

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

Planning Commission

May 7, 2012
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon



Agenda

Charlotte-Mecklenburg Planning Commission

May 7, 2012 - Noon

CMGC - Conference Room 267

Work Session Agenda

Call to Order & Introductions

Stephen Rosenburgh

Administration

Approval of Planning Commission Minutes

Approve the April 2, 2012 work session minutes.

Attachment 1

Policy

Charlotte-Mecklenburg Utilities (CMU)

Barry Shearin

Background: CMU staff to provide information about water and sewer infrastructure concerns for areas with increased density.

Action: Receive as information.

Text Amendments

Outdoor Fresh Produce Stands Text Amendment

Solomon Fortune

Background: Planning staff to provide an update on the Outdoor Fresh Produce Text Amendment.

Action: Receive as information.

Information

Planning Director's Report

Laura Harmon

- Planning Department's Public Outreach Presentations
- Annexation Legislation Update
- Billboard Legislation Update

Attachment 2

Attachment 3

Attachment 4

May & June 2012 Meeting Schedules

Attachment 5

Committee Reports

Executive Committee

Stephen Rosenburgh

- Future Agenda Items

Agenda Items	Work Session
1. Internet Sweepstakes/Internet Cafés Text Amendment	June
2. Surface Parking in MUDD/UMUD Text Amendment	June
3. HUD Regional Grant	June
4. Nightclubs, Bars, Lounges and Restaurants Text Amendment	July
5. Residential Design Standards Text Amendment	August
6. Land Development 101 Brochure	TBD
7. Alternative Energy/Eco Industrial Text Amendment	TBD
8. State Sustainability Task Force	TBD

Zoning Committee

- Upcoming Rezoning Petitions
- Zoning Committee Agenda
- Public Hearings

Stephen Rosenburgh
Tammie Keplinger
Attachment 6
Attachment 7

Planning Committee

Yolanda Johnson

Historic District Commission

- April 11, 2012 Meeting Update

Steven Firestone
Attachment 8

Economic Development Committee

Lucia Zapata Griffith

Nominating Committee

- Slate of Officers

Greg Phipps

Communication from Chairperson

Stephen Rosenburgh

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

Attachment 1

April 2, 2012 - Noon

CMGC - Conference Room 267

Action Minutes

Attendance

Commissioners Present: Stephen Rosenburgh (Chairperson), Yolanda Johnson (Vice-Chairperson), Emma Allen, Ray Eschert, Steven Firestone, Karen Labovitz, Tony Lathrop, Meg Nealon, Greg Phipps, Deb Ryan, Dwayne Walker and Andy Zoutewelle

Commissioners Absent: Tracy Finch Dodson and Lucia Zapata Griffith

Commissioner Lathrop arrived at 12:17 pm. Commissioner Walker arrived at 12:18 pm. Commissioner Ryan left the meeting at 2:03 pm. Commissioner Firestone left the meeting at 2:10 pm. Commissioner Allen left the meeting at 2:16 pm.

Staff Present: Debra Campbell (Planning Director), Pontip Aphayarath, Alan Goodwin, Laura Harmon, Tammie Keplinger, Barry Mosley, Cheryl Neely, Shad Spencer, Bryman Suttle, Jonathan Wells, and Denise Williams (Temporary Staff)

Call to Order & Introductions

Chairperson Rosenburgh called the meeting to order at 12:14 pm.

Administration

Approval of Minutes

A motion was made by Commissioner Allen and seconded by Commissioner Nealon to approve the March 5, 2012 work session minutes. The vote was 10-0 to approve.

Text Amendments

Incentive Based Inclusionary Housing Text Amendment

Bryman Suttle provided an update on the Incentive Based Inclusionary Housing text amendment. The presentation included background information as well as an overview of the Citizen Advisory Group's (CAG) recommendations.

The CAG held nine meetings and two workshops between September 2011 and March 2012 and has recommended proposed regulatory incentive strategies for the following:

1. Single Family density bonuses
2. Allowance of duplexes on any lot
3. Allowance of Accessory Dwelling Units (ADUs) to include non-relatives

Council's Housing and Neighborhood Development Committee has received updates and the full City Council will receive a briefing of the recommendations at their April 9 dinner meeting.

