



March 9, 2010

Chairperson Yolanda Johnson  
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, March 16, 2010 at 5:00 p.m. in Room 280** located on the 2<sup>nd</sup> Floor of the Charlotte-Mecklenburg Government Center.

At the **March 16<sup>th</sup>** meeting, the Committee will be asked to make a recommendation on the draft *North Tryon Area Plan* and receive an overview of the University Research Park Area Plan as well as tour the plan area.

If you cannot attend the March 16<sup>th</sup> meeting, please contact me at (704) 336-5993 or [mmcullough@ci.charlotte.nc.us](mailto:mmcullough@ci.charlotte.nc.us) at your earliest convenience.

Sincerely,

Melony C. McCullough,  
Planning Coordinator  
Charlotte-Mecklenburg Planning Department

c. Planning Staff  
Tim O'Brien, City Real Estate

**AGENDA**

**I. Introductions and Call to Order**

**II. Approve February 16, 2010 Meeting Minutes. *Attachment 1.***

**III. Recommendation on the draft *North Tryon Area Plan***

*Background:* The *North Tryon Area Plan* boundaries extend along North Tryon Street from I-277 to Sugar Creek Road. The Plan is based on a redevelopment study and public meetings conducted over the last few years. The committee received an overview of the plan and public comments at the February meeting. Copies of the draft plan are available at [www.charlotteplanning.org](http://www.charlotteplanning.org) or by contacting the staff resource below.

*Staff Resource:* Kent Main, Planning

*Action Requested:* Recommend adoption of the draft plan.

**IV. Overview and Tour of the University Research Park Plan Area**

*Background:* The University Research Park Plan area is generally bounded by Mallard Creek Church Road to the north, I-85 to the east, IBM Drive to the south, and Mallard Creek Road to the west. Charlotte-Mecklenburg Planning Department staff, in conjunction with University City Partners and their consultants, are working with University Research Park (URP) property owners and neighbors to develop an area plan for the URP. The Committee will receive background information on the plan, tour the plan area, and is tentatively scheduled to receive public comments on the draft plan on April 20<sup>th</sup>. Information about the planning process is available at [www.charlotteplanning.org](http://www.charlotteplanning.org) or by contacting the staff resource below.

*Staff Resource:* Kathy Cornett, Planning

*Action Requested:* None, for information only.

**V. Area Plan Status and Meeting Report**

*Background:* Committee members assigned to area plans will provide a report on any meetings that have occurred since the last report.

*Resources:* Center City 2020 Vision Plan – Commissioner Finch-Dobson  
Catawba Area Plan – Commissioner Firestone  
Elizabeth Area Plan – Commissioner Lipton  
North Tryon Area Plan – Commissioner Phipps  
Steele Creek Area Plan – Commissioners Locher and Fallon  
University Research Park – Commissioners Locher and Lipton  
Independence Blvd. Area Plan – Commissioners Johnson and Lipton

*Action Requested:* None, for information only.

**VI. Adjourn**

**DRAFT**

**Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Minutes  
CMGC – Uptown Conference Room  
February 16, 2010 – 5:00 p.m.**

**Commissioners Present:** Yolanda Johnson (Chairperson), Eric Locher (Vice-Chairperson), Claire Green Fallon, Steve Firestone, Greg Phipps, and Andrew Zoutewelle

**Commissioners Absent:** Nina Lipton

**Planning Staff Present:** Sonda Kennedy, Kent Main, and Melony McCullough

**Other City Staff Present:** Daniel Gallagher (CDOT) and John Short (Neighborhood and Business Services)

**Call to Order**

Chairperson Johnson called the meeting to order at 5:03 p.m.

**Approval of Meeting Minutes**

*A motion was made by Commissioner Locher and seconded by Commissioner Zoutewelle to approve the January 19, 2010 meeting minutes. The vote was 6-0 to approve the minutes.*

**North Tryon Area Plan Status**

Mr. Kent Main (Planning Staff) gave a brief update of the North Tryon Area planning process, stated that the plan does not include any corrective rezonings, and shared the plan adoption schedule. The community meeting to receive public input on the draft plan was held on February 2, 2010.

Mr. Main noted that some of the rail crossings in the area will be closed. Commissioner Locher asked if any new overpasses will be constructed. Mr. Main responded that there are no plans for any new overpasses.

Commissioner Phipps shared highlights from the February 2, 2010 community meeting. He noted that there were approximately 31 citizens in attendance and that community response was generally positive.

Chairperson Johnson opened the floor for public comments. She recognized that although several citizens were present, none signed up to speak. Mr. Korey Jeter, owner of JSP Global, LLC asked if funds are available for public or private projects to jumpstart redevelopment activity in the area. Mr. John Short (Neighborhood and Business Services) replied that there are no programs in place and that any proposals to the City's Economic Development Division would be reviewed individually. He also shared information about some of the City's existing business assistance programs such as the façade and infrastructure grant programs. Mr. Short noted his availability to provide additional information about the City's programs after the meeting.

Commissioner Fallon asked about the boarded up houses in the plan area. Mr. Main responded that the Tryon Hills development has been purchased. Tony Kuhm's, Vision Ventures, firm manages the property for the entity that owns Tryon Hills. Mr. Kuhm said he is not sure what will happen with the property at this time.

Ms. Daisy Davis, a homeowner near Graham Street, asked how her community may be impacted by any projects proposed for the area. Mr. Main explained that because of her property's location, impact would be minimal. However, some of the transportation improvements planned for the area may cause area residents to experience minor inconveniences.

Mr. Main explained the next steps in the plan adoption process.

### **Area Plan Status and Meeting Report**

#### **Center City 2020 Vision Plan**

Chairperson Johnson stated that an update was presented at the full Planning Commission meeting.

#### **Catawba Area Plan**

Commissioner Firestone stated that he will have an update next month.

#### **Elizabeth Area Plan**

Commissioner Zoutewelle said the Café L'and Use Exercise at the February meeting was well received by the Citizen's Advisory Group and could be used as a model in other area planning processes.

#### **North Tryon Area Plan**

Commissioner Phipps gave an update on the North Tryon Area Plan meeting that was held on February 2<sup>nd</sup> at Hope Haven.

#### **Steele Creek Area Plan**

Commissioner Locher stated that the citizens are active and very interested in the project. He stated that the expansion of water and sewer service will transform the area. Commissioner Fallon mentioned that Keith MacVean shared information at a City Council meeting about a development planned at Lake Wylie.

#### **University Research Park**

None

#### **Independence Boulevard Area Plan**

An update may be given at the next full Planning Commission meeting. Ms. McCullough stated that the task force is still meeting.

### **Adjourn**

The meeting adjourned at 5:50 p.m.