

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

Planning Commission

June 7, 2010
work session

Charlotte-Mecklenburg
Government Center

Innovation Station
Conference Room
8th Floor

Noon



Agenda

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION
MONDAY, JUNE 7, 2010
INNOVATION STATION - NOON**

AGENDA

CALL TO ORDER & INTRODUCTIONS

Stephen Rosenburgh

ADMINISTRATION

Approval of Planning Commission Minutes

Attachment 1

Approve the May 3, 2010 Work Session Minutes

POLICY

CATS Update

Background: Carolyn Flowers, CEO of CATs will provide an update on the Blue Line Extension and the North Corridor Transit line.

Action: Receive as information

TOD Rezoning

Alberto Gonzalez

Background: Petition No. 2010-041 - TOD-M rezoning to change existing zoning from I-2 to TOD-M. Two parcels totaling approximately 0.31 acres located at the intersection of South Tryon Street and Camden Road and the second located along Camden Road between South Tryon Street and Park Avenue.

Attachment 2

Action: Planning staff requesting permission to file rezoning on behalf of the Planning Commission.

Centers, Corridors, and Wedges (CCW)

Background: Assistant Director Harmon presented the CCW draft at the May 3, 2010 work session. Staff will provide responses to several outstanding issues from this presentation.

Action: Follow-up discussion and recommended adoption of the draft CCW document.

INFORMATION

Planning Director's Report

Debra Campbell

June/July/August 2010 Meeting Schedules

Attachment 3

Planning Department's Public Outreach Presentations

Attachment 4

Committee Reports

Executive Committee

Stephen Rosenburgh

- April 19, 2010 Approved Minutes

Attachment 5

• **Future Agenda Items**

- HIRD Text Amendment (July)
- Planning Director's Extended Report (July)
- Capital Improvement Plan (Fall 2010)
- Planning Commission 2010 Retreat
- Transportation Planning (MUMPO)

Zoning Committee

- Public Hearings
- Zoning Committee Agenda

Stephen Rosenburgh

Attachment 6

Attachment 7

Planning Committee

- April 20, 2010 Approved Minutes

Stephen Rosenburgh

Attachment 8

Historic District Commission

- May 12, 2010 Meeting Update

Lucia Griffith

Attachment 9

Communication from Chairperson

Stephen Rosenburgh

Nominating Committee

- Election FY2011 Officers

A stylized graphic consisting of several overlapping, wavy bands of color. The top band is a dark blue, the middle is a lighter blue, and the bottom is a green. The word "Administration" is written in a white, cursive font across the dark blue band. The graphic has a layered, paper-like appearance with some white highlights and shadows.

Administration

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
MONDAY, MAY 3, 2010
CONFERENCE ROOM 280 – 5:00 P.M.
MINUTES

Commissioners Present: Stephen Rosenburgh (Chairperson), Yolanda Johnson (Vice-Chairperson), Tracy Finch-Dodson, Claire Fallon, Steven Firestone, Lucia Griffith, Nina Lipton, Eric Locher, Greg Phipps, Joel Randolph, Wesley Simmons, Dwayne Walker, and Andy Zoutewelle

Commissioner Dwayne Walker arrived at 5:45 pm.

Commissioner Absent: Emma Allen

Planning Staff Present: Assistant Planning Director Laura Harmon, Assistant Planning Director Garet Johnson, Zenia Duhaney, Claire Lyte-Graham, Kent Main, Cheryl Neely, Sandy Montgomery, and Jan Whitesell

Call to Order

The Chairperson called the meeting to order at 5:14 p.m.

Approval of April 5, 2010 Work Session Minutes

Commissioner Zoutewelle made a motion, seconded by Commissioner Phipps to approve the April 5, 2010 work session minutes. The vote was 12-0 to approve.

Information Pillars Text Amendment

Sandy Montgomery presented the “Information Pillars” text amendment and requested permission to file on behalf of the Planning Commission. She explained that the original regulations were developed approximately one year ago. Staff initially recommended locating pillars in an urban open space of at least 2000 square foot on an approved site plan. However, the regulations have been used to place the information pillars within linear planting strips of at least 2,000 square feet. Information pillars are located at Carmel Road and NC 51. These pillars are geared toward motorists rather than pedestrians, which was the original intent of the regulations.

The proposed text amendment will modify the definition, expand the type of signage allowed on an information pillar, and refine where they are permitted with respect to urban open spaces. The amendment also consolidates all associated regulations into one chapter in the Zoning Ordinance, Chapter 13, “Signs”, Section 13.108(B).

Commissioner Lipton asked if existing pillars would be grandfathered. In addition, Commissioner Phipps asked how many of these pillars exist. Ms. Montgomery responded that existing pillars would be grandfathered and currently there are two pillars.

Commissioner Lipton made a motion, seconded by Commissioner Locher to recommend filing the “Information Pillars” text amendment on behalf of the Planning Commission. The vote was 12-0 to approve.

Pet Services Text Amendment

Claire Lyte-Graham presented the “Pet Services” text amendment and requested permission to file on behalf of the Planning Commission. Ms. Lyte-Graham explained that about a year ago staff began receiving requests for pet services such as doggie day cares, doggie camps, and indoor/outdoor parks. Currently these uses are not specifically identified in the zoning ordinance. As a result, staff conducted research on pet services and current zoning regulations. Results revealed that existing zoning codes only address veterinary clinics and commercial kennels.

New definitions and language to reflect an ever-increasing range of activities and uses as they relate to household pets, both indoor and outdoor were developed. The new proposed “pet services indoor” definition is intended to reflect a wide range of pet-related uses, activities, and services provided to small animals typically considered household pets. Provisions allow “pet services indoor” in most non-residential districts and require the uses to be indoors. Areas for outdoor pet activities are not permitted.

“Pet services indoor/outdoor,” maintains the same basic premise as “pet services indoor”. However, areas for outdoor pet activities are permitted. Outdoor activities must be located at least 300-feet from any residential district or lot in a residential use and must be completely fenced.

Chairperson Rosenburgh asked how the 300-foot requirement was determined. He stated that this requirement seems rather close to residential. Ms. Lyte-Graham responded that it was taken from the existing commercial kennel distance requirement. She further explained that staff considered a 500-foot distance, but decided to use the current guideline. Assistant Director Harmon added that staff thought the 300-foot requirement was adequate because there have not been any problems with the distance to date.

Commissioner Lipton commented that she lives well over 300 feet from Long Animal Hospital and can hear dogs barking. She noted there is a difference in a facility where dogs are going in and out versus a facility where dogs are kept in semi-outdoor kennels overnight. She also expressed concern with the definition of typical household pets and asked if size was considered.

Commissioner Lipton asked is there a separate part of the ordinance that defines approved household pets. Assistant Director Harmon responded that typical household pets are governed in a separate section of the city code.

Chairperson Rosenburgh noted that there is a difference between the decibels of noise with respect to one, two, or three dogs, as compared to 50 large animals. Assistant Director Laura Harmon responded that the current ordinance does not differentiate.

