

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

Planning Commission

Nov 4, 2013
work session

Charlotte-Mecklenburg
Government Center

Room 267
Noon

Charlotte-Mecklenburg Planning Commission

Work Session Agenda

November 4, 2013 - Noon

CMGC - Conference Room 267

Call to Order & Introductions

Tracy Finch Dodson

Administration

Certificates of Appreciation

Present Certificates of Appreciation to former Commissioners Lucia Griffith, Meg Nealon and Yolanda Johnson.

Approval of Planning Commission Minutes

Approve the October 7, 2013 minutes.

Attachment 1

Policy

Potential Impact Areas & Impact Priorities – Rezoning Process

Tammie Keplinger

Background: At the October work session, the Commission had a discussion about how they can add value to the priority areas which were identified at the retreat:

1. Add Value to Zoning Ordinance Assessment Process
2. Communicate with Stakeholders to Improve the Understanding of Planning Processes (i.e., area plan and rezoning processes)
3. Policy Alignment Relative to Growth and Changing Face of the Region

The Executive Committee requested an overview of the current rezoning process to help prepare Commissioners for the upcoming discussion on the Zoning Ordinance Process. Staff will present information about the current process.

Action: None, for information only.

Prosperity Hucks Area Plan Kent Main

Background: Staff will provide an update on the Prosperity Hucks Area Plan.

Action: None, for information only.

Information

Planning Director's Report

Garet Johnson

- Planning Department's Public Outreach Presentations

Attachment 2

November & December 2013 Meeting Schedules

Attachment 3

Committee Reports

Executive Committee

Tracy Finch Dodson

- September 16, 2013 Approved Minutes
- Future Work Session Agenda Items

Attachment 4

Future Work Session Agenda Items	Work Session
1. University City Area Plan – BLE Transit Station Area Plans	December
2. Area Plan Policy Assessment	December
3. Zoning Ordinance Process	January

Zoning Committee

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

Tracy Finch Dodson
Tammie Keplinger
Attachment 5
Attachment 6

Planning Committee

- September 17, 2013 Approved Minutes

Tony Lathrop
Attachment 7

Historic District Commission (HDC)

- October 9, 2013 Meeting Update

Karen Labovitz
Attachment 8

Charlotte Regional Transportation Planning Organization (CRTPO)

Greg Phipps

Communication from Chairperson

- Planning Commissioner's Role and Attendance Policy

Tracy Finch Dodson

October 7, 2013 – Noon

CMGC – Conference Room 267

Action Minutes

Call to Order & Introductions

Chairperson Dodson called the meeting to order at 12:16 p.m., followed by introductions.

Attendance

Commissioners Present: Tracy Finch Dodson (Chairperson), Tony Lathrop (Vice-Chairperson), Ray Eschert, Randy Fink, Karen Labovitz, Tom Low, Dionne Nelson, Greg Phipps, Deb Ryan, Michael Sullivan, Dwayne Walker and Andy Zoutewelle

Commissioner Zoutewelle arrived at 12:23 p.m.

Commissioners Absent: Emma Allen and Steven Firestone

Planning Staff Present: Debra Campbell (Director), Laura Harmon, Michelle Jones, Melony McCullough, Ed McKinney, Sandra Montgomery, Barry Mosley, Cheryl Neely, Katrina Young and Michelle Barber.

Administration

Approval of Planning Commission Minutes

Commissioner Walker made a motion to approve the July 1, July 25, and September 11, 2013 work session minutes. The motion was seconded by Commissioner Labovitz. The vote was 12-0 to approve the minutes.

