

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

Planning Commission

Mar 4, 2013
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon

A stylized graphic consisting of several overlapping, wavy bands in shades of blue, green, and olive. The word "Agenda" is written in a white, cursive font in the center of the blue band.

Agenda

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

March 4, 2013 - Noon

CMGC - Conference Room 267

Call to Order & Introductions

Yolanda Johnson

Administration

Approval of Planning Commission Minutes

Approve the February 4, 2013 Work Session minutes.

Attachment 1

Policy

Charlotte Douglas International Airport Update

Jerry Orr

Background: Aviation Director, Jerry Orr will present information about future plans for the Airport.

Action: Receive as information.

Text Amendment(s)

Microbrewery Text Amendment Update

Bridget Dixon

Background: Planning staff to provide an update on the Microbrewery Text Amendment.

Action: Receive as information.

Nightclubs, Bars, Lounges & Restaurants Commissioner Report

Meg Nealon & Deb Ryan

Background: Commissioners Nealon and Ryan will provide a report from the February 19, 2013 Citizen Advisory Group meeting.

Action: Receive as information.

Information

Planning Director's Report

Debra Campbell

- Planning Department's Public Outreach Presentations

Attachment 2

March & April 2013 Meeting Schedules

Attachment 3

Committee Reports

Executive Committee

Yolanda Johnson

- January 22, 2013 Approved Minutes
- Future Work Session Agenda Items

Attachment 4

Future Work Session Agenda Items	Work Session
1. CATS Update	April
2. MUMPO Update	TBD
3. CMPD Update	TBD
4. Wallscape Signage Text Amendment	TBD
5. Residential Design Standards Text Amendment	TBD
6. State Sustainability Task Force	TBD

Zoning Committee

Yolanda Johnson

- Upcoming Rezoning Petitions
- Zoning Committee Agenda
- Zoning Committee Public Hearings

Tammie Keplinger

Attachment 5

Attachment 6

Planning Committee

- November 20, 2012 Approved Minutes

Andy Zoutewelle
Attachment 7

Historic District Commission

- February 13, 2013 Meeting Update

Tom Low
Attachment 8

MUMPO

Greg Phipps

Communication from Chairperson

Yolanda Johnson



Administration

Charlotte-Mecklenburg Planning Commission

Attachment 1

February 4, 2013 - Noon

CMGC - Conference Room 267

Action Minutes

Call to Order & Introductions

Chairperson Johnson called the meeting to order at 12:05 p.m. followed by introductions.

Attendance

Commissioners Present: Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson), Emma Allen, Tracy Finch Dodson, Ray Eschert, Steven Firestone, Lucia Zapata Griffith, Tony Lathrop, Tom Low, Meg Nealon, Greg Phipps, Deb Ryan and Dwayne Walker

Commissioner Walker arrived at 12:17 p.m.

Commissioner Finch Dodson left at 12:50 p.m.

Commissioner Allen left at 1:15 p.m.

Commissioners Absent: Karen Labovitz

Staff Present: Debra Campbell (Planning Director), Bridget Dixon, Laura Harmon, Garet Johnson, Michelle Jones, Linda Keich, Melony McCullough, Barry Mosley, Cheryl Neely and Amanda Vari

Guest: Council Member John Autry

Administration

Approval of Planning Commission Minutes

Commissioner Allen made a motion to approve the January 7, 2013 work session minutes, seconded by Commissioner Finch Dodson. The vote was 12-0 to approve the minutes.

Policy

Prosperity Hucks Area Plan Commissioner Report

Vice-Chairperson Zoutewelle stated that Commissioner Low is assigned to the area plan, but he was unable to attend the January 10th meeting. Vice-Chairperson Zoutewelle attended the meeting for Commissioner Low. He reported that the topics of discussion included greenway connections, open space, Hucks Road relocation, schools and traffic patterns. Staff is working to develop the draft plan over the next few weeks.

Park Woodlawn Area Plan Commissioner Report

Vice-Chairperson Zoutewelle attended the January 29th meeting for Commissioner Labovitz. The meeting was well attended and the community had a lot of interest in the draft area plan. Discussion at the meeting focused on the Park Road Shopping Center, connectivity among the neighborhoods adjacent to the shopping center, as well as connectivity between shopping centers and redevelopment opportunities along Park Road.