Commissioner Fallon questioned if there should be a time limit on the time dogs can be outdoors. Chairperson Rosenburgh asked how the noise ordinance addresses this issue. Assistant Planning Director Harmon responded that staff would research this issue.

Commissioner Randolph noted that a few of these types of facilities have been installed under the regulation of dog kennels with the 300-foot requirement. He asked how nonconformities would be handled, if the distance were increased.

Commissioner Griffith stated that the issue might be relative to the number of pets. The document developed by staff is a good working document and the issues can be addressed as they come up. She suggested that trying to dissect every detail at this point might delay putting an ordinance in place. Chairperson Rosenburgh clarified that an ordinance is already in place that staff is just trying to improve it. He asked Commissioner Griffith for her opinion on the 300-foot requirement versus 500-feet. Commissioner Griffith replied that an average urban site could be 50 or 75 feet so the 300-foot distance determined by staff is appropriate.

Commissioner Fallon asked does the noise ordinance apply to pets. She asked should these commercial uses follow the noise ordinance and take pets inside after 10:00 p.m.

The Chairperson responded that as per the Assistant Director's recommendation staff will research both the noise ordinance and distance issues. Staff will then report the findings to the Commission.

Commissioner Fallon commented that staff informed her that some kennels do not have shelters and dogs stay out all night. Assistant Planning Director Laura Harmon noted that staff understands the current circumstance and is working on tweaking the ordinance. She noted that pet facilities such as Pet Smart have expressed concern with the lack of clarity to what is allowed in their facilities.

Commissioner Randolph asked if staff is requesting to file the "Pet Services" text amendment. He added that there is a considerable market for pet services. Commissioner Randolph noted that he supports staff in the filing of the requested text amendment because changes can be made later, if necessary. Commissioner Griffith agreed and the Chairperson polled Commissioners to obtain a consensus as to whether the Commission should support the request to file or wait for staff to further research the noise ordinance and distance issues. The Commission as a whole agreed that the text amendment should be filed.

Commissioner Griffith made a motion, seconded by Commissioner Randolph to recommend filing the "Pet Services" text amendment, on behalf of the Planning Commission. The vote was 12-0 to approve.

TOD Rezoning

Kent Main presented rezoning petition number 2010-039 and asked for permission to file on behalf of the Planning Commission. This request will change the existing zoning from I-2 to TOD-M for approximately .056 acres located on the northeast corner of W. Bland and Winnifred streets. The owner's intent is to utilize the site for both residential and office.

Commissioner Lipton made a motion, seconded by Commissioner Randolph to grant Planning staff permission to file Petition No. 2010-039 on behalf of the Planning Commission. The vote was 12-0 to approve.

Mr. Main stated that TOD rezonings are sponsored by Planning without any cost to the petitioner. He added that in recent months there has been a lack of rezonings due to the economy. In addition, rezonings are being processed individually in lieu of processing them as blanket rezonings.

Commissioner Griffith asked if the Planning Commission should consider providing some kind of incentive to developers i.e., the reduction of filing fees. She noted that this would be a great incentive to encourage development activity. Kent Main responded that the City does offer a huge incentive for filing TOD rezoning by waiving the filing fee. Commissioner Griffith replied that this is only for TOD rezoning. There are no incentives for other rezoning petitions.

Assistant Planning Director Harmon added that the issue is that user fees for all filings are meant to be self-supporting. There is an associated cost to processing paperwork. Council's policy has been that associated fees cover the work processed by staff.

Chairperson Rosenburgh commented that Commissioner Griffith raised a good point. He asked staff to add this topic to the next Executive Committee agenda for discussion.

Commissioner Griffith stated that she believes it is important to find a way to help the community. Assistant Director Harmon explained that filing and permitting fees are part of a much broader City policy that affects more than Planning. Fees are processed through Engineering and Property Management, as well as by Planning. These fees pay for staff in other departments and are charged back. Assistant Planning Director Harmon commented that user fees might be out of the Planning Department's control.

Commissioner Griffith asked could this be an issue for the economic development team to review. Assistant Planning Director Harmon responded that the Economic development team has not discussed user fees. However, there has been a lot of sensitivity as it relates to the City budget and to reducing fees.

Chairperson Rosenburgh noted that the Executive Committee would review. He noted that Council might be supportive of this concept if the Commission could demonstrate a benefit as it relates to collecting fewer fees, which result in an increased tax value of a property. Commissioner Griffith added that if an incentive could not be provided through user fees, then perhaps there is some other measure that could be used to provide development incentives.

Planning Director's Report

Assistant Director Laura Harmon reported that there was no Planning Director's report.

Meeting Schedules

Chairperson Rosenburgh reported that the May and June calendars are included in the agenda packet for review. Due to the holiday, the Executive Committee rescheduled the July Planning Commission work session to July 19, 2010. The Chairperson indicated that the Executive Committee will also meet on July 19. Since Council does not meet in August, there will not be a Planning Commission work session in August. The September work session/retreat will not be held the first Monday of the month due to the Labor Day holiday. Cheryl Neely will send a reminder to Commissioners noting the change in meeting dates.

Committee Reports

Executive Committee

Chairperson Rosenburgh reported that the Executive Committee discussed having the Planning Commission retreat after Labor Day. He asked if there is a preference for having the retreat earlier or later in the year. The Chairperson noted that he wants a very active and involved retreat. The goal is to have the Planning Director present her vision for the upcoming year and have Commissioners support accordingly. The Chairperson added that Cheryl Neely is working on scheduling and securing a location for the retreat.

Future Agenda Items

Chairperson Rosenburgh noted that the future agenda items are topics that the Executive Committee has agreed to discuss. Commissioners can submit additional recommendations to Executive Committee members.

Zoning Committee

Commissioner Randolph reported the Zoning Committee had a petition that was deferred because the petitioners were not present.

Planning Committee

Vice Chairperson Johnson reported that the Planning Committee heard public comment on the Catawba Area Plan. The committee is scheduled to vote and present a recommendation in May. The committee will hear public comment on the Independence Plan in May and tour the area in June, immediately following the work session. Ms. Johnson noted that the committee is also seeing an increase in mandatory referrals.

Historic District Commission (HDC)

Commissioner Griffith provided an update on the HDC, indicating that there were two deferrals. Chairperson Rosenburgh noted that Commissioner Griffith's term ends in June. He asked when does the HDC meet and who is the alternate for Commissioner Griffith.

Commissioner Griffith responded that she does not have an alternate and the HDC meets every second Wednesday of the month. She explained that the committee has five resident property owners representing each historic district and mainly focuses on residential projects. However, some commercial projects are included. Commissioner Griffith reported that for the past year the committee has worked on clarifying the HDC policy guidelines and has had many discussions on nontraditional materials. Chairperson Rosenburgh recommended that Commissioners contact Commissioner Griffith with questions or him if they are interested in serving on the HDC.