Policy

Planning Commission Potential Impact Areas & Impact Priorities

Chairperson Dodson reminded the Commission of the three priority areas identified at their retreat:

1. Add Value to Zoning Ordinance Assessment Process
2. Communicate with Stakeholders to Improve the Understanding of Planning Processes (i.e., area plan and rezoning processes)
3. Policy Alignment Relative to Growth and Changing Face of the Region

The Commission had a discussion on how they can add value to the priority areas. Below are key highlights from this discussion:

- Commissioner Low expressed concern about the quality of recent development and what can be done to raise the bar. He stated that it would be good to focus on the character of new growth areas and look to our neighbors for guidance so we are not reinventing the wheel.
- Commissioner Nelson suggested the Commission could add more value if they focused on a specific area and implemented a set of changes within one area (something tangible) or one type of district as a pilot project.
- Commissioner Ryan agreed that the ordinance should emphasize character. She added that everyone has something they are passionate about in relation to planning and suggested

Commissioners share their expertise with the rest of the Commission (15 minute presentations). Other suggestions included using the City's television station or street films as creative outlets to communicate what planning is as well as scheduling time to talk about form-based code or other areas of interest.

- Commissioner Sullivan stated that amendments will create a lot of internal changes that will have a tremendous impact on communities, especially those that have a more diverse entertainment district and those closer to town. He suggested reviewing how some plans have been implemented and what other communities are doing. He cited Rock Hill, SC as a great location and example of building a walkable community. He recommended going to dinner in these communities to experience what they are doing.
- Commissioner Eschert asked what the Commission can do to engage the public. He suggested the Commission evaluate the most frequently asked questions and give consideration to what parameters the Commission needs to communicate.
- Commissioner Lathrop acknowledged that some Commissioners indicated they can add substantial value in areas of interest to them.
- Commissioner Dodson asked how the Commission can best help improve communications with stakeholders. She also asked if the Commission is ready to educate the public or if they need more education before doing so. For instance, since it will be a while before the Commission can add value to the Zoning Ordinance Assessment process; maybe the Commission can be educated on form-based code so they will be prepared for discussions when appropriate. She suggested the Commission think about how to coordinate with other initiatives like CONNECT and recommended looking at Student Housing and Parking again in 18-24 months.
- Commissioner Fink indicated there are some tactical things the Commission can do like having a five minute spiel before and after a meeting to bring everyone up to speed on projects, because the people attending may not be the same every time due to the different phases of a project.
- Commissioner Labovitz suggested that the Commissioner who is responsible for a particular area plan provide a summary after the plan is adopted and get the information to those most interested, i.e. what happened based on the community's desires.

The Chairperson thanked the Commissioners for being engaged in the discussion. She indicated that the Executive Committee will use the information to develop a work plan for the Commission.

Information

Planning Director's Report

The Planning Director stated that the Director's report would consist of updates on the Nightclubs, Bars and Restaurants Text Amendment and the Student Housing and Parking initiative.

Nightclubs, Bars and Restaurants Text Amendment

Director Campbell introduced Katrina Young who provided the Nightclubs, Bars and Restaurants Text Amendment.

Ms. Young explained that the purpose and goals of the Nightclubs, Bars and Restaurants Text Amendment are to adequately define the uses, develop standards to minimize adverse impacts to nearby residential areas, and provide more flexibility to businesses. The proposed changes include the following:

1. Creating a new name for these uses and the text amendment, which is Eating, Drinking, and Entertainment Establishments (EDEE).
2. Creating two types of EDEE's. Type 1 is defined as an establishment where food is prepared and beverages may be provided, excluding alcohol. Indoor and outdoor entertainment may be provided. Type 2 is an establishment where any alcohol is consumed, food and other beverages are optional, and entertainment may be provided, including outdoor entertainment.
3. Defining Entertainment as any activity or game that is live, broadcast, or recorded, including, but not limited to, dancing, music, theater or comedy performance, sporting event, trivia game, or game of skill or chance.
4. Reducing the separation requirements for these uses by using proximity to a vacant lot or residential (single family, duplex, triplex and quadraplex) use when either is located in a single family zoning district.
5. Creating consistent separation distances for urban districts (MUDD, UMUD, PED, TOD and TS).

