

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

# Planning Commission

May 6, 2013  
work session

Charlotte-Mecklenburg  
Government Center

Room 267  
Noon



A stylized graphic consisting of several overlapping, wavy bands in shades of blue and green. 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

May 6, 2013 - Noon

CMGC - Conference Room 267

### Call to Order & Introductions

Yolanda Johnson

### Administration

#### Approval of Planning Commission Minutes

Approve the April 8, 2013 work session minutes.

*Attachment 1*

### Policy

#### CDOT Update

Norman Steinman

**Background:** Provide an update on transportation projects that have been approved through the CIP, as well as proposed projects.

**Action:** Receive as information.

#### NC Legislation Update

Dana Fenton

**Background:** Dana Fenton to provide an update on recent planning related legislation.

**Action:** Receive as information.

### Text Amendment

#### Wallscape Signage Text Amendment

Bridget Dixon

**Background:** Provide an introduction of the Wallscape Signage Text Amendment.

**Action:** Receive as information.

### Information

#### Planning Director's Report

Debra Campbell

- Nightclubs, Bars and Lounges Text Amendment Update
- Student Housing Text Amendment Update
- Planning Department's Public Outreach Presentations

*Attachment 2*

#### May & June 2013 Meeting Schedules

*Attachment 3*

### Committee Reports

#### Executive Committee

Yolanda Johnson

- March 18, 2013 Approved Minutes
- Future Work Session Agenda Items

*Attachment 4*

Future Work Session Agenda Items	Work Session
1. Zoning Ordinance Assessment Status Report	June
2. BLE – Northeast Corridor Infrastructure (NECI)	June
3. Community Safety (Fire & Police)	TBD
4. MUMPO Update	TBD

#### Zoning Committee

Yolanda Johnson

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

Tammie Keplinger

*Attachment 5*

*Attachment 6*

**Planning Committee**

- March 19, 2013 Approved Minutes

Andy Zoutewelle  
*Attachment 7*

**Planning 101/Choosing Charlotte Committee**

Meg Nealon

**Economic Development Committee**

Lucia Zapata Griffith

**Communication Committee**

Andy Zoutewelle

**Historic District Commission**

- April 18, 2013 Meeting Update

Tom Low  
*Attachment 8*

**MUMPO**

Greg Phipps

**Nominating Committee**

- Slate of Officers

Lucia Zapata Griffith

**Communication from Chairperson**

Yolanda Johnson

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 blue bands. The graphic has a layered, paper-like appearance with some white highlights and shadows.

*Administration*





April 8, 2013 - Noon

CMGC - Conference Room 267

Action Minutes

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## Call to Order & Introductions

Chairperson Johnson called the meeting to order at 12:09 pm, followed by introductions.

## Attendance

**Commissioners Present:** Yolanda Johnson (Chairperson), Andy Zoutewelle (Vice-Chairperson), Emma Allen, Tracy Finch Dodson, Karen Labovitz, Tony Lathrop, Tom Low, Greg Phipps, Deb Ryan and Dwayne Walker

Commissioner Walker arrived at 12:49 p.m.

**Commissioners Absent:** Ray Eschert, Steven Firestone, Lucia Zapata Griffith and Meg Nealon

**Planning Staff Present:** Debra Campbell (Director), Pontip Aphayarath, Kathy Cornett, Laura Harmon, Richard Hobbs, Garet Johnson, Linda Keich, Tammy Keplinger, Cheryl Neely, Alysia Osborne, Melony McCullough, Catherine Stutts and Amanda Vari

**Guests:** Olaf Kinard and John Muth, Charlotte Area Transit System  
Kimberly Melton, Urban Land Institute

## Administration

### **Approval of Planning Commission Minutes**

Commissioner Allen made a motion to approve the February 4, 2013 work session minutes, seconded by Commissioner Lathrop. The vote was 9-0 to approve the minutes.

## Policy

### **Charlotte Area Transit System (CATS) Update**

Director Campbell introduced John Muth and thanked him in advance for providing an update on the Blue Line Extension (BLE) and Red Line.

Mr. Muth explained that the BLE is a 9.3 mile extension of the current Blue Line to UNCC. This portion of the line will include 11 transit stations and 4 park and ride facilities. Ridership is projected at 25,000 riders daily. Improvements will be made to North Tryon Street to accommodate locating a portion of the BLE in the median along North Tryon Street.

John Muth proceeded with the update, which primarily focused on:

#### **1. BLE Project Schedule**

- FTA Issued Record of Decision (*December 2011*)
- FTA Approved Entry into Final Design (*July 2012*)
- State Signed Full Funding Grant Agreement (*March 2012*)
- FTA Signed Full Funding Grant Agreement (*October 2012*)
- First Major Construction Contract to be Awarded (*January 2014*)
- Revenue Service to Begin (*Spring 2017*)

**2. BLE Project Funding Sources**

From 2007 to 2013 approximately \$146.1 million was appropriated from federal (\$39.7), state (\$53.2) and local (\$53.2) funds. Approximately \$86.7 million of this appropriation has been expended to date. Additional funds (millions) to be appropriated over the next five years include federal (\$540.4), state (\$245.8) and local (\$227.7).