Commissioner Lipton suggested that the Commission also consider appointing an external candidate. She noted that in the past Commissioners had discussed selecting an outside resource because of the lack of in-house expertise. Commissioner Simmons asked for clarification on the framework that allows the Commission to choose someone outside of the group.

Commissioner Lipton explained that former Commissioner Mark Loflin had filled the role for an extended period. During this time, no one had the expertise or background needed for the HDC. The Commission did not have an architect or a historic preservationist serving on its board. As a

result, the Commission researched and discussed the possibility of appointing an external person. The “Rules of Procedure”, in general supported the designation of someone outside of the group. Commissioner Lipton explained that perhaps the individual could provide a report to the Commission without having to attend work sessions. The idea is to have a representative who could be helpful to the Commission and the HDC, as opposed to having a Commissioner just monitor the work of that committee. Commissioner Randolph verified that in general the “Rules of Procedure” supports appointing non-Commissioners to the HDC.

Commissioner Griffith added that in the past three years the HDC has been able to coordinate projects through the rezoning process. She noted that there would be value in having someone who is knowledgeable and understands the Planning Commission. Commissioner Johnson suggested that the Commission consider having a former Planning Commissioner serve as the HDC representative.

Nominating Committee

Commissioner Finch-Dodson explained the process the Nominating Committee followed to determine the slate of officers. She noted that the Committee chose the slate based on interest. A couple of Commissioners expressed interest in the Committee Vice Chairperson positions, which will be elected in July.

Chairperson Rosenburgh explained that the Executive Committee has decided to follow the same process as the previous year and elections will be held in June. Cheryl Neely (Planning Staff) explained that last year the Commission suspended the Rules of Procedure and made changes to the process. She explained that if the Commission wants to follow last year’s process, they will need to suspend the rules.

After discussion, Commissioner Lipton noted that the previous year the Commission ended their regular meeting and conducted two separate meetings for both the Zoning and Planning Committee Vice-Chairperson elections. Chairperson Rosenburgh asked if the Commission agrees could they elect Vice-Chairpersons in June. Cheryl Neely responded that the “Rules of Procedure” state that the Nominating Committee is to present a slate of officers in May, vote in June and the Committees are to elect Vice-Chairpersons at their July meetings. She advised that if the Commission wants to do something different, they would need to suspend the “Rules of Procedure”.

Commissioner Finch-Dodson explained that the Nominating Committee decided to select the same slate of officers from the previous year (Stephen Rosenburgh for Chairperson and Yolanda Johnson for Vice-Chairperson). The Nominating Committee based their decision on initiatives, which began this year that they would like continued. Having the same leadership will keep the momentum going this year without having to start over. However, they acknowledged that there are ways to improve and grow. Commissioner Finch-Dodson noted that she has informed both the Chairperson and Vice Chairperson that she will share personally her ideas on how the Commission can continue to grow and what she would like to see changed. She added that both Commissioners Griffith and Allen have also agreed to do the same. Commissioner Griffith added that the Nominating Committee agreed that it is difficult to get things accomplished in one year and since there is momentum, it is best to keep it going.

Commissioner Simmons asked if the role of the Nominating Committee is to give suggestions and advice to the Chairperson and Vice-Chairperson. Commissioner Finch-Dodson responded no, but noted that is how she became comfortable with the nominations.

Commissioner Simmons commented “that something seems to have a little more of a control element to it than just nominating a slate”. Commissioner Finch-Dodson replied that some things were identified during the committee discussions and they agreed that it was important to share the information with the Chairperson and Vice-Chairperson.

Chairperson Rosenburgh thanked the Nominating Committee for their work. He noted that other nominations could be made from the floor in June during the FY2011 elections.

Adjournment

The business portion of the meeting adjourned at 6:00 p.m.

POLICY

Centers, Corridors, and Wedges Growth Framework (CCW)

Assistant Director, Laura Harmon, presented the CCW update. She shared the goal and reiterated that the CCW Growth Framework is the vision for the future growth and development of Charlotte.

Assistant Planning Director Harmon reviewed the next steps in the process:

- May 10 Transportation and Planning Committee Overview
- May 24 Public Comment with City Council
- June 7 Planning Commission Recommendation
- June 14 Transportation and Planning Committee Recommendation
- June 28 City Council Adoption

The Commission had extensive discussion about the plan. Below are questions/concerns from the discussion:

1. What is the relationship between Centers, Corridors and Wedges (CCW) and free trade/economic development zones? How does CCW support economic development and job related growth?
2. How does CCW relate to other Planning Department policies? How does it relate to the larger vision?
3. What is CCW and why is it called a vision?
4. Why doesn't Charlotte have a comprehensive plan? How would CCW relate to a comp plan?

5. How were Activity Center and Growth Corridor boundaries defined?
6. How will CCW be used? There is concern about using CCW as a basis for area planning.
7. CCW overly directs development and does not allow “organic” growth.

Staff was asked to provide follow up information at the June work session.

The Chairperson asked Commissioner Lipton to send an e-mail expressing her concerns about the vision/plan to Laura Harmon. He also asked Commissioner Zoutewelle to research the State enabling legislation, which governs comprehensive planning.

Work Session Schedule Meeting Time

Chairperson Rosenburgh suggested that the Commission consider scheduling more evening meetings. Commissioners discussed this suggestion and recommended scheduling quarterly evening meetings.

Chairperson Rosenburgh asked staff to add evening meetings to the May Executive Committee agenda.



OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

FY2009 Petition #:	<u>2010-041</u>
Date Filed:	<u>4/26/10</u>
Received By:	<u>MC</u>

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: Barwick & Associates Inc

Owner's Address: 704 East Blvd # 100 City, State, Zip: Charlotte NC 28203

Date Property Acquired: ^{1), 2)} 6.1.05 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 1) 1604 Camden Rd 2) 1518 Camden

Tax Parcel Number(s): 1) 12304209 2) 12304207

Current Land Use: 1) Retail 2) parking lot

Size (Sq.Ft. or Acres): 1) 8290 SF 2) .12 AC .31 ACRES

ZONING REQUEST:

Existing Zoning: ^{1), 2)} I-2 Proposed Zoning: ^{1), 2)} TOP-M

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

to better reflect current land uses, trends, & transit station related development.