The Planning Committee is scheduled to receive public comment on the plan at their February 19th meeting. Commissioner Finch Dodson and Vice-Chairperson Zoutewelle toured the study area with staff.

Blue Line Extension Station Area Commissioner Report

Commissioner Nealon reported that staff presented draft recommendations at the January 31st BLE meeting. Generally, attendees were concerned about what parcels are being impacted, sidewalk connections, proposed streetscape improvements and on-street parking.

Student Housing and Parking Issues Text Amendment Update & Commissioner Report

Michelle Jones provided an update on the Student Housing Text Amendment. The presentation focused on:

1. Background Information
2. Citizen Advisory Group (CAG) Process
3. Issue Identification
4. Project Status

Ms. Jones informed the Commission that the CAG process is on hold pending legal advice on whether fair housing laws prevent the limitation of student only rentals that are not affiliated with a university. Staff is also researching how the use can legally be regulated by Zoning.

Commissioner Phipps reiterated that the CAG process had been put on hold and the CAG meetings were cancelled to allow staff time to research fair housing legislation.

Commissioner Griffith asked if the areas near Johnson C. Smith, Johnson & Wales and Queens University are affected by this. Michelle Jones responded that this amendment, if developed, would be citywide and affect all colleges and universities.

Vice-Chairperson Zoutewelle asked if other communities with large student populations have this issue. Michelle Jones replied that some communities limit the residents who are allowed to live in the units. Columbia, South Carolina passed an ordinance to restrict student housing. The City Attorney's Office is reviewing this ordinance.

Microbrewery Text Amendment Update & Commissioner Report

Bridget Dixon presented an update on the Microbrewery Text amendment. The presentation focused on:

1. What is Permitted Now
2. Types of Breweries
3. CAG Process
4. Definition
5. Allowable Zoning Districts
6. Next Steps

Following discussion, Vice-Chairperson Zoutewelle commented that CAG members think the existing code is overly restrictive as to this type of use. He also noted a concern with enforcement. Staff and the CAG are challenged with developing measureable standards.

Chairperson Johnson informed the Commission that City Council Member John Autry joined the meeting.

Nightclubs, Bars and Restaurants Text Amendment Update & Commissioner Report

Director Debra Campbell provided an update on the Nightclubs Bars and Restaurants Text Amendment. The presentation focused on:

1. Purpose and Goals
2. Current Regulations
3. CAG Process
4. Status Report
5. CAG Issues
6. Next Steps

Chairperson Johnson reported that the meeting was well attended and complimented Director Campbell on how well she facilitated the meeting. She noted that attendees questioned the broad application of the text amendment versus parcel specific application. The Planning Director explained that this particular issue may not be a one size fits all. She also asked Commissioners to encourage interested persons to attend the CAG meetings.

Information

Planning Director's Report

The Planning Director directed the Commission to Attachments 2 and 3.

Committee Reports

Executive Committee

Chairperson Johnson noted that the Executive Committee minutes are included in the agenda packet.

Zoning Committee

Tammie Keplinger reported that 17 hearings are scheduled in February.

Planning Committee

Vice-Chairperson Zoutewelle stated that the Planning Committee did not meet in January. The next meeting is February 19th. There is one mandatory referral on the agenda, as well as public comment on the Park Woodlawn Area Plan. He noted that the Nightclubs, Bars and Restaurants Text Amendment CAG meeting conflicts with the Planning Committee meeting. The Planning Director apologized for this oversight and stated that the CAG meeting can start later.

Planning 101 Committee/Choosing Charlotte

Chairperson Johnson thanked the Committee and the staff for the work they have done on this initiative. She reported that the Commission presented the mid-year report at Council's Zoning Dinner Meeting on January 22nd. The majority of the report focused on Choosing Charlotte. Council shared some legitimate concerns about the event. The Chairperson reported that the message to Council may not have been clear. The Committee needs to rethink this event and make sure that Council understands that Choosing Charlotte is a planning related initiative and economic development is only a component. Council also cautioned the Committee to make sure that this is a community public outreach event so that it does not look like an industry event for networking.

HDC

Commissioner Low reported that several applications were reviewed; however, none were referred to the Design Review Committee.