The CAG will continue to meet until June and will focus on developing incentive strategies for:

1. Multi-family density bonuses
2. Fee waivers/reductions
3. Expedited review
4. Other considerations that could work for Charlotte

Following the presentation, Chairperson Rosenburgh asked staff to arrange for a presentation from Charlotte-Mecklenburg Utilities (CMU) staff to provide information about these concerns which were raised during the presentation:

- Ability to provide adequate water and sewer infrastructure to support increases in density.
- Older neighborhoods being “over-taxed” with utilities when new ADU’s are added, as older units will need to be upgraded to handle increases in demand.

The Chairperson thanked staff for the presentation.

Multi-Family Housing at Transit Station Areas

Alan Goodwin provided an overview of the Multi-Family Housing at Transit Station Areas policy. He noted that the revised policy had been presented to Council’s Housing and Neighborhood Development Committee and the Committee voted to send the policy to the full Council for review. This item is scheduled for Council’s April 9 dinner meeting. Chairperson Rosenburgh thanked staff for the presentation.

Internet Sweepstakes/Internet Cafés Text Amendment

Barry Mosley provided an update on the Internet Sweepstakes/Internet Cafés text amendment. Following a lengthy question and answer session, the Chairperson reiterated the following issues/concerns and requests of staff:

1. Provide the current number of these establishments.
2. Come up with everything possible to reduce traffic at these establishments and make it as difficult as possible for them to operate.
3. Consult with the City Attorney’s Office and find a way to close these establishments, not regulate them.
4. Increase the distance requirement between the establishments.
5. Change the name of the text amendment to more accurately reflect the use.
6. Work with UNCC to gather data/information about these uses.
7. Add age restrictions for these establishments.

A motion was made by Commissioner Lathrop and seconded by Commissioner Zoutewelle for staff to do everything they can to restrict and regulate the use of these establishments to the fullest extent of the law and to bring back to the full Commission for a vote in May. The Chairperson asked Commissioner Lathrop to clarify the wording of the motion and follow up with staff. The vote was 9 to 0 in favor.

Laura Harmon suggested that staff coordinate with the Attorney’s Office to develop the best professional recommendation in order to avoid potential lawsuits. She also recommended that these concerns be addressed through the Zoning Committee review process. The Chairperson preferred that the full Commission be included and asked that staff bring this back to the full Commission in May. The Chairperson thought this was a significant issue and he will be responsible for appearing before Council to inform them of the Commissions’ concerns and their motion.

Mr. Mosley noted the Commissions’ concerns and stated that he would take them back to the CAG. Chairperson Rosenburgh asked Commissioners to contact him or Director Campbell if they had additional concerns. He thanked staff for the presentation.

Committee Reports

Executive Committee

Chairperson Rosenburgh added the Charlotte-Mecklenburg Utilities presentation to the future work session agenda items list. He asked Ms. Neely to arrange for this presentation soon.

Commissioner Phipps asked about receiving an update on annexation law that was deemed unconstitutional by a Judge and the new billboard legislation. He asked that these items also be added to the future work session agenda items list.

Zoning Committee

Tammie Keplinger provided brief descriptions of rezoning petitions scheduled for the April 16 City Council public hearing. There are 8 decisions and 11 public hearings on Council's agenda.

Planning Committee

Vice-Chairperson Johnson reported that the Planning Committee will receive an update on area plans at their April meeting.

Historic District Committee

Commissioner Firestone left the meeting prior to the HDC report and no report was given.

Nominating Committee

Chairperson Rosenburgh asked if Commissioner Phipps had appointed other members to the Nominating Committee. Commissioner Phipps replied that Commissioners Nealon and Zoutewelle are also Committee members. The slate of officers will be presented at the May work session and elections will take place at the June work session.

Economic Development Committee

Commissioner Zapata Griffith was absent and there was not a committee report.

Adjournment

The Chairperson apologized for going over the allotted meeting time. The meeting adjourned at 2:25 pm.