Christine C. Magas
Name of Agent

605 Bunker Hill Ct
Agent's Address

Charlotte, NC 28210
City, State, Zip

704 975 2008 704 552 4857
Telephone Number Fax Number

CLCMdesign@gmail.com
E-Mail Address

Signature of Property Owner if other than Petitioner

Bryan Barwick
(Name Typed / Printed)

Charlotte Mecklenburg
Planning Commission
Name of Petitioner(s)

600 East 4th St.
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704.336.2205
Telephone Number Fax Number

E-Mail Address

Signature

(Name Typed / Printed)

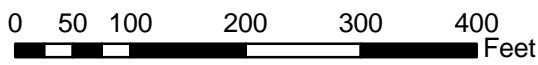
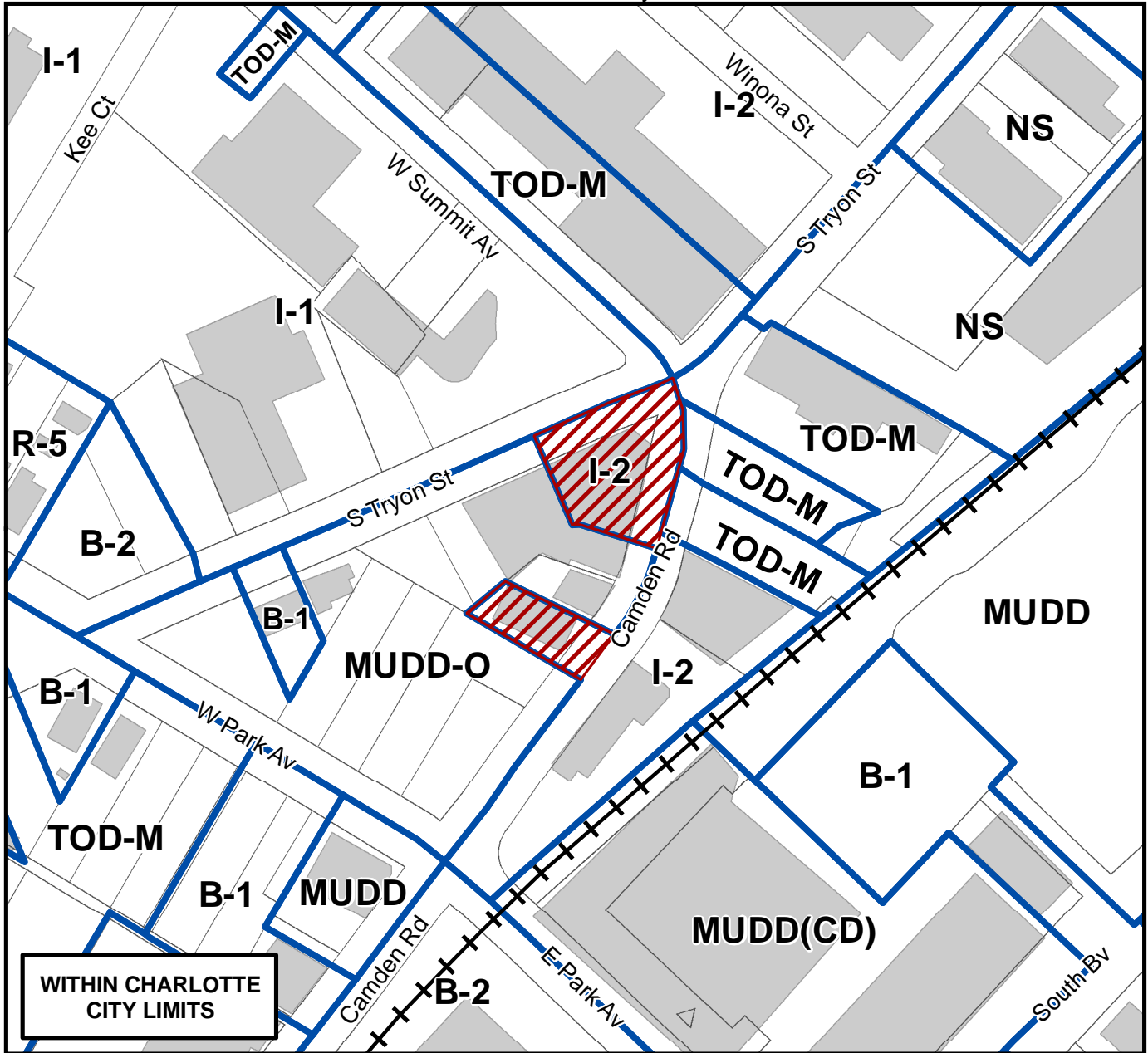
Petition #: **2010-041**

Petitioner: Charlotte-Mecklenburg Planning Commission

Zoning Classification (Existing): I-2
(Industrial)

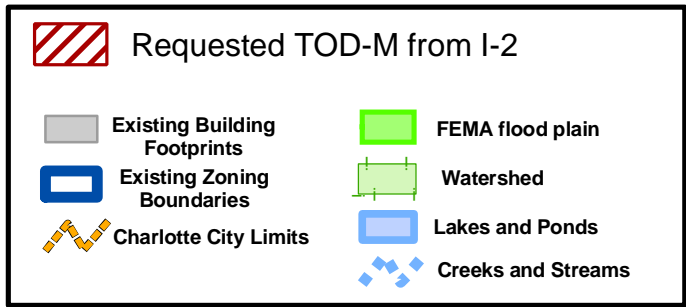
Zoning Classification (Requested): TOD-M
(Transit Oriented Development - Mixed Use)

Acreage & Location : Two parcels with approximately .31 acres: one located at the intersection of South Tryon Street and Camden Road and the second located along Camden Road between South Tryon Street and Park Avenue.



Zoning Map #(s) **102**

Map Produced by the
Charlotte-Mecklenburg Planning Department
4-29-2010



**CHARLOTTE-MECKLENBURG PLANNING COMMISSION
MEETING SCHEDULE
June 2010**

<u>DATE</u>	<u>TIME</u>	<u>PURPOSE</u>	<u>PLACE</u>
<u>FULL PLANNING COMMISSION</u>			
06-07-10	Noon	Work Session	Innovation Station 8th Floor – CMGC
<u>PLANNING COMMITTEE</u>			
06-07-10	2:00 P.M.	Independence Area Plan Tour	CMGC Lobby
06-15-10	5:00 P.M.	Work Session	Conference Room 280 2nd Floor – CMGC
<u>ZONING COMMITTEE</u>			
06-21-10	5:00 P.M.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
06-21-10	6:00 P.M.	City Rezoning	Meeting Chamber Lobby Level – CMGC
06-30-10	4:30 P.M.	Zoning Work Session	Conference Room 280 2nd Floor – CMGC
<u>EXECUTIVE COMMITTEE</u>			
06-21-10	4:00 P.M.	Work Session	Conference Room 266 2nd Floor – CMGC
<u>OTHER COMMITTEES</u>			
06-09-10	3:00 P.M.	Historic District Commission	Conference Room 280 2nd Floor – CMGC

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION
MEETING SCHEDULE
July 2010**

<u>DATE</u>	<u>TIME</u>	<u>PURPOSE</u>	<u>PLACE</u>
<u>FULL PLANNING COMMISSION</u>			
07-19-10	Noon	*Work Session	Conference Room 267 2 nd Floor – CMGC
<u>PLANNING COMMITTEE</u>			
07-20-10	5:00 P.M.	Work Session	Conference Room 280 2nd Floor – CMGC
<u>ZONING COMMITTEE</u>			
07-19-10	5:00 P.M.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
07-19-10	6:00 P.M.	City Rezoning	Meeting Chamber Lobby Level – CMGC
07-28-10	4:30 P.M.	Zoning Work Session	Conference Room 280 2nd Floor – CMGC
<u>EXECUTIVE COMMITTEE</u>			
07-19-10	4:00 P.M.	Work Session	Conference Room 266 2nd Floor – CMGC
<u>OTHER COMMITTEES</u>			
07-14-10	3:00 P.M.	Historic District Commission	Conference Room 280 2nd Floor – CMGC
07-21-10	7:00 P.M.	MUMPO	Conference Room 267 2nd Floor – CMGC