MUMPO

Commissioner Phipps reported that MUMPO elected new officers. Sara McCauley, Town of Huntersville, is the new Chairperson and Brad Horvath, Wesley Chapel, is the Vice-Chairperson. One of the most contentious issues is the HOT lane issue on I-77.

Communication Committee

The Chairperson informed the Commission that this was covered during the Choosing Charlotte update.

Communication from Chairperson

Chairperson Johnson stated that she completed the rotation schedule. Commissioners Nealon and Walker are rotating from the Planning Committee to the Zoning Committee. Commissioners Phipps and Zapata Griffith are rotating from the Zoning Committee to the Planning Committee. The rotations are effective immediately.

Adjournment

The meeting adjourned at 1:30 p.m.



Charlotte-Mecklenburg Planning Department

FY2013 Community Outreach Presentations

#	Date	Presentation	Staff
1	11/01/12	Charlotte Regional Alliance for Transportation - MPO Planning Area Boundary Expansion	B. Cook
2	11/14/12	GIS Day 2012	M. Sigmon
3	11/16/12	APA Planners Training Service Transit Oriented Development Course & South Corridor Tour	A. Goodwin/K. Main
4	12/11/12	Civic By Design - South End Raising the Bar	K. Main
5	12/11/12	Final Plat Review & Submittal Process - Meck County Storm Water Services Floodplain Workshop	J. Weaver
6	01/11/13	Providence Day School - CCW & Land Use Plans/Sustainable Development	G. Johnson
7	01/22/13	Highland Creek Advisory Committee - Prosperity Hucks Area Plan Process	K. Main/S. Basham
8	01/30/13	Chamber Land Use Committee - Incentive Based Inclusionary Housing	D. Campbell/B. Suttle
9	01/30/13	Remax Sales Agent Meeting - Regional Transportation Projects	B. Cook
10	02/12/13	CMS Academic Internship Program Students - Engineering Career	S. Basham
11	02/19/13	Russian Delegation - Planning in Charlotte-Mecklenburg	D. Campbell
12	02/23/13	Ballantyne Breakfast Club Priorities 2013 Meeting – District 7 Planning Initiatives	D. Campbell/M. McCullough
13	02/28/13	Steele Creek Residents Association - MUMPO, Rezoning & Planning Initiatives	B. Cook/M. McCullough/ S. Basham/S. Spencer

Meeting Schedule

March 2013

Date	Time	Purpose	Location
Full Planning Commission			
03-04-13	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
03-18-13	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
03-19-13	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
03-18-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
03-18-13	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
03-27-13	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
03-28-13	3:00 p.m.	Historic District Commission ¹	Conference Room 280 2 nd Floor – CMGC
03-20-13	4:00 p.m.	MOU Subcommittee	Conference Room 266 2 nd Floor – CMGC
03-20-13	6:00 p.m.	MUMPO Education Session	Conference Room 267 2 nd Floor – CMGC
03-20-13	7:00 p.m.	MUMPO Meeting	Conference Room 267 2 nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
Nightclubs, Bars, Lounges and Restaurants Text Amendment			
03-05-13	6:00 p.m.	Citizen Advisory Group	Conference Room 267 2 nd Floor – CMGC
03-21-13	6:00 p.m.	Citizen Advisory Group	Conference Room 267 2 nd Floor – CMGC
Microbrewery Text Amendment			
03-07-13	6:00 p.m.	Citizen Advisory Group	Conference Room 280 2 nd Floor – CMGC

¹ The regularly scheduled March 13, 2013 HDC meeting was rescheduled to March 28, 2013.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

April 2013

Date	Time	Purpose	Location
Full Planning Commission			
04-01-13	Noon	Work Session	Conference Room 267 2 nd Floor – CMGC
Executive Committee			
04-15-13	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
04-16-13	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
04-15-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
04-15-13	6:00 p.m.	City Rezonings	Meeting Chamber Lobby Level – CMGC
04-24-13	4:30 p.m.	Work Session	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
04-18-13	3:00 p.m.	Historic District Commission	Innovation Station 8 th Floor – CMGC
04-26-13	Noon	Planning Coordinating Committee	Mahlon Adams Pavilion Freedom Park

Charlotte-Mecklenburg Planning Department Meetings

Nightclubs, Bars, Lounges and Restaurants Text Amendment

04-02-13	6:00 p.m.	Citizen Advisory Group	Conference Room 267 2 nd Floor – CMGC
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Charlotte-Mecklenburg Planning Commission

Executive Committee

Action Minutes

January 22, 2013

Attachment 4

Approved February 18, 2013

Attendance

Commissioners Present: Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson), Emma Allen and Tracy Finch Dodson

Commissioner Allen arrived at 4:15 pm.