In general, as uses intensify, the separation distance requirements increases for vacant lots or residential uses (single family, duplex, triplex and quadraplex) when either is located in a single family zoning district.

There are exceptions to the proposed changes:

- Business establishments that meet the definition of a Type 2 EDEE as of 1-1-13, and have an outdoor seating/activity area and/or provide entertainment located within the required separation distances between the hours of 11 p.m. and 6:00 a.m., are exempt from the separation distance if:
 - (a) An Eating, Drinking, and Entertainment Establishment abuts a public right-of-way that is 60' or greater in width.
 - (b) A building of at least 1,900 square feet, occupied by a commercial use, is located between the outdoor seating/activity area, and a vacant lot or a residential use (single family, duplex, triplex or quadraplex only) when located in a single family zoning district.
- The Planning Director, or her or his designee, is authorized to certify if a business is in compliance with Section 12.546(3) as of January 1, 2013. There shall be no expansion to the scope or location of outdoor entertainment provided on January 1, 2013.
- All other federal, state, and local regulations shall be met including all other development standards.
- Any use exempt under Section 12.546(3)(a) or (b) that is visibly discontinued for 12 consecutive months shall not be re-established or resumed. Any new use established must comply with all current regulations.

The hearing date for this text amendment is October 21, 2013, and the Council decision is scheduled for November 18, 2013.

Following the presentation, the Commission discussed the proposed text amendment. Below is a summary of the discussion:

- Commissioner Zoutwelle thought the proposed changes were positive and would provide protection to single family homes. Ms. Young agreed.
- Commissioner Labovitz asked about time restrictions for selling alcohol. Katrina Young replied that the sale of alcohol is regulated by the Alcohol Beverage Control (ABC) laws.
- Commissioner Nelson asked staff to define a Class A buffer and if the required buffers are landscape buffers. Ms. Young explained that a Class A buffer is based on the width of the lot, so it is a moving scale based on the size. All buffers are landscaped buffers.
- Commissioner Sullivan asked if the 100-foot distance is measured from the location of the entertainment or from the property line. Katrina Young clarified that if there are tables and chairs outside; the measurement is from the furthest chair or table to the property line. Commissioner Sullivan also asked if this applies to multi-family districts. Ms. Young replied that if the zoning is multi-family, there is no separation requirement.
- Commissioner Low asked whether a residential use is allowed within the 100 ft. or 400 ft. distance if it is not in a single family zoned district. Ms. Young replied yes, for instance if it is in a business district there is no separation distance requirement.
- Commissioner Fink stated that the Police department had previously worked with Code Enforcement to address citizens' concerns with troublesome nightclubs. He asked if this was addressed as part of the text amendment process. Ms. Young noted that Police and Code Enforcement participated in the CAG process and that was one of the issues which began the dialogue.
- Commissioner Fink asked if the Police department is concerned that they will not be able to use the distinction between nightclubs and entertainment as a way to put pressure on business owners. Katrina Young responded that Police use the nuisance law if they continuously go out on location. They can also use the Noise Ordinance if there is an issue with noise. If all activities are inside the building, then the impact is no different than any other commercial business. The separation distance requirements are only applicable when activities are outside.
- Commissioner Fink asked if Police supported the text amendment recommendations. The Planning Director reiterated that Police participated in the process, including the staff discussions. Ms. Campbell acknowledged that the text amendment is not designed to solve issues related to behavior and noise. The Police department and Neighborhood and Business Services have the authority to enforce these type issues.
- Commissioner Eschert asked how the distance is measured if the entertainment is on the rooftop. Director Campbell explained that if the entertainment is on the rooftop, the activity area will be measured from the building line.
- Chairperson Dodson asked how many existing establishments will become non-compliant with these changes to the Zoning Ordinance. Ms. Young replied that there are eleven businesses in the City that will not meet the recommendations as they were originally written; however, there are exceptions for these businesses. Ms. Campbell clarified that all future uses will have to meet these standards or rezone to an urban district. She added that staff offered to meet with these eleven establishments; however, only about seven of these businesses met with staff to discuss the proposed recommendations.