**3. BLE Current Activities**

CATS currently has a contract with Siemens for 22 light rail vehicles, which are the next generation of the current Siemens' vehicles. Real estate acquisition is underway and includes the acquisition of 309 parcels and 16 business relocations. Final design is also underway and the construction management consultant has been selected.

**4. Milestones Schedule**

- Begin Advanced Utility Relocation (*May 2013*)
- Complete Right-of-Way Acquisition (*January 2014*)
- Complete Final Design (*May 2014*)
- Start Major Civil Construction (*January 2014*)
- Initiate Revenue Service (*March 2017*)

**5. Red Line Financial Plan**

The business/finance plan was presented in December 2011. There was a 3-month review period from January to March 2012 by the impacted jurisdictions, CATS, NCDOT and Norfolk Southern. CATS is currently having discussions with Norfolk Southern to determine if they should proceed with a rail traffic capacity study to look at what kind of upgrades should be made to the O-Line. This line goes through the town's centers. The study will also help determine if and how freight and passenger service could coexist on the O-Line.

**6. Gateway Station**

The state has assembled a lot of the land for the Gateway station and led the process to hire the master developer. City staff participated in the process and will continue to be involved as the project moves forward.

Mr. Muth introduced Olaf Kinard and indicated that Mr. Kinard would present information about advertising on transit. Mr. Kinard stated that CATS is in the second year of a contract for advertising on the exterior of vehicles. Advertisers include national, regional and local small businesses. He also mentioned the recently approved text amendment which will allow advertising at transit stations and noted that CATS is currently in the process of moving forward with advertising at the stations. They are also looking at other opportunities to expand advertising assets. CATS may allow naming rights for rapid transit stations and company branding/signs at the Park and Ride lot decks. Other potential projects include looking at how some of the larger parking lots, which are primarily used for large events, can be used to generate revenue when they are not in use. Mr. Kinard cited the Tyvola and Archdale Park and Ride lots as examples.

Following discussion, Chairperson Johnson thanked John Muth and Olaf Kinard for the presentation.

### **Urban Land Institute (ULI) Reality Check 2050**

Commissioner Finch Dodson introduced Kimberly Melton with the Urban Land Institute, who provided information about the CONNECT/ULI Reality Check 2050 initiative. This is an interactive event scheduled for June 4<sup>th</sup> to receive input from the private, public and non-profit sectors on planning for growth in the 14-County region. Reality check was invented in 2005 to help municipalities visualize and physically talk about growth. The information gathered on June 4<sup>th</sup> will be used by both ULI and the CONNECT our Future project. Ms. Melton invited Commissioners to visit the Reality Check website and complete an application if they are interested in participating in the event. She also asked Commissioners to encourage others to apply.

### **Planning Director's Report**

The Planning Director's Report included a detailed update on the Planning Department. This presentation primarily focused on some of the Planning Department's FY13 Work Program priorities:

#### **1. Organizational Development**

The Planning Director explained that the department reorganized in 2008 into 3 divisions (Development Services, Long Range Planning Services and Strategic Planning Services); however, due to the economic downturn, the department was not able to implement the reorganization and the 3 divisions were collapsed into 2 divisions. This year, the department has been able to move forward with the reorganization and has hired new staff. An Assistant Director (Ed McKinney) was recently hired to lead the Department's Strategic Planning Services division. Mr. McKinney will join the department in late May or early June. Other new hires include an Associate Planner (Catherine Stutts) and a Principal Planner (Amanda Vari) in the Long Range Planning division. Two vacant positions in the Development Services division will also be filled within the next 30 days (Principal and Associate Planner). Director Campbell noted that in recent years, the department had delayed a number of projects due to the lack of resources.

#### **2. Community Outreach & Education**

Director Campbell shared information about the department's community outreach and education efforts. She reported that staff is working to revamp the department's website to make it more user friendly. She explained that this is a work in progress, but wanted to share the work done to date. Richard Hobbs presented the new webpages, which included photos of the Planning Commissioners.

The Planning Director also shared that the department has used 3-D modeling so that citizens can better understand scale and relationships when considering land use/development scenarios. This has been done for the Uptown area and the department plans to extend 3-D modeling into other areas of the community in the future.

Ms. Campbell noted that staff worked with the Commission to prepare for a Planning 101 event and Chairperson Johnson will provide an update on this initiative later in the meeting. She also reminded the Commission that staff worked with the Economic Development Committee and demonstrated the Land Development Portal at a previous work session.