Charlotte-Mecklenburg Planning Department

FY2012 Community Outreach Presentations

#	Date	Presentation	Staff
1	02/07/12	CMS Academic Internship Program - Engineering and Planning Profession	S. Basham
2	02/07/12	Raleigh Planning Commission - South Corridor Light Rail Tour	K. Main
3	02/11/12	Ballantyne Breakfast Club - Incentive Based Inclusionary Housing	D. Campbell/B. Suttle
4	02/14/12	Sedgefield Neighborhood Association - Park Woodlawn Area Plan	A. Gonzalez
5	02/28/12	NODA Community - Local Historic Districts	J. Rogers/W. Birmingham
6	02/29/12	Chamber Land Use Committee - Incentive Based Inclusionary Housing	D. Campbell/B. Suttle
7	03/07/12	Mecklenburg County Bar Leadership Institute - Charlotte, Past and Present	D. Campbell
8	03/15/12	Charlotte East Community Partners - Independence Boulevard Area Plan	A. Osborne
9	03/20/12	Prosperity Church Road Community - Prosperity Church Road Alternatives & I-485 Project	S. Basham/K. Cornett
10	03/21/12	Charlotte-Mecklenburg Coalition for Housing - Incentive Based Inclusionary Housing	B. Suttle
12	03/28/12	South End - Community's Vision	D. Campbell
13	03/31/12	The 2nd Annual Inaba: Panel - Land Use Planning/Smart Growth and the Soul of the Northwest Corridor	D. Campbell
14	04/25/12	UNCC Transportation Engineering Class - MUMPO 101	R. Cook
15	04/26/12	NODA Community - Local Historic District Designation	J. Rogers/W. Birmingham

STATUS OF ANNEXATION AND ETJ-RELATED BILLS
North Carolina General Assembly - 2011-12 Session
May 1, 2012

Bill number/name: H9/Involuntary Annexation Moratorium

Description: Would (1) impose a moratorium on all city-initiated annexations until July 1, 2012, and (2) halt progress on implementation of any pending annexations (including Charlotte's 2011 annexations)

Status: Referred 5/4/2011 to House committee on Transportation; no action taken to date. May have new life based upon Wake Superior Court Judge ruling in April 2012.

Bill number/name: H56/Local Annexation Subject to 60% Petition

Description: Requires 7 NC cities (including Marvin, NC) to subject recently-approved annexations to the petition process whereby in the event that 60% of the property owners in affected areas object to the annexation then they will be reversed.

Status: This has become legislation as **SL2011-177** (virtually identical to **SL2011-173** resulting from S27); reportedly the judge's ruling is being appealed, while proponents say one option is to allow all voters (vs. only property owners) in affected annexation areas to sign petitions.

Bill number/name: H168/Farms Exempt From City Annexation and ETJ

Description: Bill exempts farm properties from ETJ authority, and from being annexed. Also establishes some loose criteria for definition of "bona fide farms".

Status: Passed into law as **SL2011-363**

Bill number/name: H171/Municipal Self-Annexations

Description: Clarifies that cities have no authority to annex property that they don't own (including state-maintained street rights-of-way)

Status: Passed into law **SL2011-57**

Bill number/name: H180/Wilmington Annexation Suspension

Description: Bill is intended to reverse a 2009-10 annexation undertaken in Wilmington, NC by superseding the city's authority to annex

Status: Referred 4/5/2011 to Rules Committee

Bill number/name: H195/ETJ/Clarify definition of Bona Fide Farm

Description: Would exempt farms from ETJ authority, define "bona fide farms", and prohibit their annexation; similar to H168/SL2011-363 (above)

Status: Referred (3/1/2011) to Committee on Government; given passage of SL2011-363, there may be no more action on this bill.

Bill number/name: H281/ETJ restrictions

Description: Proposes to study eliminating ETJ's when county-wide zoning is in effect (and to have authority revert back to counties) and to allow residents in unincorporated areas to both vote in municipal elections and hold municipal office

Status: Passed House, referred 6/14/2011 to Senate Committee on Rules and Operations

Bill number/name: H531/Involuntary Annexation Reform

Description: Proposes numerous significant changes to annexation legislation; similar to H845 (below), that was passed into law (SL2011-396). This bill would revise annexation statutes in a number of ways, notably (1) eliminating the annexation subdivision standard (2) making more restrictive the development standard (3) introducing to the statutes and defining the term "meaningful services" (4) creating more restrictive time requirements, and (most significantly) (5) allowing affected property owners to sign petitions to "opt out" of the annexations.

Status: Most provisions are in SL2011-396, but this bill was referred 3/31/2011 to Rules Committee. Given SL2011-396 passage, this bill may be less popular than in 2011.