- Commissioner Sullivan stated that this will clarify a lot of the confusion that has occurred over the years. He asked if staff thought the text amendment would be well received by elected officials. Director Campbell explained that there are two groups that still have some outstanding concerns. Staff does not foresee resolution with one of these groups; however, staff is planning to meet with the other group to discuss their concerns.

The Commission thanked Ms. Young for the presentation.

Student Housing and Parking Text Amendment

The Planning Director introduced Barry Mosley and stated that he would provide details of the recommendations for the Student Housing and Parking initiative.

The goal of reviewing the parking and housing surrounding colleges and universities is to allow housing choices, while protecting the safety of student residents.

Student Housing

Mr. Mosley reported that issues related to rent by the room uses include:

1. Zoning – Parking and density are calculated by unit and there are not any current definitions to apply regulations.
2. Parking and Transportation – need for increased parking standards, increased traffic demands compared with traditional apartments, overflow parking on adjacent neighborhood streets.
3. Public Safety and Crime – higher potential for theft and burglary, students being placed with non-students, victimization of students, lack of safety and security features on individual bedrooms, high concentrations of drug related crimes.
4. Legal – Fair housing laws restrict the ability for private development to limit to students when not affiliated with an educational institution, zoning cannot regulate leasing arrangements by the ordinance.

Considerations for the housing issue are to:

- Prohibit rent-by-bedroom development in the Zoning Ordinance
- Limit developments renting by bedroom to students only
- Amend the dormitory definition in the Zoning Ordinance
- Create public/private partnerships between universities and developers/property management companies
- Limit development renting by bedroom to specific zoning districts
- Amend the Building Code to include increased safety measures
- Amend the City's Rental Registration Ordinance

Some of the challenges associated with pursuing this as a text amendment are:

- National Fair Housing Laws - Fair Housing Laws prohibits discrimination by direct providers of housing, such as landlords and real estate companies as well as other entities, such as municipalities, banks or other lending institutions and homeowners insurance companies whose discriminatory practices make housing unavailable to persons because of race or color, religion, sex, national origin, familial status, or disability.

- Regulation of Ownership through Zoning - A municipality does not have the authority to control the manner in which property is owned, but may only regulate the “use” of property through zoning.

Mr. Mosley reported that the Planning department is recommending that staff not proceed with a text amendment for rent by bedroom development, but to provide strategies to deal with parking and transportation concerns.

Another recommendation is that the Police department work with the University of North Carolina at Charlotte (UNCC) and apartment managers to implement the Niner Choice Program for multifamily developments surrounding UNCC. The Niner Choice Program is voluntary for single family and multi-family communities. The goals of the program are to:

1. Enhance security measures for University area off campus properties
2. Increase relationships and communication between off campus properties, UNCC and CMPD.
3. Help students and families make informed housing decisions

The program requires yearly inspections by a taskforce, and requires standards such as security features and manager business practices. There are two standard levels: the Green Standard and the Gold Standard. The Green Standard - property has met the minimum standard for safety and security. The Gold Standard - property has met an even higher standard for safety and security.

Parking and Transportation

The goal of Parking and Transportation is to promote an environment surrounding UNCC that enhances pedestrian mobility and reduces the need for additional parking and automobile trips.

Parking strategies include:

- CATS/UNCC consider extending shuttle service times/routes.
- Analyze Bike and Pedestrian network and assess need for new sidewalks and bike lanes.
- Assess need for bike share stations along proposed Blue Line Extension and surrounding UNCC.
- Explore the need for Zip Cars or other car sharing programs.
- Study the possibility of shared parking agreements with property owners.
- Assess areas where on-street parking could be provided.

The next steps in the process include an overview to the Transportation and Planning Committee on October 21st and a follow-up meeting with the Citizen’s Advisory Group (CAG) which is tentatively scheduled for early November 2013.