Director Campbell reported that staff utilized opinion key pads to receive input via “real time” survey responses at the Nightclubs, Bars and Lounges Citizen Advisory Group meeting. Staff will continue to use this technology in other planning processes.

### **3. Planning Policy & Regulatory Alignment**

The Planning Director presented status reports on the following projects:

- Park Woodlawn Area Plan (*in adoption process*)
- Prosperity Hucks Area Plan (*finalizing draft plan*)
- BLE Transit Station Area Plan (*in adoption process*)
- COG CONNECT Consortium (*underway*)
- Community Sustainability Plan (*underway*)
- Internal Operations Environmental Plan (*underway*)
- CTP Development and Implementation (*underway*)
- Long Range Transportation Plan Update (*underway*)
- Zoning Ordinance Policy Assessment (*reviewing draft report*)
- Density Bonus Text Amendment (SF and MF) (*adopted*)
- Electronic Gaming Text Amendment (*no further action due to court ruling*)
- UMUD Surface Parking Text Amendment (*deleted*)
- Residential Design Standards Text Amendment (*delayed due to HB150*)
- Nightclubs, Bars and Lounges Text Amendment (*underway*)
- Multi-Family Housing Rent by Room/Parking Text Amendment (*underway*)
- Wallscape Signage Text Amendment (*start in May*)
- Microbreweries Text Amendment (*Phase I adopted; Phase II in adoption process*)

### **4. Regulatory Activity**

It was noted that regulatory development activity has increased. Of particular importance is the increase in rezoning and subdivision activity. From July to March of FY12, there were 52 rezoning applications received; 59 single family lots approved; and 1,215 multi-family units approved. During this same timeframe in FY13, there were 64 rezoning applications received; 211 single family lots approved; and 1,535 multi-family units approved.

Following the Planning Director’s presentation, Chairperson Johnson thanked Director Campbell for keeping her commitment of bringing projects to the Commission earlier in the planning process. She thanked staff and acknowledged that although the Planning Department was short of staff throughout the year, staff continued to perform at a level as though they were fully staffed.

## **Committee Reports**

### **Executive Committee**

The Chairperson directed the Commission to the Executive Committee minutes and indicated that the Executive Committee is working with staff to schedule some of the presentations the Commissioners have requested.

### **Zoning Committee**

Tammie Keplinger reported there are 10 hearings and 12 decisions scheduled for the April 15<sup>th</sup> Council meeting. She reminded Zoning Committee members of the special called meeting on April 17<sup>th</sup> for the Tanger Outlet Mall and another case located in Steele Creek. These cases will go to Council for decision on April 22<sup>nd</sup>. The regular Zoning Committee meeting is scheduled for April 24<sup>th</sup>.

Chairperson Johnson stated that she and staff had been advised by the Attorney's Office staff about how consistency statements read in different jurisdictions. There may be changes to the language in consistency statements.

### **Planning Committee**

Vice-Chairperson Zoutewelle stated the Planning Committee had received public comments on the Blue Line Extension Area Plan and deliberated the Park Woodlawn Area Plan at their March meeting. There was a lot of public interest in the Blue Line Extension Area Plan.

He also reported that Melony McCullough had made note of suggestions to the area plan process, from some Commissioners. The Committee will look at opportunities to review and incorporate these suggestions into the process.

### **Planning 101 Committee**

Chairperson Johnson reminded the Commission that Council had provided suggestions as to how the Commission should proceed with Planning 101. She informed the group that she, Commissioner Finch Dodson, Commissioner Nealon and staff are meeting to discuss an action plan for moving forward with this initiative. More information will be provided at the May work session.

### **HDC**

Commissioner Low reported that the case load is increasing. The HDC meeting began at 3:00 pm and was still in progress when he left at 10:00 pm.

### **MUMPO**

Commissioner Phipps reported MUMPO is changing its name to Charlotte Regional Transportation Planning Organization (CRTPO). MUMPO has also approved the highway project ranking criteria. There are 280 candidate projects which need to be rated and ranked. HOT lanes are proposed along I-77 from I-277 to Highway 150 in Mooresville. Several citizens spoke against the proposed HOT lanes during the public comment period. MUMPO has also changed their meeting schedule to monthly instead of meeting every other month.

### **Nominating Committee**

Chairperson Johnson reported that the Nominating Committee is chaired by Commissioner Zapata Griffith. Others on the Nominating Committee include Commissioners Labovitz and Walker. The Nominating Committee will present the slate of officers at the May work session.

### **Communication from Chairperson**

Chairperson Johnson stated she had three goals for this year and the Commission has met every goal:

1. Continued Implementation of the Operating Agreement
2. Public Outreach/Planning 101
3. Succession Planning/Leadership Opportunities

### **Adjournment**

The meeting adjourned at 1:58 pm.