Bill number/name: H797/Limit ETJ

Description: Would limit cities ETJ authority in unincorporated areas to properties serving "urban purposes"

Status: Referred 4/7/2011 to Environmental Committee; may not be pursued following passage of SL2011-363 (H168 above) inasmuch as it serves basically the same purpose. Very similar to S622 (below)

Bill number/name: H845/Annexation reform Act of 2011

Description: This is the major annexation legislation passed during the long session (became SL2011-396), which will dramatically alter the manner in which Charlotte and other NC cities and towns undertake annexation in the future.

Status: Became law (SL2011-396) without Governor's signature

Bill number/name: H922/Annexation reform

Description: Would eliminate ability of cities to annex residential and vacant land and require petition from a majority of property owners prior to annexation.

Status: Referred 5/5/2011 to House Rules Committee

Bill number/name: S27/Local Annexation Subject to 60% Petition

Description: Companion bill to H56 (above) that was signed into law as SL20211-173 (virtually identical to SL2011-177 resulting from H56). Requires 7 NC cities (including Marvin, NC) to subject recently-approved annexations to the petition process whereby in the event that 60% of the property owners in affected areas object to the annexation then they will be reversed.

Status: This has become legislation as SL2011-173 (virtually identical to SL2011-177 resulting from S27); reportedly the judge's ruling is being appealed, while proponents say one option is to allow all voters (vs. only property owners) in affected annexation areas to sign petitions.

Bill number/name: S380/ETJ/Definition of Bona Fide Farm Purposes

Description: Serves to clarify definition of “bona fide farms” and exempt them from ETJ authority (incorporates some features of H168 and H195)

Status: Referred 5/12/2011 to Committee on Agriculture; given passage of **SL2011-363** (from H168) that would serve virtually the same purpose, this bill may no longer be as popular.

Bill number/name: S530/Prohibit Involuntary Annexation of Farms

Description: Would prohibit “bona fide farms” from being annexed

Status: Referred 5/3/2011 to Committee on Government; given passage of **SL2011-363** (from H168) that would serve virtually the same purpose, this bill may no longer be as popular.

Bill number/name: S548/Annexation Reform

Description: Contains numerous proposed changes from and restrictions to current annexation legislation, although they differ from those contained within **SL2011-396**

Status: Being “held as filed”.

Bill number/name: S622/Limit ETJ

Description: Would limit ETJ authority to land being used for urban purposes (similar to H797 above)

Status: Referred 4/19/2011 to Agriculture Committee; may not be pursued following passage of **SL2011-363** (H168 above) inasmuch as it serves basically the same purpose.

Bill number/name: S627/Annexation reform

Description: Proposes to modify numerous annexation procedures and requirements; similar to S548 (above)

Status: Referred 4/19/2011 to Finance Committee

Bill number/name: S646/Annexation Law Omnibus

Description: Act proposes to modify and modernize annexation laws in recognition of ETJ authority and requires annexing municipalities to offer significant and meaningful services to owners and residents of properties once annexed.

Status: Referred 4/19/2011 to Rules Committee....may be less relevant since **SL2011-396** became law.

VEGETATION REMOVAL IN THE VIEW CORRIDORS OF OUTDOOR ADVERTISING SIGNS NEW LEGISLATION AND APPLICATION UPDATES April 26, 2012

Legislation and Regulations: Last spring, the North Carolina General Assembly, at the request of the billboard industry, approved legislation significantly expanding the clear-cut zone around outdoor advertising signs, and allowing all vegetation, even mature trees, to be removed, with the exception of redbud and dogwood trees. The North Carolina Rules Review Commission approved temporary rules that went into effect on March 1, 2012, allowing outdoor advertising companies to request “Selective Vegetation Removal” (SVR) permits to remove trees and vegetation in the public right-of-way along interstates and major roadways on the State Highway System.

The SVR permit application offers several options to the outdoor advertising sign company in exchange for the ability to prune, thin, or remove trees within the public right-of-way. The company may choose to reimburse the North Carolina Department of Transportation (NCDOT) for the monetary value of the trees removed, remove two non-conforming billboards, or propose a beautification, replanting, and maintenance plan related to the site.

The permitted cutting zone is shown on the attached diagram. In simplified terms, the permitted cutting zone ranges from a width of 340’ in front of a single-sided billboard sign along interstates, and a width of 250’ along other state highways. For a double sided, V-type sign, the permitted cut zone would extend in both directions.