* Due to the holiday, the regularly planned Planning Commission work session scheduled for July 5 has been rescheduled to **Monday, July 19, 2010 at Noon – Room 267.**

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION
MEETING SCHEDULE
AUGUST 2010**

<u>DATE</u>	<u>TIME</u>	<u>PURPOSE</u>	
<u>FULL PLANNING COMMISSION</u>			
No meetings scheduled		Work Session	
<u>PLANNING COMMITTEE</u>			
No meetings scheduled		Work Session	
<u>ZONING COMMITTEE</u>			
No meetings scheduled		Dinner with City Council	
No meetings scheduled		City Rezoning	
No meetings scheduled		Zoning Work Session	
<u>EXECUTIVE COMMITTEE</u>			
No meeting scheduled		Work Session	
<u>OTHER COMMITTEES</u>		<u>PURPOSE</u>	<u>PLACE</u>
08-11-10	3:00 P.M.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
08-31-10	9:00 A.M.	Zoning Board of Adjustment	Conference Room 280 Basement - CMGC

Charlotte-Mecklenburg Planning Department

FY2010 Community Outreach Presentations

#	Date	Presentation	Staff
1	04/06/10	Freedom Drive Development Association – Bryant Park/West Morehead Streetscape	K. Main
2	04/07/10	North End Partners – North Tryon Area Plan Process	K. Main
3	04/10/10	Career Roadshow - North Carolina Central University	J. Howard
4	04/17/10	Charlotte Clean & Green - MUMPO Information Booth	S. Basham/N. Polemini
5	04/20/10	Eastland Area Strategies Team – Land Use and Economic Development Issues	K. Main
6	04/24/10	Indian Trail Earth Day/Arbor Day Celebration	B. Cook
7	04/26/10	UNCC Class Presentation - MUMPO 101	B. Cook
8	05/02/10	MUMPO Information Booth Fanta Festival at McAlpine Park	B. Cook
9	05/17/10	Hartwell Neighborhood Association - Water Overlay Requirements	L. Beverly
10	05/25/10	Plaza Central Business Association - Plan Amendment Process and Streetscape Project Briefing	K. Main
	05/27/10	Charlotte Realtors Association Leadership Class on "Planning for Sustainability"	J. Garet

**Charlotte-Mecklenburg Planning Commission
Executive Committee Meeting Minutes
April 19, 2010 4:00 p.m.
Room 266**

Commissioners Present: Stephen Rosenburgh (Chairperson), Eric Locher, and Joel Randolph

Commissioners Absent: Yolanda Johnson (Vice-Chairperson)

Planning Staff Present: Debra Campbell (Planning Director), Zenia Duhaney, Kent Main, Sandy Montgomery, and Cheryl Neely

The meeting was called to order at 4:08 p.m.

Approval of the March 18, 2010 Executive Committee Meeting Minutes

A motion was made by Commissioner Locher and seconded by Commissioner Randolph to approve the February 15 and March 18, 2010 minutes. The vote was 3-0 to approve.

Follow-Up Assignments

Parking Standards

The Chairperson inquired about the status of the Parking Standards subcommittee. Planning Director Campbell reported that she met with Shad Spencer regarding convening the group. She indicated that the subcommittee will meet before the end of April and could have recommendations by July. Ms. Campbell also asked how the Planning Commission would like the findings reported. Chairperson Rosenburgh responded that the report should be presented to the Executive Committee for review prior to presenting to the full Commission.

Rotation Schedule

Chairperson Rosenburgh asked which Commissioners are nearing completion of their term. Cheryl Neely (Planning Staff) responded that Commissioner Simmons is the only Commissioner whose term expires this year.

The Chairperson indicated that he received a text message from Commissioner Allen noting that her tenure as a Commissioner may be ending. Ms. Neely clarified that Commissioner Allen's tenure on the Commission is not ending. Instead, her first term ends on June 30, 2010 and should be reappointed along with several other Commissioners. Commissioner Randolph added that typically Commissioners who are eligible for an additional term are reappointed unless a rule is broken or something unexpected happens.

Chairperson Rosenburgh questioned if reappointments automatically occur. Commissioner Randolph responded that technically reappointments are not automatic. Reappointments go through a process and are submitted to the City Council for approval. Staff further explained that reappointments are handled by the Clerk of the appointing body and the County Clerk's office will notify both Commissioners Allen and Griffith of their reappointments effective July 1, 2010.

Nomination Committee

Chairperson Rosenburgh noted that the Nominating Committee will present the FY2011 slate of officers at the May 3, 2010 Planning Commission work session.

May 3, Work Session Agenda Items

TOD-M Rezoning

Kent Main presented rezoning petition number 2010-039 and asked for permission to file. The site is approximately .056 acres located on the northeast corner of W. Bland and Winnifred streets. This request will change the existing zoning from I-2 to TOD-M.

Information Pillars Text Amendment

Sandy Montgomery presented the Information Pillars text amendment and requested to place this item on the May work session agenda. Chairperson Rosenburgh asked if the Commission should be aware of any concerns in relation to the proposed text amendment.

Ms. Montgomery explained that the original text amendment was written a number of years ago. Several pillars were built but they did not meet the intent of the text amendment. Instead of installing information pillars useful to pedestrians, the regulations were used to install pillars that resemble billboards along the street. These pillars are located at Carmel Road and NC 51, in an area for vehicular traffic and are too tall. Staff had recommended locating the pillars in an urban open space of 2000 square feet. However, planting strips were utilized instead of the open space. Chairperson Rosenburgh asked if the referenced location is at the west corner of Carmel Road and NC 51. Ms. Montgomery responded yes. Consequently, staff has revised the regulations to:

- reduce pillar height from twelve feet to nine feet
- locate pillars at least 50' from the right-away-of-way

The Chairperson commented that the referenced pillars are very tall and asked if they are located at their original site. Sandy Montgomery responded yes, the location is the same. However, staff is working on fine-tuning the regulations to prevent this scenario from happening in the future.

Chairperson Rosenburgh asked if this is linked to the issue of signs for Uptown or theaters. Ms. Montgomery responded that wallscape signs on buildings are not linked to this issue. The Chairperson also asked if the text amendment should be expanded since there is an issue with signs for theaters, museums etc. Planning Director Campbell responded that a completely different process for wallscales is needed and this is a high priority for staff.

Pet Services Text Amendment

Sandy Montgomery reported that there have been a growing number of uses associated with pet services, such as doggie daycares, dog camps, country clubs, etc. Staff realized a gap exists in the regulations and have assigned definitions for pet services, both indoor and outdoor. In addition, a number of business districts have been included i.e., Mixed Use Development District (MUDD), Uptown Mixed Use District (UMUD), Transit Oriented Development (TOD), Industrial, and Commercial Centers (CC).