# Charlotte-Mecklenburg Planning Department

## FY2013 Community Outreach Presentations

#	Date	Presentation	Staff
1	01/11/13	Providence Day School - CCW & Land Use Plans/Sustainable Development	G. Johnson
2	01/22/13	Highland Creek Advisory Committee - Prosperity Hucks Area Plan Process	K. Main/S. Basham
3	01/30/13	Chamber Land Use Committee - Incentive Based Inclusionary Housing	D. Campbell/B. Suttle
4	01/30/13	Remax Sales Agent Meeting - Regional Transportation Projects	B. Cook
5	02/12/13	CMS Academic Internship Program Students - Engineering Career	S. Basham
6	02/19/13	Russian Delegation - Planning in Charlotte-Mecklenburg	D. Campbell
7	02/21/13	PED Neighborhood Leaders - PED Update	L. Harmon/K. Main/ S. Montgomery/M. Jones
8	02/23/13	Ballantyne Breakfast Club Priorities 2013 Meeting – District 7 Planning Initiatives	D. Campbell/M. McCullough
9	02/28/13	Steele Creek Residents Association - MUMPO, Rezoning & Planning Initiatives	B. Cook/M. McCullough/ S. Basham/S. Spencer
10	03/02/13	KIPP School Career Fair Girl's Leadership Program - Planning Profession	M. Vari
11	03/16/13	Council District 3 Meeting - Area Assets, Asset Mapping & Bryant Park PED Overlay	M. McCullough
12	03/25/13	Dilworth Community - PED Update	L. Harmon/K. Main/ S. Montgomery
13	03/27/13	NC, SC and VA Transportation Stakeholders - MUMPO's Congestion Management Process	N. Landa
14	04/05/13	Catalyst Forum Washington DC - Collaborative Capital Planning and Joint Use Task Force	J. Wells
15	04/18/13	UNCC - Transportation Planning in the Charlotte Region	B. Cook
16	04/24/13	Mayor's Youth Employment Program Students - Planning Career	M. McCullough/C. Neely



## Meeting Schedule

May 2013

<b>Date</b>	<b>Time</b>	<b>Purpose</b>	<b>Location</b>
<b>Full Planning Commission</b>			
05-06-13	Noon	Work Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
<b>Executive Committee</b>			
05-20-13	4:00 p.m.	Work Session	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b>			
05-21-13	5:00 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor - CMGC
<b>Zoning Committee</b>			
05-20-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
05-20-13	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
05-29-13	4:30 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
<b>Other Committee(s)</b>			
05-08-13	3:00 p.m.	Historic District Commission	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
05-15-13	4:00 p.m.	MOU Subcommittee	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
05-15-13	6:00 p.m.	MUMPO Education Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
05-15-13	7:00 p.m.	MUMPO Meeting	Conference Room 267 2 <sup>nd</sup> Floor – CMGC

### Charlotte-Mecklenburg Planning Department Meetings

#### Nightclubs, Bars, Lounges and Restaurants Text Amendment

05-09-13	6:00 p.m.	Citizen Advisory Group	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
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# Charlotte-Mecklenburg Planning Commission

## Meeting Schedule

June 2013

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<b>Date</b>	<b>Time</b>	<b>Purpose</b>	<b>Location</b>
<b>Full Planning Commission</b>			
06-03-13	Noon	Work Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
<b>Executive Committee</b>			
06-17-13	4:00 p.m.	Work Session	Conference Room 266 2 <sup>nd</sup> Floor – CMGC
<b>Planning Committee</b>			
06-18-13	5:00 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor - CMGC
<b>Zoning Committee</b>			
06-17-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
06-17-13	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
06-26-13	4:30 p.m.	Work Session	Conference Room 280 2 <sup>nd</sup> Floor – CMGC
<b>Other Committee(s)</b>			
06-12-13	3:00 p.m.	Historic District Commission	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
06-19-13	4:00 p.m.	MOU Subcommittee	Innovation Station 8 <sup>th</sup> Floor – CMGC
06-19-13	6:00 p.m.	MUMPO Education Session	Conference Room 267 2 <sup>nd</sup> Floor – CMGC
06-19-13	7:00 p.m.	MUMPO Meeting	Conference Room 267 2 <sup>nd</sup> Floor – CMGC

### Charlotte-Mecklenburg Planning Department Meetings

There are no Planning Department meetings scheduled at this time.



# Charlotte-Mecklenburg Planning Commission

Executive Committee

Action Minutes

March 18, 2013

Attachment 4

Approved April 15, 2013

## Attendance

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

**Staff Present:** Debra Campbell and Cheryl Neely

**Guest Present:** Councilmember David Howard

## Call to Order

Chairperson Johnson called the meeting to order at 4:05 p.m.

## Approval of February 18, 2013 Executive Committee Minutes

A motion was made by Vice-Chairperson Zoutewelle and seconded by Commissioner Allen to approve the February 18, 2013 Executive Committee minutes. The vote was 4-0 to approve the minutes.