Application Processing: The regulations require the applicant to deliver a copy of the SVR application to the City at least 30 days prior to submitting the application to NCDOT. Once received, the City has 30 days to review the permit application and submit non-binding comments to NCDOT.

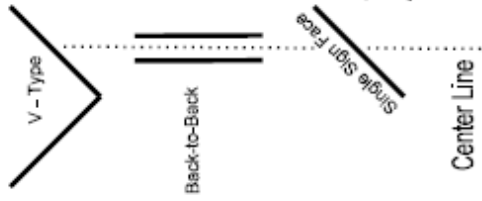
The State then reviews the application, the City’s comments, and makes a decision to approve or deny the permit. Permits are valid for one year and allow the applicant to cut, thin, prune, or remove vegetation numerous times while the permit is valid.

The regulations limit the criteria NCDOT can use to deny a permit application. These criteria include:

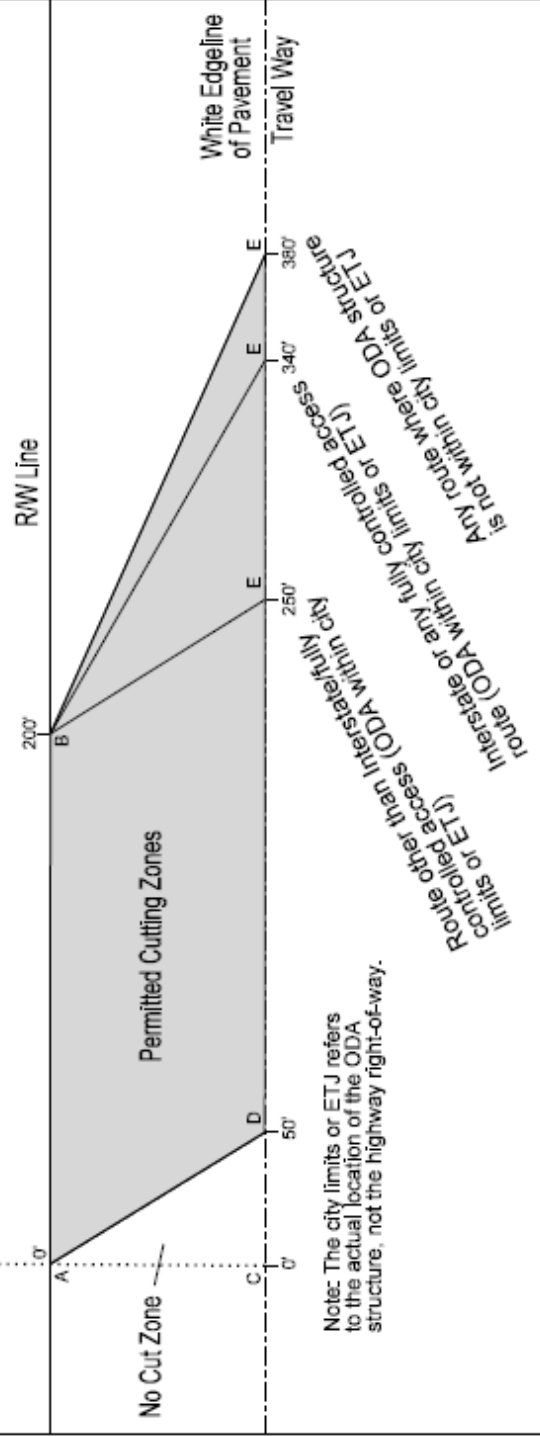
- The application would remove vegetation planted in accordance with a local, State, or Federal beautification project, unless a mitigating replanting plan is chosen and approved.
- The application would remove vegetation planted as part of a noise barrier project, unless a mitigating replanting plan is chosen and approved.
- The application would open the view to a junkyard.
- The removal of vegetation would adversely affect the safety of the traveling public.
- The outdoor advertising sign is less than two years old.
- The application would open the view to a sign declared illegal or whose permit has been revoked.

Applications Received: To date, the City has received 31 SVR permit applications from Adams Outdoor Advertising, Lamar Advertising Company, and Grace Outdoor. The City departments involved in the review of each application include Engineering and Property Management (Landscape Management and Administration), Neighborhood & Business Services (Code Enforcement), the Office of the City Attorney, and the Planning Department. Of the 31 applications reviewed, the City has recommended 22 for denial based on several criteria including zoning violations, SWIM buffers, screening and noise barriers.

