathan Wells and Amanda Vari

**Other Staff Present:** Robert Drayton (City Real Estate)

**Call to Order and Introductions**

Chairperson Lathrop called the meeting to order at 5:07 p.m., welcomed those present and asked everyone to introduce themselves.

**Approve December 16, 2014 Minutes**

A motion was made by Vice-chairperson Fink and seconded by Commissioner Wiggins to approve the December 16, 2014 minutes. The vote was unanimous to approve the minutes.

**M.R. #15-01: Proposal by the City of Charlotte to Sale or Transfer Thirteen Parcels of Land Located in the Freedom Drive/Thomasboro-Hoskins Area**

Amanda Vari (Planning) gave an overview of the City of Charlotte's proposal to sale or transfer thirteen vacant parcels of surplus land not needed for future projects. The parcels are located along Freedom Drive, Edgewood Road and Bradford Drive (see mandatory referral for parcel numbers) They were purchased for the Freedom Drive road widening project which is complete. Selling the land will generate revenue as well as reduce maintenance costs and liability for the City.

Ms. Vari explained that the northernmost parcels are located within the boundaries of the *Northwest District Plan* (1990). The adopted future land use in this plan recommends single family land uses at a density of up to six dwelling units per acre for those parcels. The parcels are zoned R-4 which is consistent with the recommended land use.

The remaining parcels are located with the *Thomasboro-Hoskins Neighborhood Plan* (2002). Some of the parcels are zoned R-4; however, there are four parcels zoned R-22MF that are located on the northerly side of Freedom Drive. This zoning classification is inconsistent with the adopted future land use. Therefore, Planning staff recommends deferral because the existing zoning would allow development that is inconsistent with the adopted future land use. Staff would like additional time to consider this portion of the proposal.

Commissioner Low asked if the parcels that are zoned R-4 are compatible with the existing land use. Ms. Vari answered yes and explained that R-4 is a lower density than R-6. Commissioner Low pointed out that this is an older neighborhood with a lot of single family homes. He stated that the R-4 zoning classification does not have design guidelines that would prevent snout houses. He shared his concerns about future development being inconsistent with the character of existing houses in the area. Commissioner Low also stated that if action on the parcels zoned R-4 is deferred, it could allow time to consider other things like form making elements that are conducive to the walkable character of the neighborhood. This could allow time to rezone the parcels or to reconsider this after the zoning ordinance update that would include form making elements. Ms. Vari responded that the schedule for the zoning ordinance update is not set and she is not sure what the update will include. Commissioner Low said the R-4 does not assure that the character of future development will be consistent with the character of existing homes. Ms. Vari replied that is correct.

Commissioner Watkins asked if there is a timeline for bringing this mandatory referral back to the Committee. Ms. Vari replied that it could come back in February.

*A motion was made by Commissioner Wiggins and seconded by Vice-chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-01 to sale the following nine parcels zoned R-4: 4209, 3921, 3901, 3821, 3807, 3801 and 3745 Freedom Drive and 1223 and 1227 Edgewood Road.*

*The vote was unanimous to approve staff's recommendation for the sale of nine parcels in Mandatory Referral #15-01.*

*A second motion was made by Commissioner Wiggins and seconded by Vice-chairperson Fink to approve Planning staff's recommendation for Mandatory Referral #15-001 to defer the sale of the following four parcels: 3932, 3924 and 3740 Freedom Drive and 815 Bradford Drive. The vote was unanimous to approve staff's recommendation to defer the sale of four parcels in Mandatory Referral #15-01.*

**M.R. #15-02: Proposal by Mecklenburg County to Acquire Land Located on Purser Drive in the Eastwood Acres Neighborhood for Floodplain Mitigation along Briar Creek**

Catherine Stutts (Planning) gave an overview of this proposal by Mecklenburg County to accept the donation of 0.5 acres of land located at 2250 Purser Drive. Acceptance of the Purser Drive donation will complement floodplain mitigation efforts in the area and secure the property for water quality and greenway purposes. The proposed land use is consistent with recommendations in the *East District Plan* (1990).

Commissioner Watkins asked if anyone lives there. Ms. Stutts replied no, it's vacant.

*A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve Planning staff's recommendation for Mandatory Referral #15-02. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-02.*

### **Receive Public Comment on the draft *University City Area Plan Update***

Amanda Vari presented background information and reviewed the draft plan recommendations. The *University City Area Plan* (2007) update establishes a vision and provides policy direction to guide future growth and development for three of the eleven Blue Line Extension (BLE) Light Rail Transit (LRT) stations – University City Boulevard, McCullough, and J. W. Clay Blvd./UNC Charlotte as well as surrounding areas.