## February 18, 2013 Executive Committee Meeting Follow-up

### April Work Session / Raleigh Planning Commission Visit

Chairperson Johnson reported that several Commissioners have indicated that they will not be able to attend the work session on April 1<sup>st</sup>, due to the Easter Monday Holiday and Spring Break. Following discussion, the Committee agreed to change the meeting date to April 8<sup>th</sup>. Vice-Chairperson Zoutewelle asked Cheryl Neely to work with staff to reschedule the Prosperity Hucks Area Plan tour to April 8<sup>th</sup> so that it coincides with the April work session date.

The Chairperson suggested that the visits with the Raleigh Planning Commission be postponed until the summer. She indicated that she would communicate with the Raleigh Planning Commission Chairperson to coordinate the visits.

## Planning 101/Choosing Charlotte Meeting

Chairperson Johnson asked when the next Planning 101 Committee meeting was scheduled. Cheryl Neely informed her that the meeting is scheduled for April 2<sup>nd</sup>.

## Approval of March 4, 2013 Work Session Agenda

The Chairperson announced that Commissioner Zapata Griffith is chairing the Nominating Committee. The Nominating Committee members will be announced at the April work session.

Commissioner Finch Dodson asked about inviting a ULI representative to the April work session to inform Commissioners of the ULI Reality Check 2050 event. The Committee agreed that this was appropriate and asked staff to add this item to the April agenda. The Planning Director asked Cheryl Neely to work with Commissioner Finch Dodson to get the background information on this initiative for the agenda.

Chairperson Johnson asked the Planning Director to provide an Extended Planning Director's Report at the April work session. Director Campbell indicated that her report will include an update on the Department's recent staffing changes.

The Chairperson asked when the NC Legislation update will be provided. Cheryl Neely responded that Dana Fenton is scheduled to present information at the May work session.

**April and May Meeting Schedules**

The meeting schedules were approved as submitted.

**Adjournment**

The meeting adjourned at 4:25 p.m.



**AGENDA**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ZONING COMMITTEE WORK SESSION**  
**Charlotte-Mecklenburg Government Center, Rm 280**  
**April 24, 2013**  
**4:30 P.M.**

1. <a href="#">Petition No. 2013-004</a> (Outside City Limits) <b>by River Rock Properties, LLC</b> 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).
2. <a href="#">Petition No. 2013-014</a> (Council District 7 – Cooksey) <b>by Lisa Hoover-Khojasteh and Mak Khojasteh</b> for a change in zoning for approximately 1.26 acres located on the north side of Ballantyne Commons Parkway across from Williams Pond Lane from R-3 to O-1(CD).
3. <a href="#">Petition No. 2013-015</a> (Council District 6 – Dulin) <b>by Park South of Union, LLC</b> 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).
4. <a href="#">Petition No. 2013-026</a> <b>by Charlotte-Mecklenburg Planning Department</b> for a Text Amendment to the City of Charlotte Zoning Ordinance to clarify density requirements in the Pedestrian Overlay District.
5. <a href="#">Petition No. 2013-027</a> (Council District 1 - Kinsey) <b>by Gateway Communities</b> 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.
6. <a href="#">Petition No. 2013-033</a> (Council District 4 – Barnes) <b>by Charlotte-Mecklenburg Planning Department</b> for a change in zoning for approximately 2.44 acres located on the west side of North Tryon Street at the intersection of J.W. Clay Boulevard and North Tryon Street from B-1(CD) to TOD-M.
7. <a href="#">Petition No. 2013-035</a> (Council District 3 – Mayfield) <b>by Summit Avenue Freedom Drive, LLC</b> for a change in zoning for approximately 0.49 acres located on the southwest corner at the intersection of West Morehead Street, Freedom Drive, and Walnut Avenue from B-1(PED) to B-1(PED-O).
8. <a href="#">Petition No. 2013-037</a> (Council District 1 – Kinsey) <b>by Wendwood Parcel</b> for a change in zoning for approximately 3.70 acres located between Randolph Road and Wendwood Lane near the intersection of Randolph Road, North Wendover Road and South Wendover Road from R-3 and UR-2(CD) to UR-2(CD) and UR-2(CD) SPA.
9. <a href="#">Petition No. 2013-038</a> <b>by Charlotte Area Transit System</b> for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the information and advertising pillar sign regulations by removing information and advertising pillar signs on rapid transit platforms.



**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 20th day of May, 2013** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

**Petition No. 2013-018 by Ralph Wood** for a change in zoning for approximately 4.99 acres located northeast of the intersection at Mount Holly Road and Interstate 485 along the east side of Gum Branch Road from R-3(LWPA) to MUDD-O(LWPA).

**Petition No. 2013-040 by James P. Ngo & Yen M. Ngo** for a change in zoning for approximately 0.71 acres located on the west side of West Sugar Creek Road across from Munsee Street from R-4 to O-1(CD).