Centers, Corridors, and Wedges (CCW)

The Chairperson asked if many citizens signed-up to attend the May 3 public hearing. Planning Director Campbell noted that generally staff is unaware of how many citizens will attend a public meeting, until the day of the meeting. She noted that the work session will begin at 5:00 pm and the public comment will begin at 6:00 pm, to prevent the public from having to sit through the business portion of the meeting. Chairperson Rosenburgh asked how long this portion of the meeting would last. The Director responded approximately one hour.

Commissioner Randolph requested that staff send a reminder of the meeting date and time to Commissioners. The Chairperson agreed and asked staff to include the following information in the reminder:

1. The business portion of the meeting will begin at 5:00 p.m.
2. The CCW Public Comment is scheduled to begin at 6:00 p.m.
3. The meeting will be held in room 280.

Planning Director Campbell informed the Committee that she would not attend the May 3, meeting. However, Assistant Planning Directors Laura Harmon and Garet Johnson would attend the meeting. Chairperson Rosenburgh asked who would be the lead staff person. The Director responded Laura Harmon.

A motion was made by Commissioner Locher and seconded by Commissioner Randolph to approve the May 3, 2010 work session agenda.

Future Work Session Agenda Items

The Chairperson reviewed the future agenda items list and referenced the CATS Quarterly Update scheduled for June. He noted that there were several outstanding questions/issues identified at January's work session that need addressing.

He asked staff to invite the CEO of CATS, Carolyn Flowers to the June work session. The Chairperson added that he would contact Ms. Flowers if needed, however Cheryl Neely noted that the CEO had already been contacted and she agreed to present an update at the June work session.

Planning Director Campbell indicated that the budget process is a challenge for Key Business Executives, particularly for CATS. She noted that the Metropolitan Transit Commission (MTC) should make a recommendation on the budget by May.

Chairperson Rosenburgh asked if there are issues that the Commission should be prepared to ask the CEO as it relates to long term planning. The Director responded that she did not believe any issues currently exist. She complimented CEO Flowers, and noted the excellent choice made in her recruitment. Ms. Flowers is very experienced and knowledgeable of CATS operations and understands the importance of the integration of land use and transit planning. She reiterated that Planning and CATS staffs have worked very well together.

The Director noted that the update will focus on the Northeast Corridor. She further explained that currently there are issues with obtaining a funding source for the North Corridor. She stated that she was not sure if staff would complete station area plans for this Corridor. Planning Director

Campbell explained that the North Corridor would not be going through any federal processes, as it does not meet guidelines for the federal application. Commissioner Locher asked if it is because of the lack of density in the area. Planning Director Campbell responded that the area is not competitive because there is not enough development or proposed development in the area. The area does not meet user benefits, including ridership and the cost of operation.

Planning Commission Retreat

Chairperson Rosenburgh stated that he would like the Planning Commission's retreat to be more meaningful, in terms of subject matter. The retreat should reflect the vision of the Planning Director and be supported by the Planning Commission. He requested that staff add the retreat to the June Executive Committee agenda. The Chairperson also asked the Director to present the Department's work plan to the Executive Committee. This will enable the Commission to focus on what the Director wants to accomplish and how the Commission could help support the work plan.

Chairperson Rosenburgh asked when the Planning Commission should schedule the retreat. Planning Director Campbell responded that typically the retreat is held in the fall. The Commission is responsible for choosing a date.

Commissioner Locher asked if the Commission has the ability to request a museum. Planning Director Campbell responded that staff would explore the possibility. Chairperson Rosenburgh added that the NASCAR Hall of Fame (NHOF) would be an ideal location for the retreat. Planning Director Campbell noted that she does not recall meeting spaces in the museum. Commissioner Locher commented that there are meeting spaces for conventions. The Director responded that those particular meeting rooms are set up as large rooms. She noted that although the museum has no meeting spaces there are spaces in the attached office tower.

Commissioner Locher suggested that the Commission could possibly meet at the Convention Center and walk across the connecting bridge to tour the museum. Chairperson Rosenburgh stated that he could possibly invite the head of NASCAR to provide his vision for NASCAR and how it relates to the community, as well as how the sports industry relates to planning. Planning Director Campbell reminded the Commission that four additional museums recently opened in Charlotte that could possibly serve as a location for the retreat.

Meeting Schedules

Chairperson Rosenburgh inquired about the August Commission meeting. The Planning Director responded that most committees do not meet in August because City Council does not meet in August. The Chairperson recommended that staff amend the calendar to reflect the schedule for August. Cheryl Neely added that July 5 is a holiday and the Commission needs to choose another meeting date in July. The Committee discussed and agreed to reschedule the July 5, 2010 work session to Monday, July 19, 2010. The Committee approved the May and June 2010 meeting schedules.

Adjournment

The meeting adjourned at 4:47 p.m.

NOTICE OF PUBLIC HEARINGS ON PETITIONS

FOR ZONING CHANGES BY CITY COUNCIL

OF THE CITY OF CHARLOTTE, N.C.

NOTICE is hereby given that public hearings will be held by the City Council in the Meeting Chamber located in the Charlotte-Mecklenburg Government Center, 600 East Fourth Street beginning at 6:00 P.M. on **Monday, the 21st day of June, 2010** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition 2009-076 Change in zoning from R-8 to O-2(CD) for approximately 0.64 acres located on the west side of Cherry Street between Baxter Street and Luther Street. **Petitioner: The Asian (Korean) Herald.**

Petition 2010-009 Change in zoning from R-5 and O-2(CD) to MUDD-O and UR-C(CD) for approximately 9.06 acres located within Harrill Street, East 16th Street, Pegram Street and East 19th Street. **Petitioner: St. Paul Baptist Church Inc.**

Petition 2010-022 Change in zoning from TOD-M(CD) and R-22MF to TOD-MO and TOD-RO for approximately 16.70 acres located south of the intersection of South Boulevard and South Caldwell Street and bounded by Templeton Avenue and Euclid Avenue. **Petitioner: Housing Authority of the City of Charlotte.**

Petition 2010-032 Change in zoning from R-4 to O-1(CD) for approximately 1.59 acres located at the intersection of Fordham Road and West Boulevard. **Petitioner: The Rock Worship Center.**

Petition 2010-034 Change in zoning from R-5 to UR-2(CD) for approximately .36 acres located along the east side of North Davidson Street between Charles Avenue and East 32nd Street. **Petitioner: RED Partners.**

Petition 2010-035 CC(SPA) (site plan amendment) for approximately 37.3 acres located at the intersection of Johnston Road and Toringdon Way, surrounded on the south side by Interstate 485. **Petitioner: Lichtin Corporation.**

Petition 2010-036 Change in zoning from R-22MF and O-2(CD) to O-2(CD) and O-2(CD)SPA for approximately 1.60 acres located at the north corner of Rozzelles Ferry Road and John McCarroll Avenue. **Petitioner: Grier Funeral Service, Inc.**

Petition 2010-037 Text Amendment to expand the type of structures acceptable for use under the Mobile Food Vending Services definition in the Zoning Ordinance. **Petitioner: Boxman Studios, LLC.**

Petition 2010-043 UR-2(CD)(SPA) (site plan amendment) for approximately 4.27 acres located along Wendwood Lane off Randolph Road. **Petitioner: Valley Development, Inc.**

The City Council may change the existing zoning classification of the entire area covered by each petition, or any part or parts of such area, to the classification requested, or to a higher classification or classifications without withdrawing or modifying the petition.