Director Campbell summarized that the recommendation is a more collaborative, crime prevention approach to this issue versus a regulatory zoning approach, because of the limitations of regulating these uses from a zoning perspective.

Commissioner Phipps stated that he and Commissioner Firestone were the Commission’s representatives for the CAG. He acknowledged that it was a challenging issue and he was disappointed that they could not go further with the regulatory view. He hoped the recommendations will prove effective in the long term and safety improves in these apartment complexes.

Chairperson Dodson noted it would be interesting to relook at this issue in 18 months to 24 months. The Planning Director explained that staff would have pushed further, but the City Attorney's took a strong position; however staff thinks they provided the best legal advice.

Commissioner Low asked if it is voluntary for apartment complex owners to sign up for the Niner Choice Program and if any have signed up. Barry Mosley replied that it is voluntary and they have worked with some of the facility managers so once the program is implemented, owners will have opportunities to participate if they decide to do so.

Chairperson Dodson thanked Mr. Mosley for the presentation.

Committee Reports

Executive Committee

The Chairperson directed Commissioners to the Executive Committee minutes, future work agenda items and the October and November meeting schedules.

Zoning Committee

Laura Harmon reported that fifteen cases are going to hearing in October. Nine are conditional plans; four of those nine are site plan amendments to update conditional plans. There are four conventional rezonings and two text amendments, including the Eating, Drinking and Entertainment Establishments.

Planning Committee

Vice-Chairperson Lathrop congratulated Commissioner Eschert who was elected Vice-Chairperson of the Planning Committee. He announced that the Planning Committee has four mandatory referrals on their October agenda. The Prosperity Hucks Area Plan tour was scheduled to be held prior to the work session, but was postponed due to inclement weather/local flooding of roads in that area.

Historic District Commission (HDC)

Commissioner Labovitz reported that Debra Campbell is going to address the Historic District Commission at their October meeting. The Commission is working on being more organized and making some changes to the process to be more amenable to the public.

Charlotte Regional Transportation Planning Organization (CRTPO)

Commissioner Phipps stated the Charlotte Regional Transportation Planning Organization discussed the transportation priorities at their last meeting.

Communication from Chairperson

Chairperson Dodson informed the Commission of the Zoning Commission's special meeting, which was held prior to the work session. She noted that there was an issue with a quorum and reminded Commissioners to inform their committee Chairperson if they are not able to attend a meeting.

Adjournment

The meeting adjourned at 2:03 p.m.

Charlotte-Mecklenburg Planning Department

Community Outreach Presentations

#	Date	Presentation	Staff
1	08/14/13	Lake Norman Transportation Commission - MPO's 2040 Metropolitan Transportation Plan	N. Landa
2	08/16/13	Children in Planning Day	A. Gonzalez/A. Osborne/ M. McCullough/B. Suttle
3	09/12/13	UNCC Master of Science in Real Estate Program - Planning 101	T. Keplinger
4	09/20/13	NCAPA Annual Conference - BLE Station Area Plan	K. Cornett
5	09/27/13	Regional Transportation Committee - Metropolitan Transportation Plan Development	N. Landa
6	09/27/13	S. E. Society of Architectural Historians Conference - Mid Century African American Neighborhoods	J. Howard
7	10/08/13	Knight Foundation - Bus Tour, <i>Charlotte in Black and White...and More</i>	J. Howard
8	10/22/13	Charlotte Regional Realtor's Association - Bus Tour, <i>Charlotte in Black and White...and More</i>	J. Howard
9	10/24/13	Neighborhood Leadership Awards - Planning	M. McCullough/K. Young/ J. Howard/M. Sigmon/ S. Kennedy