**Petition No. 2013-041 by MSC Development, LLC** for a change in zoning for approximately 1.03 acres located on the south corner at the intersection of Griffith Street and South Tryon Street from I-2 to I-2 TS-O.

**Petition No. 2013-042 by Paul Kardous** for a change in zoning for approximately 1.42 acres located on the east side of South Mint Street between West Bland Street and Lincoln Street from TOD-MO to I-1 TS.

**Petition No. 2013-043 by Novant Health, Inc** for a MUDD-O site plan amendment, for approximately 6.4 acres located at the intersection of Queens Road and East 4th Street and generally bounded by Queens Road, East 4th Street, East 3rd Street, and South Caswell Road.

**Petition No. 2013-044 by Wendy Field, WFG Associates, LLC** for a change in zoning for approximately 4.26 acres located on the east side of Providence Road between South Wendover Road and Providence Drive from R-3 to R-8MF(CD).

**Petition No. 2013-045 by CSL Suttle Avenue, LLC** for a change in zoning for approximately 23.5 acres located on the north side of Wilkinson Boulevard along Suttle Avenue and Interstate 77 from I-2 to MUDD.

**Petition No. 2013-046 by BECO South** for a change in zoning for approximately 18.22 acres located near the southwest corner of the intersection of West W.T. Harris Drive and Interstate 85 and generally bounded by IBM Drive from RE-2 to RE-3.

**Petition No. 2013-048 by Elevation Church** for a change in zoning for approximately 22.15 acres located on the east and west side of Lancaster Highway and at the intersection of Lancaster Highway and Johnston Road from R-17MF(CD) and NS to O-1(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](http://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 15, 2013**.

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**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 20th day of May, 2013** on the following petition that propose changes to the City of Charlotte Zoning Ordinance:

**Petition 2012-049 by Charlotte-Mecklenburg Planning Department** for a Text Amendment to the City of Charlotte Zoning Ordinance to modify the maximum size of wall signs in the PED, TOD and TS zoning districts if ground mounted or monument sign are not utilized.

**Petition 2013-050 by Charlotte-Mecklenburg Planning Department** for a Text Amendment to the City of Charlotte Zoning Ordinance to add breweries as a use allowed under prescribed conditions in the TOD-M, TOD-E, MUDD, UMUD, PED, and TS 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](http://www.rezoning.org)

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**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Minutes**  
**March 19, 2013 – 5:00 p.m.**  
**CMGC – 2<sup>nd</sup> Floor, Room 280**

**Attachment 7**  
Approved April 16, 2013

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**Attendance**

**Commissioners Present:** Chairperson Andy Zoutewelle, Vice-Chairperson Tracy Finch Dodson, Lucia Zapata Griffith (left at 6:45 p.m.), Thomas Low, Greg Phipps and Deborah Ryan

**Commissioners Absent:** Steven Firestone

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

**Other Staff Present:** Tracy Newsome and Keith Hines (Charlotte Department of Transportation)

**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 Vice-Chairperson Finch Dodson and seconded by Commissioner Phipps to approve the February 19, 2013 minutes. The vote was 6-0 to approve the minutes.*

Chairperson Zoutewelle explained the Planning Commission's role to the audience. He described how the Commission is divided into two committees, Planning and Zoning. One of the primary responsibilities of the Planning Committee is to make recommendations to City Council on area plans while the Zoning Committee makes recommendations to City Council on rezonings.

**Public Comment on the draft Blue Line Extension Station Area Plans**

Kathy Cornett (Planning Staff) gave an overview of the draft *Blue Line Extension Station Area Plans*. She shared a PowerPoint presentation that included the plan area boundaries and background information. Ms. Cornett stated that the draft *Blue Line Extension Station Area Plans* are policy documents that provide the framework for future growth and development along the transit line. A public meeting to receive comments on the draft plans was held in the community on January 31<sup>st</sup>.

Chairperson Zoutewelle provided the guidelines for public comment on the plans and encouraged citizens to e-mail additional comments to the commissioners.

Scott Jernigan, Duncan Garden Drive, stated that he is very much in favor of the plans as a whole and thinks that the plans offers a great opportunity for the City. However, he is concerned about the Parkwood Station location. Originally, the station was to be located at Parkwood Avenue and 16<sup>th</sup> Street; however, the currently proposed station location is at Parkwood Avenue and Brevard Street. Mr. Jernigan thinks that development opportunities along North Tryon Street are lost at the currently proposed location and asked that consideration be given to linking development along North Tryon Street to the light rail line. Ms. Cornett confirmed that the station locations are fixed.