Ms. Vari shared information on the *Centers, Corridors and Wedges Growth Framework* and gave an overview of the LYNX Blue Line and the LYNX Blue Line Extension. The overview included the process, new techniques, policy recommendations and implementation process. She explained that this area is in the Northeast Corridor, a Growth Corridor.

Ms. Vari reviewed the 11 character areas that reflect the desired development pattern. Next, she explained the 23 policy areas that provide more detail and specific policy guidance. The plan includes geographically specific policies for land use, open space, mobility and design. Ms. Vari summarized some of the key plan recommendations and reviewed the recommended future land use and future transportation maps. Next, she highlighted some of the public comments received to date. Vice-chairperson Fink asked why the comments reviewed rose to the top. Ms. Vari said they were heard most frequently. Commissioner Wiggins commented on the need for public art.

Ms. Vari shared that the plan recommends more intense development, new streets and better connectivity in the University City Boulevard Transit Station area and more employment in the McCullough Transit Station area. The vision is for the J.W. Clay Station area to become more of the University Area Town Center. She stated that UNC Charlotte has its own master plan and that this plan should complement their plan. She concluded her presentation by reviewing the next steps in the review and adoption process.

Commissioner Wiggins stated that she noticed the refrain of “gas stations not being allowed in this area” and that she thinks there are areas where gas stations and electrical stations should be allowed.

Next, the Committee received public comments on the draft plan recommendations. Chairperson Lathrop thanked the public for attending the meeting and provided the guidelines for speakers. There were nine speakers.

### **Walter Fields, represented Withrow Capital, owner of Mallard Pointe Shopping Center**

Mr. Fields stated some things in the plan are not clear. He would like a better understanding of the existing retail and thinks what’s in the plan needs to be clearer.

He stated that the plan notes that there are 4-1/2 million transit riders in this area. There are issues with policy area 7A (on the map), this area is recommended for a mix of office and residential uses and doesn’t recognize the existing retail uses. It will likely redevelop with retail uses. He said that having to read through the plan policies to find the full use of permitted uses and community design criteria is cumbersome. Commissioner Low suggested that Mr. Fields be proactive and share his ideas about design.

**Terry Williams, representing Withrow Capital**

Mr. Williams shared that he has worked with staff throughout the process. He has 100% retail on 15 acres. Commissioner Low asked Mr. Williams if he has a vision for the parcel that he can share with the Committee. Although he doesn't have a plan at this time, he would like for the 15 acre center to be shown as recommended for office, retail and residential land uses on the map.

**John Couchell, 228 Eastway Drive**

Mr. Couchell owns a small shopping center located at 228 Eastway Drive. He said that the closing of the Eastway Bridge, which has eliminated traffic in the area, is a hardship to his business. He's not sure that the business can survive more than a month with the continued closure. He has met with City staff about this. He said no work has been done on the bridge for eight months. He is excited about the Blue Line Extension but concerned about his loss of business.

**Carol Burke, NorthEnd Partners**

Ms. Burke stated that she supports the plan. She is excited that this is coming to fruition. She thanked the Planning Commission. She stressed the importance of open space from Sugar Creek Road to the community garden at Hidden Valley. She asked if there are plans to redo the intersection at Eastway Drive and North Tryon Street.

Chairperson Lathrop said staff will follow up on this question.

**Christy Kluesner, area resident**

Ms. Kluesner complemented staff and asked about public space for senior citizens in the area, similar to the Marion Diehl Center.

**Martin Zimmerman, Bonnie Lane**

Mr. Zimmerman, also an area resident, distributed copies of his comments to the Committee and staff (see attachment to these minutes). He talked about a discrepancy between Transit Oriented Development (TOD) zoning being applicable within the ½ mile walk distance, but the station area plans refer to the ¼ mile walk distance. He asked when the Implementation Plan will be made available. He would like to review it. He also said that provisions for affordable housing at stations, green architecture/LEED policies in station areas and language that addresses suburban sprawl are needed.

**Darlene Heater, University City Partners (UCP).**

Ms. Heater stated that the University City area is the second largest employment area in Charlotte; with a workforce of over 73,000 and 8,000 more jobs have been announced. She supports the plan and has participated as a stakeholder with UNC Charlotte. She is working with Land Design on a park master plan.