Meeting Schedule

November 2013

Date	Time	Purpose	Location
Full Planning Commission			
11-04-13	Noon	Work Session	Conference Room 267 2 nd Floor - CMGC
Executive Committee			
11-18-13	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
11-04-13	10:00 a.m.	Prosperity-Hucks Area Plan Tour	CMGC Lobby
11-19-13	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
11-18-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
11-18-13	6:00 p.m.	City Rezoning (Decisions Only)	Meeting Chamber Lobby Level – CMGC
12-04-13	4:30 p.m.	Work Session ¹	Conference Room 267 2 nd Floor – CMGC
Other Committee(s)			
11-13-13	3:00 p.m.	Historic District Commission	Conference Room 280 2 nd Floor – CMGC
11-20-13	7:00 p.m.	CRTPO Meeting	Conference Room 267 2 nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
11-06-13	6:00 p.m.	Midtown · Morehead · Cherry Pedestrian Overlay Zoning Amendment	Conference Room 280 2 nd Floor - CMGC

¹ Due to the Thanksgiving Holiday, the regularly scheduled November 27, 2013 Zoning Committee Work Session was rescheduled to December 4, 2013.

Charlotte-Mecklenburg Planning Commission

Meeting Schedule

December 2013

Date	Time	Purpose	Location
Full Planning Commission			
12-02-13	Noon	Work Session	Conference Room 267 2 nd Floor - CMGC
Executive Committee			
12-16-13	4:00 p.m.	Work Session	Conference Room 266 2 nd Floor – CMGC
Planning Committee			
12-17-13	5:00 p.m.	Work Session	Conference Room 280 2 nd Floor - CMGC
Zoning Committee			
12-16-13	5:00 p.m.	Dinner with City Council	Conference Room CH-14 Basement – CMGC
12-16-13	6:00 p.m.	City Rezoning	Meeting Chamber Lobby Level – CMGC
01-06-14	9:00 a.m.	Work Session ¹	Conference Room 280 2 nd Floor – CMGC
Other Committee(s)			
12-11-13	3:00 p.m.	Historic District Commission	Conference Room 267 2 nd Floor – CMGC
Charlotte-Mecklenburg Planning Department Meetings			
University City Area Plan (UCAP) Blue Line Extension (BLE) Transit Station Area Plans Update			
12-05-13	4:30 p.m.	Informational Meeting	Sugaw Creek Baptist Church 101 West Sugar Creek Rd Charlotte NC 28213
12-10-13	4:30 p.m.	Public Kick-off Meeting and Workshop	Oasis Shriner's Temple 604 Doug Mayes Place Charlotte NC 28262
12-12-13	9:00 a.m. - 4:00 p.m.	Midtown · Morehead · Cherry PED Workshop	Covenant Presbyterian Church 1000 E. Morehead Street Charlotte NC 28204
12-13-13	9:00 a.m. - 4:00 p.m.	Midtown · Morehead · Cherry PED Workshop	Covenant Presbyterian Church 1000 E. Morehead Street Charlotte NC 28204

¹ Due to the Christmas Holiday, the regularly scheduled December 25, 2013 Zoning Committee Work Session was rescheduled to January 6, 2014.

Charlotte-Mecklenburg Planning Commission

Attachment 4

Executive Committee

Approved

September 16, 2013 - 4:00 pm

October 21, 2013

CMGC - Conference Room 266

Action Minutes

Call to Order & Introductions

The meeting was called to order at 4:11 p.m.

Attendance

Commissioners Present: Tracy Dodson (Chairperson), Tony Lathrop (Vice-Chairperson), and Emma Allen.

Commissioners Absent: None

Planning Staff Present: Debra Campbell (Director) and Cheryl Neely

Approval of Minute

A motion was made by Commissioner Allen and seconded by Vice-Chairperson Lathrop to approve the June 17, 2013 Executive Committee minutes. The vote was 3 to 0 to approve the minutes.

Follow-up Assignments

Commission Input / Area Plan Process

Chairperson Dodson explained that some Commissioners expressed concerns about the opportunities they have to provide input during the area planning process. As a result, staff developed a matrix which illustrates how often area plans came before the full Commission and Planning Committee. Staff presented the matrix, which included information from January 2011 to date.