Chairperson Zoutewelle asked about the *North Tryon Street Area Plan* and if there was discussion about access and connectivity between the Blue Line Extension and the North Tryon Corridor. Melony McCullough (Planning Staff) stated that Kent Main could better answer this question; however, Mr. Main had left the room and Ms. McCullough confirmed that the *North Tryon Street Area Plan* did acknowledge future planning for the Blue Line Extension.

Commissioner Phipps asked about the possibility of changing the station locations. Ms. Cornett explained that the station locations are firm.

David Brooks, told the committee that his question had been answered.

Chad Maupin, NoDa Neighborhood Association President, spoke on the stations in the NoDa area. This includes the 36<sup>th</sup> Street, Sugar Creek, and 25<sup>th</sup> Street stations. He referenced a policy document, created by the NoDa Neighborhood Association, with their proposed changes to the station area plans. Mr. Maupin's concerns include a 50 foot wall that will be created where the light rail crosses the tracks on North Davidson Street. He would like to see changes to the streetscape; however, he does not think that the cross-sections in the plans work on all streets. He would like for uses to be more specifically noted for the mill houses and for the plans to more clearly state that the houses will be preserved and not redeveloped with higher density development. He also noted that he is not sure about the location of the multi-use trail. Chairperson Zoutewelle asked Mr. Maupin to e-mail the policy document to Planning Committee members. Mr. Maupin agreed and closed by stating that he supports the plans in general.

John K. Moore owns property between the Old Concord Road and Tom Hunter stations, in the 5900 block of North Tryon Street. He said the property has a convenience store and seven warehouses. His driveways have been reduced to one and he was offered \$3,000. His concern is about access to the property once the Blue Line Extension is operating in the center of North Tryon Street. He stated that small businesses have been in the area for a long time and he thinks the area will have the same issue as Independence Boulevard, which is no access. He feels strongly that his businesses as well as others will suffer income losses, resulting in vacant buildings and lots. He generally supports the City but is not pleased with what the City is offering at this time.

Chairperson Zoutewelle asked if Charlotte Department of Transportation (CDOT) will reduce driveways along North Tryon Street. Keith Hines (CDOT) explained that there were a lot of driveways and for safety control reasons, CDOT has tried to create a better pedestrian environment.

Commissioner Phipps asked Mr. Moore if he has shared his concerns with any bodies other than the Planning Committee. Mr. Moore answered yes, but they have no authority on the matter. He added that he has met with an appraiser. Commissioner Phipps suggested that Mr. Moore contact his City Council representative.

At the conclusion of the public comments, Chairperson Zoutewelle stated that additional comments could be e-mailed or mailed to the Committee. He also asked for a show of hands for the number of people that were in favor of the draft plans and a show of hands for the number of people who have serious concerns.

**M.R. #13-02: Proposal by Mecklenburg County to Acquire Land on Little Rock Road for Park Expansion**

Marci Sigmon (Planning Staff) presented the Mandatory Referral for the proposed acquisition of land on Little Rock Road by Mecklenburg County for park expansion. She stated that the county proposes to purchase approximately 1.8 acres of land located at 1300 Little Rock Road (Tax Parcel 055-311-08) to expand Robert L. Smith Regional Park.

*A motion was made by Commissioner Griffith and seconded by Commissioner Ryan to approve Planning staff's recommendation for Mandatory Referral #13-02. The vote was 6-0 to approve staff's recommendation for Mandatory Referral 13-02.*

**Park Woodlawn Area Plan**

Alberto Gonzalez (Planning Staff) gave a brief overview of the plan and shared a handout that summarized proposed revisions to the draft plan. He stated that since the last Planning Committee meeting, where public comments were received, there was a Selwyn Park Road neighborhood meeting. Some of the proposed revisions to the draft plan are in response to comments received at that meeting. The proposed revisions includes additions and deletions to the text as well as changes to the future transportation map. Two proposed road connections were removed from the recommendation map.

Vice-Chairperson Finch Dodson commented on Revision No. 8 to the plan. She asked why the language was changed. No. 8 addresses on street parking, sidewalks, pedestrian lighting and street trees. Tracy Newsome (CDOT) explained that the wording was changed to clarify parking issues. Vice-Chairperson Finch Dodson said that she wished the plan's recommendations were more in depth especially at Woodlawn and Brandywine roads as well as Park Village and Park Road intersections. Ms. Newsome explained that there are some specific items being considered to improve connections at the intersections. She further stated that the plan lays the ground work for future development but she wishes that it had gone further.

Commissioner Phipps stated that in the future he would like to receive the plan revisions earlier. He also shared his concerns about the plan not identifying or recommending specific locations for future institutional land uses. He suggested that a statement be added to the plan that addresses requests for institutional land uses. Mr. Gonzalez told him that staff will address his concern. Chairperson Zoutewelle agreed with Commissioner Phipps' suggestion.