**Cutting Limits for SVR Permits
(According to Chapter 136 of the NC General
Statutes and all applicable NCAC Rules)
Effective: March 1, 2012**



***NOTICE THE THREE (3) DIFFERENT LIMITS OF CUTTING ALLOWED: 250', 340', or 380'.**
All sign configurations will follow the same cutting limits.
Example below is for single sign face.



Note: The city limits or ETJ refers to the actual location of the ODA structure, not the highway right-of-way.

*Vegetation permitted to be cut, thinned, pruned, or removed does not include grass.

The point on the edge of the pavement of the travel way, including acceleration and deceleration ramps, that is the closest to the centerline of the sign shall be point C.
Ramps: If a sign is located next to an acceleration or deceleration ramp, mark point C along the travel lane of the ramp, not the mainline.
Points D and E would also be marked along the same line.

Meeting Schedule

May 2012

Date	Time	Purpose	Location
Full Planning Commission			
05-07-12	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
05-07-12	11:00 a.m.	Work Session ¹	Conference Room 270 2 nd Floor – CMGC
05-14-12	4:00 p.m.	Work Session ²	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
05-07-12	1:45 p.m.	Work Session ³	Conference Room 267 2 nd Floor – CMGC
05-15-12	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
05-07-12	1:45 p.m.	Work Session ⁴	Innovation Station 8 th Floor – CMGC
05-14-12	4:00 p.m.	City Rezoning ⁵	Meeting Chamber Lobby Level – CMGC
05-30-12	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
05-09-12	3:00 p.m.	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
05-16-12	7:00 p.m.	MUMPO	Conference Room CH-14 Basement – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
Incentive Based Inclusionary Housing Text Amendment			
05-24-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC
Planning Commission/Planning Department Leadership			
05-22-12	5:00 p.m.	Social Event	TBD
Park Woodlawn Area Plan			
05-10-12	6:00 p.m.	Citizen Advisory Group	YWCA – Meeting Room 3420 Park Road

¹ Due to a lack of quorum, the regularly scheduled April 16 Executive Committee Meeting was rescheduled to May 7.

² The regularly scheduled May 21 Executive Committee Meeting was rescheduled to May 14 to coincide with the Zoning Meeting.

³ This is a special called Planning Committee Meeting to make a recommendation on Mandatory Referral #12-05.

⁴ This is a special called Zoning Committee Meeting for an innovative approval of the Bentley Oaks Subdivision.

⁵ Due to a change in Council's schedule, the regularly scheduled May 21 Zoning Meeting was rescheduled to and combined with the May 14 Council Business Meeting.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

June 2012

Date	Time	Purpose	Location
Full Planning Commission			
06-04-12	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
06-18-12	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
06-19-12	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
06-18-12	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
06-18-12	6:00 p.m.	City Rezonings ²	Meeting Chamber Lobby Level – CMGC
06-27-12	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
06-13-12	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC

Charlotte-Mecklenburg Planning Department Meetings

Incentive Based Inclusionary Housing Text Amendment

06-07-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC
06-21-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC

Park Woodlawn Area Plan

06-04-12	8:00 a.m. – 5:00 p.m.	Charette	Innovation Station 8 th Floor - CMGC
06-05-12	8:00 a.m. – 5:00 p.m.	Charette	Innovation Station 8 th Floor - CMGC
06-05-12	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC
06-06-12	8:00 a.m. – 5:00 p.m.	Charette	Innovation Station 8 th Floor - CMGC

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
April 25, 2012
4:30 P.M.