Following review and discussion of the matrix, the Committee suggested that when presentations are made, the Commission should be informed whether or not the presentation is an opportunity for dialogue versus receiving information.

Commissioner Allen cautioned that the Commission needs to be careful not to recreate the work of the Planning Committee at the full Commission meetings, since the Planning Committee is charged with reviewing and providing input on area plans.

Chairperson Dodson suggested that full Commission dialogues occur at the beginning of the process. She asked the Planning Director's opinion. The Planning Director explained that most of the area plan dialogue occurs in Planning Committee meetings; however, the full Commission wanted to be informed because those on the Zoning Committee felt a need to understand the policy perspective. Therefore, staff began presenting information to the full Commission earlier and more often in the process. Director Campbell asked the Committee to provide more direction and guidance as to when the full Commission should be exposed to issues.

Commissioner Allen stated that interested Commissioners should attend public meetings and talk to Planning Committee members instead of monopolizing time at full Commission meetings to address any concerns they may have with an area plan.

Vice-Chairperson Lathrop asked staff to remind Commissioners there will be opportunities to provide input throughout the process when staff presents information to the full Commission during the initial kick-off presentation. In order to be mindful of the full Commission's time, he also suggested that staff inform Commissioners that they can attend Planning Committee meetings and reach out to Committee members if they have any concerns. The Planning Director thought it would be more appropriate for this message to come from the Commission's leaders, not from staff. The Committee agreed. Chairperson Dodson stated that staff can provide an update for information only to the full Commission when there is a kick-off and inform Commissioners that they will have opportunities to provide input later during the process. The Committee decided not to share the matrix with the full Commission.

Chairperson Dodson asked which area plans were being initiated this year. The Planning Director responded that the next set of Blue Line Extension Transit Station area plans in the University area and the completion of the Prosperity Hucks are the only plans on the horizon. Staff will not initiate additional plans because of the work being done to revise the overall area planning process. The Chairperson acknowledged that Commissioners needed to be assigned to the Blue Line Extension Plans. Chairperson Dodson also noted that Commissioner Low is assigned to Prosperity Hucks, but suggested that someone from the Planning Committee be assigned with him since he has now rotated to the Zoning Committee. Vice-Chairperson Lathrop stated that he would ask for volunteers at the September Planning Committee meeting.

Retreat Follow-up: Planning Commission Potential Impact Areas and Impact Priorities

Chairperson Dodson stated that over the next year the Commission and staff will use the work sessions as opportunities to have dialogue. In particular, the dialogue would focus on the Zoning Ordinance assessment and the area planning process. Commissioners are really eager to get engaged with the Zoning Ordinance assessment and want to figure out ways to help staff with the project. Several Commissioners have asked about this since the July meeting with the Zoning Ordinance consultant. The Chairperson would like to have dialogue over the next year and then move forward in years two and three with how the Commission can help become an advocate for what staff is trying to accomplish or how they can help educate the public on what staff is trying to accomplish.

Director Campbell replied by explaining that timing is an issue. The Commission is ready to have dialogue, but staff is not ready. Staff is still thinking about the process flow. She also expressed concern with having dialogue with the Commission prior to engaging the community in the process. Chairperson Dodson asked if the dialogue with the Commission could focus on education. For instance, everyone may not have an equal understanding of form-based codes. She asked the Planning Director if it makes sense to have conversations about some of these Zoning Ordinance alternatives in the short term. It would not mean staff is supporting or recommending a particular alternative, it would only mean the Commission is discussing and trying to get a better understanding of the alternatives. Director Campbell thought form-based code is something that staff can expose the Commission to because form-based codes are not one-size fits all. She suggested that discussion could center on the questions the Commission asked at the July meeting with the consultant.