Staff Present: Debra Campbell and Cheryl Neely

Call to Order

Chairperson Johnson called the meeting to order at 4:10 p.m.

Approval of December 17, 2012 Executive Committee Minutes

A motion was made by Vice-Chairperson Zoutewelle and seconded by Commissioner Finch Dodson to approve the December 17, 2012 Executive Committee minutes. The vote was 3-0 to approve the minutes.

December 17, 2012 Executive Committee Meeting Follow-up

Communication with Elected Officials

The Chairperson reported that the Commission will make a mid-year communication presentation to City Council later that day at the Zoning Dinner Meeting. The major portion of the presentation will focus on the Planning 101/Choosing Charlotte event. The Planning Director suggested that Commissioners present information to Council from a Planning perspective, i.e. make a strong linkage to the role of planning in support of Economic Development. She expressed concern that Council may say the Choosing Charlotte initiative is not in the Commission's purview if the presentation focuses on Economic Development. Chairperson Johnson indicated that she and the Choosing Charlotte Committee agreed that the presentation must be tied to Planning.

Committee Rotations

The Chairperson stated that a few Commissioners need to rotate and she would work with Cheryl Neely to develop a proposed rotation schedule.

Raleigh Planning Commission Visit

The Chairperson reminded the Committee that the Raleigh Planning Commission Chairperson invited them to their February 19, 2013 Commission meeting to hear discussion on Raleigh's Comprehensive Plan. Commissioner Finch Dodson asked if a date had been chosen for the Raleigh Commission to visit Charlotte. Vice-Chairperson Zoutewelle suggested that both Commissions alternate visits on a yearly basis. Since Charlotte is visiting Raleigh this year, maybe Raleigh should visit Charlotte next year. Commissioner Finch Dodson recommended that Raleigh be given two options: Option 1 - two dates to choose from for them to attend a work session in 2013; and Option 2 - suggest that Raleigh attend a work session next year. The Committee agreed and Chairperson Johnson will follow-up with the Raleigh Chairperson.

Text Amendment Commissioner Assignments

Chairperson Johnson confirmed the following text amendment assignments:

Text Amendment	Zoning Committee Member	Planning Committee Member
1. Student Housing & Parking	Greg Phipps	Steven Firestone
2. Microbrewery	Ray Eschert	Andy Zoutewelle
3. Nightclubs, Bars, Lounges	Yolanda Johnson	Deb Ryan Meg Nealon
4. Wallscape Signage	Karen Labovitz	Tracy Finch Dodson

The Planning Director shared that a Commissioner had contacted a Department Head to inquire about issues with a text amendment. She asked the Chairperson to explain the Commission's role with the entire group and ask Commissioners to inform staff if they plan to contact other Department Heads to discuss a planning related issue. The Planning Director was concerned it may appear that Commissioners are circumventing staff and receiving information that staff is not aware of. If this happens, staff can be caught off guard and may lose creditability with the Citizen Advisory Group (CAG). Commissioner Allen noted that the Commission has discussed their role numerous times and suggested that the Chairperson have a one on one conversation with the Commissioner who contacted the Department Head. Chairperson Johnson agreed to contact the Commissioner to discuss this concern.

Approval of February 4, 2013 Work Session Agenda

The Committee reviewed the future work session agenda items list. The Chairperson asked staff to contact Airport staff to arrange for Jerry Orr to present an update at the March 2013 work session. If he is not available, staff will contact CATS for an update. The Planning Director suggested that the CATS presentation include information about the Gateway Station, North Corridor Funding, Advertising, CATS Budget, and the status of the 2035 Plan update.

The Planning Director informed the Committee that staff is reconvening the Nightclubs, Bars, Lounges, and Restaurants Text Amendment and she is facilitating the CAG process. Chairperson Johnson shared that she will attend the CAG meeting and provide the Commissioner report.