Commissioner Ryan stated that she is impressed with the report which is very thorough and well written. She added that she has several concerns. Her concerns include vehicle traffic flow on Woodlawn and Park roads, the creation of a pedestrian and bike friendly community, the lack of bike lanes on Montford Drive, and street cross-sections. She stressed the need to show leadership in some of these areas.

Commissioner Ryan mentioned that Park Road Shopping Center is a dinosaur that no one wants to change and noted the need to talk about redevelopment. She commented that connections from greenways through parking lots don't provide strong street connections. She questioned the role of civic engagement and cautioned that we may lose sight of the larger vision when listening to the public. However, she understands that it is a difficult balance.

Vice-Chairperson Finch Dodson asked if staff and land design developed the concept for the Park Road Shopping Center. Mr. Gonzalez explained that a design workshop was held in the community that focused on the Activity Center. He added that the concept is illustrative and just the starting point.

Commissioner Ryan stated that she is concerned about the bike lanes. Ms. Newsome said that CDOT is looking at a variety of ways to develop bike travel and have separate bike lanes.

Commissioner Low stated that he supports what other members have said. He thinks that the plan may be limited in terms of the next five years and looks like an infill strategy. The shopping center may be kept as a time piece from the 1950's or developed as a true town center. Commissioner Low put a lot of emphasis on the importance of block structure. He said there is a lot of vagueness in the plan and he would love to see a long term vision. He also said that the street cross-sections need design speeds.

Chairperson Zoutewelle stated that he is excited about the pedestrian refuge islands and think that will be good for pedestrians. He is still concerned about the Park Road Shopping Center practicalities that prevent us from having a true picture of the future vision, how trees will be impacted and building heights along Park Road. He asked if changes are made to the shopping center, will the Planning Commission have the opportunity to review the plans. Mr. Gonzalez said that will happen if the changes trigger a rezoning.



Commissioner Ryan said that she thinks that it is the Planning Committee's job to get in Eden's business and offer advice. She also thinks that there should be a requirement for block structures for the streets. Commissioner Phipps stated that trying to push too far will create neighborhood resistance. Maybe there should be a push in another direction. Mr. Gonzalez stated that a lot of people do not want change. Vice-Chairperson Finch Dodson asked if conversations have been held with Eden. Is Eden trying to figure out what to do without triggering a rezoning or has staff worked with them to develop a vision plan? Mr. Gonzalez said that there have been conversations with Area Planning and Zoning staff about the long term vision, plans for redeveloping the property, the benefits of block structure and what to do now.

Chairperson Zoutewelle stated that since there are outstanding issues, a recommendation may not be in order at this meeting. The plan will be discussed again at next month's meeting.

**Adjourn**

Meeting adjourned at 7:35 p.m.



## Charlotte Historic District Commission

Attachment 8

### April 18, 2013 Meeting Update

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At their April 18, 2013 regular meeting, the Charlotte Historic District Commission made the following rulings on Applications for Certificates of Appropriateness:

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|----|--|--------------|---------------------|
| A. | 520 East Tremont Avenue, Dilworth Local Historic District<br>First and Second Floor Addition<br>Robert Lore, Owner               | HDC 2013-019 | Approved            |
| B. | 1915 Springdale Avenue, Dilworth Local Historic District<br>Renovation/Addition<br>Carrie Tate/Leo Kirkman, Applicant            | HDC 2012-089 | Conceptual Approval |
| C. | 315 East Tremont Avenue, Dilworth Local Historic District<br>Demolition/New Construction/Redevelopment<br>Matt Majors, Applicant | HDC 2013-035 | Conceptual Approval |
| D. | 1315 Lexington Avenue, Dilworth Local Historic District<br>New Construction Single Family House<br>Saussy Burbank, Owner         | HDC 2013-038 | Approved            |
| E. | 2128 Park Road, Dilworth Local Historic District<br>Demolition/New Construction Garage<br>Thomas C Duzan, Applicant              | HDC 2013-056 | Approved            |
| F. | 820 Brookside Avenue, Dilworth Local Historic District<br>Second Story Addition<br>Meredith & John Murchison, Applicant          | HDC 2013-042 | Approved            |
| G. | 922 East Park Avenue, Dilworth Local Historic District<br>New Construction<br>ALB Architecture, Architect                        | HDC 2013-027 | Deferred            |
| H. | 1003 Romany Road, Dilworth Local Historic District<br>New Construction<br>ALB Architecture, Architect                            | HDC 2013-026 | Approved            |
| I. | 1505 Southwood Avenue, Wilmore Local Historic District<br>Rear Addition<br>ALB Architecture, Architect                           | HDC 2013-046 | Approved            |
| J. | 1701 Park Road, Dilworth Local Historic District<br>Demolition<br>Babs and Billy Richard, Applicant                              | HDC 2013-047 | 365 Day Stay        |
| K. | 1422 The Plaza, Plaza Midwood Local Historic District<br>Addition<br>Karey Digh, Owner   | HDC 2013-048 | Approved            |