**Jane Watson, Lakeshore Village resident**

Ms. Watson stated that the language should require the redevelopment of shopping centers with an urban form. She is concerned about the loss of retail in the area.

**Will Russell, Sustain Charlotte, University City resident and former City Council District 4 candidate**

Mr. Russell supports the plan. He would like to see added language about pedestrian connectivity, pedestrian oriented uses and redevelopment without large parking lots. He would like to see pedestrian connections strengthened, reduced parking and increased density. He would like to see the *Implementation Plan*. He also said that the *Implementation Plan* needs to include development timelines and the plan should be revised every 5 to 10 years.

Vice-Chairperson Fink asked Mr. Russell how he proposes pedestrian cross Harris Boulevard – bridges or tunnels. Mr. Russell suggested pedestrian bridges.

Commissioner Wiggins stated that CATS needs a better system of capturing riders to make sure they are paying the fare.

Commissioner Low said the maps show the biggest challenges in the area. There is no real connectivity or block structure.

Commissioner Watkins agrees with the need for an implementation timeline. She stated that some quick wins are needed. The public should be kept engaged and updated of progress along the way. Chairperson Lathrop thanked the public for coming and for their comments.

**Area Plan Status and Meeting Report**

Commissioner Wiggins did not give a report for the *University City Area Plan Update* since the Committee received public comments on the draft plan at this meeting.

Ms. McCullough stated that she will keep the Committee informed about the status of the *Prosperity Hucks Area Plan*. No meetings have been scheduled.

**Adjourned: 6:30 p.m.**



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Special Meeting Minutes

March 2, 2015 – 11:40 a.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

APPROVED

March 17, 2015

### Attendance:

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

Commissioner Watkins (arrived at 11:54 a.m.)

**Planning Staff Present:** Pontip Aphayarath, Sonda Kennedy, Melony McCullough, Amanda Vari and Jonathan Wells

**Other Staff Present:** Dennis LaCaria, Mecklenburg County Manager's Office

### Call to Order and Introductions

Chairperson Lathrop called the meeting to order at 11:43 a.m., welcomed those present and asked everyone to introduce themselves.

The chair explained that due to the cancellation of the February Planning Committee meeting because of inclement weather, this special meeting was scheduled. There are a couple of mandatory referrals that need to be addressed before the March 17 Planning Committee meeting.

Dennis LaCaria, Mecklenburg County Manager's Office, gave a broad overview of *Mecklenburg County's Comprehensive Government Facilities Master Plan* update. The information that he shared was presented at the Board of County Commissioners Budget Retreat on February 28. He explained that Mecklenburg County recently announced plans to decentralize County service facilities in order to serve customers where they live. This is a fifty year plan to geographically disperse and improve service delivery. This plan has significant potential to align with other agencies' capital and facility plans and to open up new opportunities for collaboration between the County and other entities.

Charlotte-Mecklenburg Schools is leaving Walton Plaza and County staff is being relocated from the Hal Marshall Services Center. Both sites are proposed for redevelopment. The County has plans to purchase the vacant Charlotte School of Law building located on Wilkinson Boulevard. This building will primarily house code enforcement, permitting services and GIS staff. Co-locating services will offer one stop shopping for customers. Other plans include the relocation and expansion of Medic headquarters from Statesville Avenue to Wilkinson Boulevard. The target relocation date is 2016.

Mr. LaCaria reviewed projects in the five year Capital Improvement Plan and shared the phasing plan for site acquisitions and construction. This plan includes renovations to the Valerie C. Woodard Center and the Government District facilities, site acquisitions, design of Community Resource Centers and construction.

Commissioner Lowe asked Mr. LaCaria if he considers accessibility for walking and transit when locating facilities. Mr. LaCaria answered yes and emphasized that transit is very important. He explained some of the variables that are considered in selecting sites and gave examples of areas that are close to transit facilities.

**M.R. #15-06: Proposal by Mecklenburg County to Acquire Land Located on Wilkinson Boulevard to Serve as Future Medic Site**

Amanda Vari (Planning) presented Mecklenburg County's proposal to purchase three warehouse facilities on approximately 14 acres located at 4301 and 4403 Wilkinson Boulevard for the relocation of Medic, Mecklenburg County Emergency Medical Services Agency. Medic is currently housed in leased space located at 4525 Statesville Road. Mecklenburg County's approved Capital Investment Plan includes the relocation of Medic from leased space on Statesville Road. The intent of this relocation is to create operating efficiencies and eliminate lease expenditure while providing a facility that will support Medic's service to the community for the next 50 years.