Vice-Chairperson Zoutewelle indicated that he attended the January 10, 2013 Prosperity Hucks Public Workshop and will provide the Commissioner report at the February work session.

The Committee approved the February 2013 work session agenda.

February and March 2013 Meeting Schedules

Commissioner Finch Dodson asked if a Park Woodlawn Area Plan tour had been scheduled for the Planning Committee. Vice-Chairperson Zoutewelle responded that he is working with staff to schedule the tour.

Adjournment

The meeting adjourned at 4:46 p.m.

AGENDA
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
ZONING COMMITTEE WORK SESSION
Charlotte-Mecklenburg Government Center, Rm 280
February 27, 2013
4:30 P.M

1.	<u>Petition No. 2012-070</u> (Council District 7 - Cooksey) by Pulte Home Corporation for a change in zoning for approximately 6.96 acres located on the west side of Wade Ardrey Road between Turkey Hill Road and Ardrey Crest Drive from R-3 to R-6(CD) and 5-year vested rights.
2.	<u>Petition No. 2012-082</u> (Council District 2 - Mitchell) by Derita American Legion Post 345 for an O-1(CD) site plan amendment, for approximately 1.20 acres located on the east side of Baucom Road between Mallard Creek Road and Brathay Court.
3.	<u>Petition No. 2012-103</u> (Council District 1 - Kinsey) by Kenneth Lin and Jon Branham for a change in zoning for approximately 0.20 acres fronting both North Davidson Street and Yadkin Avenue between East 34 th Street and East 35 th Street from R-5 and B-1 to TOD-MO.
4.	<u>Petition No. 2013-007</u> (Council District 3 - Mayfield) by Cardinal Real Estate Partners for a change in zoning for approximately 10.48 acres located on the east and west sides of Forest Point Circle near the intersection of West Arrowood Road and Forest Point Boulevard from B-D(CD) to O-1.
5.	<u>Petition No. 2013-008</u> (Council District 3 - Mayfield) by Board of Trustees, Central Piedmont Community College for an INST(CD) site plan amendment, for approximately 1.96 acres located on the southeast corner at the intersection of Alleghany Street and Ashley Road.
6.	<u>Petition No. 2013-009</u> (Council District 1 - Kinsey) by Bonterra Builders for a change in zoning for approximately 3.89 acres located on the north side of Spencer Street between Academy Street and Anderson Street from I-2 to MUDD-O.
7.	<u>Petition No. 2013-010</u> (Council District 3 - Mayfield) by Penske Truck Leasing Company, L.P. for a change in zoning for approximately 2.45 acres located on the south side of Brookford Street between Nevada Boulevard and Westinghouse Boulevard from I-2 to I-1.
8.	<u>Petition No. 2013-011</u> (Council District 6 - Dulin) by Tyler Conner and Ashley Butler for a change in zoning for approximately 0.20 acres located on the west corner at the intersection of Sharon Road and Westminster Place from R-3 to UR-1(CD).
9.	<u>Petition No. 2013-013</u> (Council District 7 - Cooksey) by Adam Fiorenza for a change in zoning for approximately 9.50 acres located on the north side of Providence Road West at the intersection of Old Ardrey Kell Road and Providence Road West from R-3 to R-4.
10.	<u>Petition No. 2013-015</u> (Council District 6 - Dulin) by Park South of Union, LLC for a change in zoning for approximately 4.99 acres located on the west side of Park South Drive between Archdale Drive and Teversham Lane from R-3 to UR-2(CD).
11.	<u>Petition No. 2013-016</u> (Council District 1 - Kinsey) by Valley Development, Inc. for a UR-2(CD) site plan amendment, for approximately 4.27 acres located on the east side of Wendwood Lane near the intersection of Randolph Road and Wendwood Lane.
12.	<u>Petition No. 2013-020</u> (Council District 1 - Kinsey) by Durban Development, LLC for a change in zoning for approximately 1.04 acres located on the south side of Milton Road between Barrington Drive and North Sharon Amity Road from B-1SCD to NS.
13.	<u>Petition No. 2013-021</u> (Outside City Limits) by East Group Properties, LP for a change in zoning for approximately 43.29 acres located on the southeast corner of the intersection of Steele Creek Road and Shopton Road from I-1(CD) and R-3 to I-2(CD).