Interested parties and citizens have an opportunity to be heard and may obtain further information on the proposed changes from the Charlotte-Mecklenburg Planning Department Office, Charlotte-Mecklenburg Government Center, 600 East Fourth Street, 704-336-2205. www.rezoning.org

To file a written petition of protest which if valid will invoke the 3/4 majority vote rule (General Statute 160A-385) the petition must be filed with the City Clerk no later than the close of business on **Wednesday, June 16, 2010**.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
April 28, 2010
4:30 P.M.

	<p>1. Petition No. 2010-030 by Prosperity Shopping Plaza, LLC for a NS site plan amendment of approximately 1.11 acres located at the northeast corner of Prosperity Church Road and Johnston Oehler Road.</p>
	<p>2. Petition No. 2010-031 by The Carolina Group for a MUDD-O site plan amendment of approximately 0.49 acres located along West W.T. Harris Boulevard between Medical Plaza Drive and Technology Drive.</p>
	<p>3. Petition No. 2010-033 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to add new regulations making parking decks constructed as an accessory use to an institutional use exempt from the floor area ratio (FAR) standards, when located in the single family and multi-family zoning districts, provided certain requirements are met and to reorganize Section 12.212 for clarity.</p>

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
CMGC – Room 280, 2nd Floor
April 20, 2010 – 5:00 p.m.**

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

Planning Staff Present: Kathy Cornett, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Kent Main, Melony McCullough, Alysia Osborne, Bryman Suttle, and Jonathan Wells

Other Staff Present: Brian Horton (CATS), Robert Drayton (City Real Estate), Steve Law (Mecklenburg County Real Estate Services)

Call to Order

Chairperson Johnson called the meeting to order at 5:06 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Zoutewelle and seconded by Commissioner Locher to approve the March 16, 2010 meeting minutes. The vote was 7-0 to approve the minutes.

Catawba Area Plan

Alberto Gonzalez (Planning Staff) gave a brief overview of the draft *Catawba Area Plan* which included a description of the plan boundaries, purpose, and key recommendations. The Committee then received public comments on the draft plan. Commissioner Zoutewelle was recused from hearing the Catawba Area Plan portion of the meeting because of a possible conflict of interest.

Mr. Gonzalez gave a brief summary of the market analysis for the plan area. Commissioner Lipton asked if the projections were based on 2009 economic conditions. Mr. Gonzalez responded that the market analysis was prepared during the summer of 2009 and the projections are long term (for the next 20 years).

Commissioner Fallon asked if stimulus money was received for redevelopment of the Clariant site. Mr. Gonzalez said that he was not familiar with this issue. Mr. Jason Brian (Foresite Development) stated that his company is pursuing stimulus funds for development of this site.

Commissioner Lipton asked about protection of the watershed. Mr. Gonzalez explained impervious cover and the plan recommendation for cluster development to preserve open space.

Chairperson Johnson opened the floor for public comments. Ms. Elaine Powell (Catawba Area Business Owner) stated that she thinks the plan's vision statement is excellent and noted the importance of protecting the entire watershed, not just the critical areas, she also emphasized the need to preserve trees and as much green space as possible. She also expressed her desire to have the plan "require" instead of "encouraging" the preservation of environmental features. Ms. Powell left a copy of her comments for the record.

Commissioner Fallon asked who is cleaning up the contaminated site adjacent to the Catawba River. Mr. Gonzalez replied that the area is being cleaned by the current owner, Clariant. Mr. Brian (Foresite Development) said that his company is the proposed developer for the Clariant site. He added that Clariant has been cleaning the site for ten years and will continue to do so, even if the site is purchased

by someone else. North Carolina Department of Natural Resources oversees the cleanup. Mr. Brian also stated that Clariant is working on a 185 acre conservation easement donation to the Catawba Land Conservatory.

Mr. Jay Priester (Cambridge Properties) indicated that he developed the Food Lion Center and was interested in hearing tonight's discussion.

Commissioner Phipps asked if the intention of this plan is to increase the zoning density for residential districts. Mr. Gonzalez explained the recommended land use categories. Commissioner Phipps also asked about corrective rezonings and Mr. Gonzalez explained the corrective rezoning process.

Commissioner Johnson asked about the next steps in the process. Mr. Gonzalez said that the Committee will be asked to make a recommendation on the plan in May. The plan will then go to City Council's Transportation and Planning Committee for a recommendation to Council to receive public input.

Commissioner Phipps asked if there was any opposition from the stakeholders. Mr. Gonzalez replied that there was some concern from property owners desiring higher density development rights as well as nonresidential land use recommendations. Commissioner Fallon wanted to know the location of the water treatment plant and the reason that site was chosen. Commissioner Fallon would like to see the wastewater treatment plant planned for the area moved further from the shoreline. Planning staff will ask a representative from Charlotte-Mecklenburg Utilities staff to attend the next Committee meeting to respond to any questions about the planned wastewater facility. Commissioner Phipps asked if the plant is in the city limits and Mr. Gonzalez answered that it is in the ETJ.

Mandatory Referral #10-01: Proposed Sale of City Owned Property Located on Albemarle Road, East of W. T. Harris Boulevard

Alysia Osborne (Planning Staff) presented the mandatory referral proposing to sell a portion of two City-owned vacant parcels located in the northeast quadrant of the intersection of Albemarle Road and Lawyers Road Extension. Commissioner Lipton asked why was the property initially acquired by the City. Ms. Osborne said that the property was initially acquired to accommodate the future Harris/Albemarle intersection improvement project which is in the 2035 *Long Range Transportation Plan* (LRTP); however the project is unfunded. Brian Horton (Charlotte Department of Transportation) responded that the planned intersection improvements are unfunded and the project ranks low on the plan's list of priorities. Commissioner Lipton asked if the LRTP should be modified to eliminate this road project. She also asked what happens if the property is sold, developed, and then the road project advances. Commissioner Fallon and Commissioner Zoutewelle echoed the same concern. Commissioner Fallon added that she would not like to see the City sale the property, need it in the future, and have to purchase it for more money than it sold for. Commissioner Zoutewelle recommended that a portion of the property be retained for right-of-way. He asked if the City has talked to MUMPO and NCDOT officials. Commissioner Phipps cautioned the committee about basing their recommendation on the LRTP because of funding and the fluidity of plans. After further discussion, the Committee emphasized their concern about the sale of the property to a private party and what affect it may have on the future transportation needs of the site. Robert Drayton with City Real Estate assured them that their concerns will be addresses during the land sale and land development process.