1. Petition No. 2008-039 by Charlotte-Mecklenburg Historic Landmarks Commission for a change in zoning for approximately 1.55 acres located on the southeast corner of Providence Road and Alexander Road from R-3 to O-1(CD) 5-Year Vested Rights.
2. Petition No. 2010-080 by Charlotte-Mecklenburg Planning Commission for the adoption of a text amendment to the City of Charlotte Zoning Ordinance to modify the regulations for "Outdoor Seasonal Fresh Produce Sales" by 1) renaming them to "Outdoor Fresh Produce Stands", 2) expanding the zoning districts in which they are permitted with prescribed conditions, and 3) modifying the prescribed conditions.
3. Petition No. 2011-065 by Chapel Cove at Glengate, LLC for a MX-1 INNOV site plan amendment (LLW-PA) & (LLW-CA) and 5-Year Vested Rights, for approximately 319.91 acres located on the east and west side of Shopton Road West generally surrounded by Winget Road, Elkhorn Drive, Limehurst Place, and Hatfield Road.
4. Petition No. 2011-068 by Morehead Property Investments, LLC for a change in zoning for approximately 1.50 acres located on East Morehead Street between Kenilworth Avenue and Monticello Trail from O-2 to MUDD(CD).
5. Petition No. 2012-009 Dave Ransenberg and Doug Levin for a UR-3(CD) site plan amendment, for approximately 0.45 acres located on the south side of North Davidson Street between Herrin Avenue and Donatello Avenue.
6. Petition No. 2012-010 by Crescent Resources for a change in zoning for approximately 4.70 acres located on the south side of University City Boulevard between Mark Twain Road and Suther Road from R-17MF to MUDD-O 5-Year Vested Rights.
7. Petition No. 2012-016 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.79 acres located on the north side of Clement Avenue across from East 9th Street and generally bounded by Bay Street, Lamar Avenue, and East 8th Street from R-22MF to R-5.
8. Petition No. 2012-017 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.67 acres located south of Independence Boulevard along the east and west side of Clement Avenue from B-1 and I-2 to R-5.
9. Petition No. 2012-018 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.26 acres located on the north side of Hawthorne Lane between East 7th Street and East 8th Street from R-22MF and O-2 to R-5.
10. Petition No. 2012-020 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to replace the term, "Planning Commission" with "Planning Department", when referring to the Charlotte-Mecklenburg Planning Department staff.

<p>11. <u>Petition No. 2012-024</u> by NRP Properties/ Northlake Seniors for a change in zoning for approximately 1.72 acres located on the northeast corner at the intersection of West W.T. Harris Boulevard and Forest Drive from CC to MUDD-O.</p>
<p>12. <u>Petition No. 2012-026</u> by Thompson Child & Family Focus for a change in zoning for approximately 3.65 acres located on the northwest corner at the intersection of North Wendover Road and Marvin Road from R-22MF to O-1(CD).</p>
<p>13. <u>Petition No. 2012-027</u> by Keith Hawthorne Automotive for a change in zoning for approximately 9.80 acres located on the east side of South Boulevard at the intersection of South Boulevard and Hill Road from R-4, R-17MF, and R-22MF to B-2(CD).</p>
<p>14. <u>Petition No. 2012-028</u> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 1.13 acre located on the east corner at the intersection of Commonwealth Avenue and Morningside Drive from O-2 to R-22MF.</p>
<p>15. <u>Petition No. 2012-030</u> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 4.0 acres located along East Independence Boulevard between Pierson Drive and North Sharon Amity Road from B-2 to R-4.</p>
<p>16. <u>Petition No. 2012-031</u> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.93 acres located on the west side of Driftwood Drive near the intersection of Albemarle Road and Driftwood Drive from R-17MF to R-4.</p>
<p>17. <u>Petition No. 2012-032</u> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 7.89 acres located along the west side of Briardale Drive between Wallace Lane and Sharon Forest Drive from R-17MF to R-8.</p>
<p>18. <u>Petition No. 2012-033</u> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 15.11 acres located north of Monroe Road and abutting North Wendover Road, Mayview Drive, and Coldstream Lane from R-17MF to R-4.</p>
<p>19. <u>Petition No. 2012-034</u> by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.57 acres located along Fugate Avenue near the intersection of Monroe Road and Fugate Avenue from O-2 to R-4.</p>
<p>20. <u>Petition No. 2012-042</u> by TCB NoDa Mills, LLC for a change in zoning for approximately 10.30 acres located on the north side of North Davidson Street between East 36th Street and Patterson Road from UR-3(CD) and I-2 to TOD-R.</p>
<p>21. <u>Petition No. 2010-079</u> by Charlotte-Mecklenburg Planning Commission for a text amendment to the City of Charlotte Zoning Ordinance regarding eco-industrial facilities.</p>

**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 4:00 P.M. on **Monday, the 14th day of May, 2012** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition No. 2012-035 by Charlotte Housing Authority for a change in zoning for approximately 1.99 acres located along on the north side of North Caldwell Street and generally bounded by North Brevard Street, New Calvine Street and East Brookshire Freeway from MUDD and MUDD(CD) to MUDD-O.