14. [Petition No. 2013-022](#) (Council District 2 - Mitchell) **by Mission Properties, LLC** for a change in zoning for approximately 0.82 acres located on the west side of South Summit Avenue near the intersection of West Morehead Street and South Summit Avenue from R-5 to UR-2(CD).

15. [Petition No. 2013-023](#) (Council District 6 - Dulin) **by Camden** for a change in zoning for approximately 36.10 acres located on the west side of Providence Road across from Strawberry Hill Drive from R-12MF to R-17MF(CD).

**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 18th day of March, 2013** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition No. 2013-004 by River Rock Properties, LLC for a change in zoning for approximately 2.63 acres located on the south side of York Road and at the intersection of Grand Palisades Parkway, Langston Drive, and York Road from R-3(LLWCA) and MX-3(LLWCA) to O-1(CD)(LLWCA).

Petition No. 2013-005 by Charlotte Knights for a UMUD-O site plan amendment, for approximately 8.42 acres surrounded by Graham Street, West 4th Street, Mint Street, and Martin Luther King Jr. Boulevard.

Petition No. 2013-012 by Kinsale Properties, LLC for a change in zoning for approximately 1.48 acres located on the east side of Statesville Road near the intersection of Interstate 85 and Statesville Road between Boxmeer Drive and Burch Drive from B-2 to I-2(CD).

Petition No. 2013-025 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 20.69 acres located on the south side of Old Concord Road at the intersection of North Tryon Street and Old Concord Road from B-2 and I-2 to TOD-M.

Petition No. 2013-027 by Gateway Communities for a UR-2(CD)(HD-O) site plan amendment, for approximately 1.1 acres located at the north corner of the intersection of East Tremont Avenue and Euclid Avenue.

Petition No. 2013-028 by The Ronald McDonald House of Charlotte for a change in zoning for approximately 0.50 acres located on the north side of East Morehead Street between Queens Road and Bromley Road from R-12MF to O-2(CD).

Petition No. 2013-030 by Piper Station Apartments, LLC for a change in zoning for approximately 7.11 acres located on the north side of Ballantyne Commons Parkway between Rea Road and Brittany Oaks Drive from B-D(CD) and O-1(CD) to R-17MF(CD).

Petition No. 2013-031 by The Housing Partnership for a change in zoning for approximately 6.05 acres located on the north side of Samuel Street between Newland Road and Statesville Avenue near the intersection of Interstate 77 and Atando Avenue from R-22MF to UR-2(CD).

Petition No. 2013-032 by The Housing Partnership for a change in zoning for approximately 2.05 acres located on the south corner at the intersection of Double Oaks Road and Newland Road near Statesville Avenue from R-22MF and UR-2(CD) to UR-2(CD) and UR-2(CD) SPA.

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, March 13, 2013**.

**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 6:00 P.M. on **Monday, the 18th day of March, 2013** on the following petition that propose changes to the City of Charlotte Zoning Ordinance:

Petition 2012-090 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to 1) allow the Zoning Board of Adjustment to have jurisdiction to grant variances on certain standards within the Transit Oriented Development districts (TOD), the Pedestrian Overlay district (PED), Mixed Use Development district (MUDD), and Uptown Mixed Use district (UMUD), and Transit Supportive Overlay District (TS), 2) allow the Board of Adjustment to have authority to consider variances related to the number of, or size of, permissible signs in a conditional district, and 3) allow the Board of Adjustment to have jurisdiction with respect to an interpretation of, or decision about the TOD or PED development or urban design standards.

Petition 2013-026 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to clarify density requirements in the Pedestrian Overlay District.

Petition 2013-029 by Design Resource Group for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the development requirements in the MUDD and UMUD districts to allow balconies to encroach two feet into the minimum setback.

Petition 2013-039 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to add a new definition for "brewery" and allow it with prescribed conditions in the U-I, I-1, and I-2 Zoning District.

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-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
November 20, 2012 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attachment 7
Approved February 19, 2013

Attendance

Commissioners Present: Chairperson Andy Zoutewelle, Margaret Nealon, Deborah Ryan, Steven Firestone and Greg Phipps

Commissioners Absent: Vice-Chairperson Tracy Finch Dodson, Thomas Low and Dwayne Walker

Commissioner Phipps attended the meeting to ensure a quorum in case of a conflict of interest on an agenda item because three commissioners were absent.