A motion was made by Commissioner Zoutewelle and seconded by Commissioner Locher to recommend approval of Planning staff's recommendation with the following conditions: (1) City to notify NCDOT about the proposed sale and (2) that normal development parameters including BMPs and future ROW are addressed through the normal process.

The vote was 6-1 to approve Planning staff's recommendation. Commissioners Johnson, Locher, Zoutewelle, Lipton, Firestone, and Phipps voted to approve. Commissioner Fallon voted against.

M.R. #10-02: Proposed Sale of City Owned Property Located on Nevin Road

Kathy Cornett (Planning Staff) presented the mandatory referral proposing to transfer property located on Nevin Road to the Nevin Center, Inc. The building on the site is used for training developmentally disabled adults. Planning staff recommends approval of this property transfer.

A motion was made by Commissioner Lipton and seconded by Commissioner Zoutewelle to approve Planning staff's recommendation. The vote was 7-0 to approve.

M.R. #10-03: Proposed Acquisition for Trailhead and Parking Amenity – Sugar Creek Greenway

Alberto Gonzalez (Planning Staff) presented the mandatory referral proposing that Mecklenburg County purchase approximately 3.4 acres of an 11.08 acre tract located on Center Park Drive in southwest Mecklenburg County to provide access to the future Sugar Creek Greenway from the adjacent business park and to provide parking for greenway patrons. Commissioner Lipton asked if this purchase has been funded and Mr. Gonzalez replied that the purchase of the property is funded but not the construction. Commissioner Phipps noted that there was a similar mandatory referral a year ago. Mr. Gonzalez noted that this is more of a trailhead than a greenway project.

A motion was made by Commissioner Locher and seconded by Commissioner Lipton to approve Planning staff's recommendation. The vote was 7-0 to approve.

M.R. #10-04 Proposed expansion of Alexander Neighborhood Park

Melony McCullough (Planning Staff) presented the mandatory referral proposing that Mecklenburg County purchase a vacant parcel located in the Belmont Neighborhood to allow for the future expansion of Alexander Neighborhood Park. The subject parcel is located between two parcels owned by the County. This property acquisition will eliminate a gap in the parcel ownership and also help protect the water quality of Little Sugar Creek by preserving floodplain. Staff recommends approval.

A motion was made by Commissioner Fallon and seconded by Commissioner Firestone to approve Planning staff's recommendation. The vote was 7-0 to approve.

Independence Area Plan Update

Alysia Osborne (Planning Staff) gave an overview of the draft *Independence Boulevard Area Plan*. The plan encompasses approximately 5800 acres located along Independence Boulevard from Briar Creek to Sardis Road to be redeveloped affecting 20 neighborhoods with over 10,000 property owners. Independence Boulevard, itself is a regional corridor with a lot of transportation demands that will connect to the Monroe Parkway.

The actual area plan project began after the completion of the Independence Boulevard Phase I Study completed in April 2007 with stakeholder interviews in May 2007 and a public kick off meeting in June 2008. There have been five advisory group meetings and two public meetings. The draft plan was completed in December 2009, but staff had the opportunity to work with the state to on changes to the current State Transportation Improvement Project scheduled for construction in 2012.

The Mayor of Charlotte and the NC State Secretary of Transportation directed a team of city and state staff to conduct a technical review of the current project to determine if the project is the best investment, how to mitigate damages in the current, past and future sections. The team's recommendation was shared at a public meeting held on April 15, 2010.

The technical review of the current road project did not impact the current schedule. Right-of-way acquisition is scheduled to begin in May 2010, with construction of the 1.6 miles (Albemarle Rd to Conference Dr.) to begin in 2012.

Commissioner Johnson asked how do the plan recommendations impact the area. Ms. Osborne replied that it provides for better access to businesses and sets businesses up for mixed use. Commissioner Lipton asked about the "super street" concept. Ms. Osborne responded that staff and the public concluded that this was not the best long term solution for the corridor.

There was lengthy discussion about an interim land use vision for the station areas in light of the restrictive parking standards in the transit oriented development zoning districts. Commissioner Lipton asked how do you get density with TOD parking standards. Commissioner Firestone asked if the impact of the PED Overlay would be the same. Ms. Osborne explained that the PED Overlay is only recommended along Monroe Road. Commissioner Lipton cautioned that the area may not get families and diversity with one parking space per unit. Ms. Osborne responded that developers can opt of the parking requirements. Commissioner Lipton expressed additional concern about TOD parking.

Area Plan Status and Meeting Report

Elizabeth Area Plan

Commissioner Fallon stated that the plan is progressing and stakeholders are working on land use issues.

Steele Creek Area Plan

Commissioner Locher stated that he has a conflict of interest and will need to be assigned to another area plan. Commissioner Fallon volunteered to serve on this plan. She noted that the group is active and that a public workshop to receive input on the planning process was held in March.

University Research Park

The Committee will receive public comments on the draft plan in May.

Independence Boulevard Area Plan

The Committee will receive public comments on the draft plan in May and tour the plan area after the Planning Commission Meeting on June 7, 2010.

Adjourn

The meeting adjourned at 7:20 p.m.

Charlotte Historic District Commission Update

June 1, 2010

At their May 12, 2010 meeting, the Charlotte Historic District Commission made the following rulings on Applications for Certificates of Appropriateness.

- | | | |
|----|--|-----------------------------|
| A. | 1652 Dilworth Road West, Dilworth Local Historic District
HDC 2010-046
Addition of Bay Window & Painting of Brick Home | Approved |
| B. | 808 Brookside Avenue, Dilworth Local Historic District
HDC 2010-047
Construction of Rear Deck | Approved |
| C. | 211 East Boulevard, Dilworth Local Historic District
HDC 2010-048
Signage | Approved |
| D. | 1660 Dilworth Road West, Dilworth Local Historic District
HDC 2010-050
Construction of Two Story Garage | Approved |
| E. | 723 Mt Vernon Avenue, Dilworth Local Historic District
HDC 2010-051
Demolition of Existing House | Delayed for 365 Days |

HDC Holds Spring 2010 Retreat

On May 26, the Historic District Commission held an afternoon retreat in Old City Hall to discuss a number of issues. The Commission talked about the absorption of the newly designated Wilmore Local Historic District into the program, and looked at other neighborhoods that are potentially eligible for Local Historic District Status. The Wilmore Neighborhood Association's liaison to the HDC was at the meeting, and a number of ideas were covered to ensure awareness of Wilmore's designation among the area's property owners.

Also at the retreat, the Commission reviewed and approved a number of updates to their Rules and Procedures, most of which were designed to streamline the application process and to incorporate some policy changes the HDC adopted over the last several months.

The Commission also discussed the impending changes in their membership, with four members rotating off the Commission on June 30th. The City Council appointments have been made to the Commission. Two seats – the Wilmore representative and the Planning Commission representative, are to be appointed by Mayor Foxx.

The Commission also saw a presentation on Conservation Districts.