Petition No. 2012-037 Charlotte Transit Center, INC for a UMUD-O site plan amendment, for approximately 2.57 acres located on East Trade Street and generally surrounded by Brevard Street and East Fourth Street.

Petition No. 2012-038 by Charlotte Pipe & Foundry Company for a change in zoning for approximately 17.91 acres located on the south side of West Morehead Street near the intersection of Interstate 77 and Interstate 277 from MUDD to MUDD-O and I-2(CD).

Petition No. 2012-039 Michael T. Whitehead and Elizabeth M. Whitehead for an INST(CD) site plan amendment, for approximately 2.7 acres located on the southeast corner of the intersection at Rama Road and Sardis Road.

Petition No. 2012-040 by K & P Development, LLC for a change in zoning for approximately 0.65 acres located on the west side of Park South Drive between Fairview Road and Royal Crest Drive from R-3 to MUDD(CD).

Petition No. 2012-041 by True Homes, LLC for a R-3(CD) site plan amendment, for approximately 28.31 acres located on the east side of Steele Creek Road between Sledge Road and Huntington Meadow Lane.

Petition No. 2012-044 by The Duke Endowment for a change in zoning for approximately 1.76 acres located on the west side of East Morehead Street between Myrtle Avenue and Oriole Avenue from B-1 to MUDD-O.

Petition No. 2012-046 by SunCap Property Group for a change in zoning for approximately 3.5 acres located on the east side of Red Oak Boulevard near the intersection of Interstate 77 and West Arrowood Road from B-D to B-2.

Petition No. 2012-047 by O'Leary Resource Recovery Center for a change in zoning for approximately 6.30 acres located on the west side of Idaho Drive and generally surrounded by Centre Street and Odum Avenue from I-1 to I-2(CD).

Petition No. 2012-048 by GCI Acquisitions, LLC for a change in zoning for approximately 16.20 acres located on the west side of Lancaster Highway between Springwell Street and Johnston Road from MX-2 to R-17MF(CD).

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, May 9, 2012**.

**NOTICE OF PUBLIC HEARINGS ON PETITIONS
FOR ZONING ORDINANCE 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 4:00 P.M. on **Monday, the 14th day of May, 2012** on the following petitions that propose changes to the City of Charlotte Zoning Ordinance:

Petition 2012-036 by Michael C. Drossos for a Text Amendment to the City of Charlotte Zoning Ordinance to 1) add tattoo parlors as a use permitted by right in the UMUD zoning district, 2) clarify that it is a permitted use in the business, industrial, U-I and TOD zoning districts.

Petition 2012-066 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to Add definitions and regulations to allow bicycle-sharing service and stations as new uses allowed with prescribed conditions in all zoning districts.

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

Charlotte Historic District Commission Update

May 2, 2012

At their April 11, 2012 Regular Meeting, the Charlotte Historic District Commission made the following rulings on Applications for Certificates of Appropriateness:

A.	1000 Mt Vernon Avenue, Dilworth Addition Tricia Chambers, Applicant	HDC 2012-018	Approved with conditions
B.	801 East Kingston Avenue, Dilworth t Renovation/Addition David Smith, Applicant	HDC 2012-021	Approved
C.	1923 Dilworth Road East, Dilworth Fence & Retaining Wall Carl & Joelle Jacobs, Applicants	HDC 2012-029	Approved with conditions
D.	816 East Worthington Avenue, Dilworth Construction of New Garage Bill Prestwood of Don Duffey Architecture, Applicant	HDC 2012-034	Approved
E.	922 East Park Avenue, Dilworth New Construction – Single Family House Luke Ullman, Applicant	HDC 2012-035	Deferred
F.	1501 Southwood Avenue, Wilmore Demolition of Existing House, New Single Family Construction Angie Lauer of ABL Architecture, Applicant	HDC 2012-036	Approved with conditions
G.	828 Walnut Avenue, Wesley Heights Addition of Two Front Dormers James McCliney, Applicant	HDC 2012-037	Approved
H.	400 East Boulevard, Dilworth Change in Fenestration John Fryday of Fryday-Doyne Architecture, Applicant	HDC 2012-038	Approved

In addition, the HDC also:

- **Reviewed and approved a plan at a Special Called Meeting of the Commission on Wednesday, March 28, 2012 for the renovation and restoration of a single family home built in 1905 at 1715 Euclid Avenue in the Dilworth Local Historic District.**