Planning Staff Present: Stuart Basham, Garet Johnson, Sonda Kennedy, Melony McCullough, Kent Main, Marci Sigmon, Bryman Suttle and Jonathan Wells

Others Present: Jacqueline O’Neil (Mecklenburg County Asset Management), Rich Rosenthal (Central Piedmont Community College)

Call to Order and Introductions

Chairperson Zoutewelle called the meeting to order at 5:05 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Firestone and seconded by Commissioner Ryan to approve the October 16, 2012 minutes. The vote was 5-0 to approve the minutes.

M.R. #12-20: Proposal by Central Piedmont Community College to purchase property located at 1422 E. Fourth Street and 1230 Charlottetown Avenue

Chairperson Zoutewelle disclosed that his office building is located in close proximity to the subject property and that his firm has no interest in the proposal. After a brief discussion, the Committee decided that Chairperson Zoutewelle did not need to recuse himself.

Mr. Kent Main (Planning staff) gave an overview of Mandatory Referral #12-20. He explained that it is a proposal by Central Piedmont Community College to purchase two existing office buildings for college operations. The property is located within the boundaries of the *Midtown Morehead Cherry* and *Elizabeth area plans*. The *Midtown Morehead Cherry Area Plan* specifically recommends institutional land uses associated with Central Piedmont Community College for the subject property. Commissioner Phipps pointed out that the language in the *Midtown Morehead Cherry Area Plan* mentions college uses but the *Elizabeth Area Plan* does not have the same language. Mr. Main stated that the *Elizabeth Area Plan* mentions mixed use which includes institutional and office land uses. He clarified that the proposed use for this property is consistent with both plans.

A motion was made by Commissioner Firestone and seconded by Commissioner Nealon to approve Planning staff’s recommendation for Mandatory Referral #12-20. The vote was 5-0 to approve staff’s recommendation for Mandatory Referral #12-20.

M.R. #12-21: Proposal by Mecklenburg County to Acquire Land Located on Winget Road south of Shopton Road West to Serve as a Natural Heritage Site

Ms. Melony McCullough (Planning Staff) presented Mandatory Referral #12-21. This is a proposal by Mecklenburg County to acquire 11 acres of vacant land to serve as a natural heritage site for the protection of endangered sunflowers. This project is consistent with the 2008 Mecklenburg County Parks Master Plan objectives which identified the need for preservation of natural habitats and natural heritage sites.

Ms. McCullough pointed out that there is an outstanding issue regarding the proposed extension of Carowinds Boulevard (Winget Road) through this area. Planning staff recommends approval with the condition that property along the front of the site be reserved for the Carowinds Boulevard Extension road project. Mecklenburg-Union Metropolitan Planning Organization (MUMPO) staff and Mecklenburg County Park and Recreation staff have worked together on this issue. They agree that the road project is appropriate as long as the sunflowers can be relocated on the site and their ability to thrive in this area is not harmed.

There are sunflowers all over the site and the sunflowers can be relocated elsewhere on the site to accommodate the road project. Ms. McCullough emphasized that the plan is not to reduce the sunflower population. She said that the site will become a natural heritage site only if the County acquires it. Commissioner Phipps asked about the downside of relocating rare plants and if there is enough room to relocate the plants on the site. Ms. McCullough replied that there are 11 acres and only property along the road frontage will be impacted by the road project. Commissioner Firestone asked if the road goes through the property, does this mean the property can never be developed. Ms. McCullough stated that generally the County does not go back and develop property acquired for preservation. She further explained that the County has a special effort underway to acquire certain parcels to preserve endangered species and habitats.

Commissioner Nealon asked if the habitats are mapped well enough to avoid development. Ms. McCullough said that Park and Recreation staff has an inventory of the sites and reviews all rezoning requests. Mr. Stuart Basham (Planning Staff) added that MUMPO is working with Park and Recreation to make sure that the corridor required to build the road is protected as part of the purchase. The original plan was to build four lanes but the current plan only calls for two lanes.

A motion was made by Commissioner Nealon and seconded by Commissioner Ryan to approve Planning staff's recommendation for Mandatory Referral #12-21. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #12-21.