The proposed transaction is consistent with the *Mecklenburg County Capital Investment Plan* and the *Mecklenburg County Comprehensive Government Facility Master Plan* as well as the *Southwest District Plan (1991)*.

Commissioner Fink asked if Medic is considered a retail or industrial use. Mr. LaCaria answered that the Medic facility functions as a warehouse use. He explained that the vehicles come in and are loaded for a shift; they leave and deploy from a post, then return at the end of a shift and are unloaded, cleaned and refueled.

*A motion was made by Commissioner Wiggins and seconded by Commissioner Allen to approve Planning staff's recommendation for Mandatory Referral #15-06. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-06.*

**M.R. #15-07: Proposal by Mecklenburg County to Acquire Land Located on Suttle Avenue (Former Charlotte School of Law Building) for Several County Administrative Functions**

Amanda Vari presented Mecklenburg County's proposal to purchase approximately 10 acres located at 2145 Suttle Avenue, Charlotte School of Law, for the relocation of functions in the Hal Marshall Services Center on North Tryon Street. Mecklenburg County's approved *Capital Improvement Plan (CIP)* includes the relocation of services from the Hal Marshall Services Center to other locations. The intent of this relocation is to improve the customer service experience for County citizens and to improve employee working conditions while preparing the Hal Marshall site for redevelopment.

This proposal is consistent with the *Mecklenburg County CIP*, *Mecklenburg County Comprehensive Government Facility Master Plan* and the *Bryant Park Land Use and Streetscape Plan*. This proposal will fulfill a need for County offices readily accessible to the public in a location appropriate for such a use. It also makes use of an existing building in a way that supports future development in the area.

*A motion was made by Commissioner Watkins and seconded by Commissioner Wiggins to approve Planning staff's recommendation for Mandatory Referral #15-07. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-07.*

**Adjourned: 12:00 p.m.**

## CHARLOTTE HISTORIC DISTRICT COMMISSION

MEETING AGENDA – MARCH 11, 2015

HDC WORKSHOP – 12:00 PM. THE PUBLIC IS WELCOME TO ATTEND

**HDC WORKSHOP – 12:00 PM**

1. REMOVING PAINT FROM MASONRY AND BRICK –  
GEORGE ARNOLD
2. HDC USER FEE UPDATE

**HDC MEETING: - 1:00**

1. CALL TO ORDER
2. APPROVAL OF FEBRUARY MINUTES
3. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

**CONTINUED APPLICATIONS**

1. 1309 LEXINGTON AVENUE **APPROVED**  
DILWORTH HISTORIC DISTRICT  
CASE NO. HDC 2014-252  
ADDITION  
HARMON CONSTRUCTION, APPLICANT
2. 1712 EUCLID AVENUE **CONTINUED**  
DILWORTH HISTORIC DISTRICT  
CASE NO. HDC 2014-268  
NEW CONSTRUCTION  
JASON MCARTHUR, APPLICANT
3. 1926 WOODCREST AVENUE **APPROVED**  
WILMORE HISTORIC DISTRICT  
CASE NO. HDC 2015-026  
PORCH ENCLOSURE/ADDITION  
JEFF HAWKINS, APPLICANT

**NEW APPLICATIONS**

4. 316 W. PARK AVENUE **CONTINUED**  
WILMORE HISTORIC DISTRICT  
CASE NO. HDC 2015-030  
ADDITION  
JOSH GLASSBERG, APPLICANT
5. 601 N. PINE STREET **CONTINUED**  
FOURTH WARD HISTORIC DISTRICT  
CASE NO. HDC 2015-034  
SOLAR PANELS  
BOB KINGERY, APPLICANT

6. 1211 EAST BOULEVARD **365 DAY STAY  
NO NEW PLANS  
FOR 90 DAYS**  
DILWORTH HISTORIC DISTRICT  
CASE NO. HDC 2015-039  
DEMOLITION  
KEITH MACVEAN, APPLICANT
7. 1507 SOUTHWOOD AVENUE **365 DAY STAY  
WAVE 90 DAYS  
TO HEAR NEW  
CONSTRUCTION  
PLANS**  
WILMORE HISTORIC DISTRICT  
CASE NO. HDC 2015-043  
DEMOLITION  
ANGIE LAUER, APPLICANT
8. 1134 LINGANORE PLACE **APPROVED**  
DILWORTH HISTORIC DISTRICT  
CASE NO. HDC 2015-047  
ADDITION  
ALLEN BROOKS, APPLICANT