M.R. #12-22: Proposal by Mecklenburg County to Acquire Mountain Island Lake Property for Watershed Protection and Park Land

Ms. Marci Sigmon (Planning Staff) presented Mandatory Referral #12-22 which is a proposal to purchase two parcels of land for watershed and park land. The purchase will continue Mecklenburg County's efforts at water quality protection for Mountain Island Lake which is the drinking water source for Mecklenburg County and portions of Gaston County. The County envisions using the property as a passive, low impact waterfront park. These two parcels will not be considered for future residential development.

A motion was made by Commissioner Firestone and seconded by Commissioner Nealon to approve Planning staff's recommendation for Mandatory Referral #12-22. The vote was 5-0 to approve staff's recommendation for Mandatory Referral #12-22.

Blue Line Extension Station Area Plans

Chairperson Zoutewelle stated that the Blue Line Extension Station Area Plans were discussed in the full Planning Commission meeting. Committee members asked if a tour of this area is necessary. Because there were divided opinions about the need for a tour, a date and time was not confirmed. Ms. McCullough stated that tours seem to work well before or after a full commission meeting. Commissioner Phipps added that there may be some members of the Zoning Committee that would like to attend.

Area Plan Status and Meeting Report

Park Woodlawn Area Plan – Chairperson Zoutewelle gave a few comments about the Park Woodlawn planning process. He stated that the majority of the planning process occurred prior to the commissioners changing committees and that Commissioner Labovitz is the assigned commissioner. Commissioner Ryan volunteered to serve as her alternate. A community workshop is scheduled for Tuesday, December 4, 2012.

Prosperity Hucks Area Plan – Commissioner Zoutewelle noted that Commissioner Low was unable to attend the community workshop. He explained that this is not a typical area planning process and there is not a Citizens Advisory Group. There is a series of three public meetings planned. Chairperson Zoutewelle asked if each commissioner should be required to attend at least one meeting. Commissioner Ryan mentioned that Commissioner Finch Dodson developed a guide for committee members to use so there would be consistency when reporting back to the Committee. Ms. McCullough will send the guidelines to the Committee. Members agreed that there should be a backup plan.

Adjourn

Meeting adjourned at 6:00 p.m.

CHARLOTTE HISTORIC DISTRICT COMMISSION UPDATE

At their February 13, 2013 meeting, the Historic District Commission reviewed and made these decisions on applications for Certificates of Appropriateness.

A.	<i>747 Romany Road, Dilworth Local Historic District Window Replacement James & Jacky Freeman, Applicant</i>	<i>HDC 2012-152</i>	<i>Approved</i>
B.	<i>700 East Tremont Avenue, Dilworth Local Historic District Addition/Renovation Gautam Natarajan, Applicant</i>	<i>HDC 2012-162</i>	<i>Deferred</i>
C.	<i>307 East Boulevard, Dilworth Local Historic District Signage Rite Lite Signs, Applicant</i>	<i>HDC 2013-001</i>	<i>Deferred</i>
D.	<i>611 North Pine Street, Fourth Ward Local Historic District New Construction - Duplex ALB Properties</i>	<i>HDC 2013-007</i>	<i>Approved</i>
E.	<i>1122 Buchanan Street, Wilmore Local Historic District Second Floor Addition Paul Edwards, Applicant</i>	<i>HDC 2013-009</i>	<i>Concept Approved</i>
F.	<i>328 East Worthington Avenue, Dilworth Local Historic District Rear Addition Parker Jones, Applicant</i>	<i>HDC 2013-012</i>	<i>Concept Approved</i>
G.	<i>815 Walnut Avenue, Wesley Heights Local Historic District Additions Allen Threatt, Applicant</i>	<i>HDC 2013-013</i>	<i>Approved</i>
H.	<i>401 West Ninth Street, Fourth Ward Local Historic District Signage Steve Casner, Applicant</i>	<i>HDC 2013-015</i>	<i>Approved</i>
I.	<i>520 East Tremont Avenue, Dilworth Local Historic District Addition Robert Lore, Applicant</i>	<i>HDC 2013-019</i>	<i>Deferred</i>
J.	<i>2100 Sarah Marks Avenue, Dilworth Local Historic District Tree Removal Mary Salley Griffith, Applicant</i>	<i>HDC 2013-021</i>	<i>Approved</i>