Chairperson Dodson agreed and thought it would be a good opportunity for Commissioners to have dialogue, not a recommendation or input, but just dialogue from their perspective about what they think could be better about the process. She stated that based on the discussion at the retreat, everybody is starved for dialogue. There is a concern with the Zoning Ordinance project that staff could go off and come back in a year and tell the Commission what they are going to do.

The Chairperson also suggested that the Commission engage in a discussion about which ordinances are still being used and which ordinances are outdated. Vice-Chairperson Lathrop thought it would be good to also include information about conditional rezonings.

The Chairperson asked about the next steps. The Planning Director replied that it would be November or December before staff can engage the Commission.

The Chairperson stated that she and Vice-Chairperson Lathrop will develop a very broad, high level outline of the next steps and facilitate a conversation about what the Commission wants to discuss at the October work session. Chairperson Dodson also recommended moving Planning 101 off the table this year so the Commission could focus on internal discussions at the work sessions. Vice-Chairperson Lathrop and Commissioner Allen agreed. Commissioner Allen stated that she prefers less structured meetings without the formal presentations and likes the idea of having more dialogue between Commissioners and staff.

The Chairperson suggested the Commission move forward with this meeting format. She will present a framework of how the Commission will move forward at the October work session. The Commission will begin with a discussion of what they want to work on at the October meeting and ultimately get consensus on a work plan.

The Planning Director encouraged the Committee to finalize the discussion from the retreat and demonstrate a path forward. She noted that since the majority of the retreat was used to discuss priorities, Commissioners may question the retreat purpose if there is not any follow-up on the priority items. The Chairperson stated that she would like to review the priorities at the October work session as well as discuss how the Commission should move forward.

Approval of the October 7, 2013 Work Session Agenda

Chairperson Dodson asked if Student Housing and Nightclubs, Bars, Lounges and Restaurants needed to be on the October agenda. The Planning Director responded that Nightclubs, Bars and Lounges will go to hearing in October. Student Housing will not go to hearing because there is not any official action. The Committee approved the agenda items as submitted.

Approval of the October and November 2013 Meeting Schedules

The Planning Director mentioned that the Zoning Committee is scheduled to meet the day before Thanksgiving. Commissioner Allen stated that the Zoning Committee will discuss rescheduling this meeting. The Committee approved the schedules with the expectation that the Zoning Committee would possibly reschedule the November meeting.

Adjournment

The meeting adjourned at 4:57 p.m.

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

1.	<u>Petition No. 2013-024</u> (Council District 2 – Mitchell) by Cambridge-Davis Lake, LLC for a change in zoning for approximately 16.56 acres located on the northwest corner of the intersection at West W.T. Harris Boulevard and Davis Lake Parkway from CC (commercial center) to CC SPA (commercial center, site plan amendment).
2.	<u>Petition No. 2013-052</u> (Council District 4 - Barnes) by Arden Group for a change in zoning for approximately 39.06 acres located on the southeast corner at the intersection of Interstate 85 and University City Boulevard across from IKEA Boulevard from CC (commercial center) to B-2(CD) (general business, conditional).
3.	<u>Petition No. 2013-072</u> (Council District 4 – Barnes) by Aventine Development, Inc. for a change in zoning for approximately 5.94 acres located at the intersection of Eastfield Road and Prosperity Church Road from R-3 (single family residential) to NS (neighborhood services).
4.	<u>Petition No. 2013-080</u> (Council District 7 – Cooksey) by LightWay Properties, LLC for a change in zoning for approximately 5.7 acres located on the north side of Ballantyne Commons Parkway between Annalexa Lane and Providence Promenade Drive North from O-1(CD) (office, conditional) to UR-2(CD) (urban residential, conditional).
5.	<u>Petition No. 2013-081</u> (Council District 3 – Mayfield) by Joanna Andrinopoulos for a change in zoning for approximately 0.45 acres located on the west side of South Boulevard between East Kingston Avenue and East Boulevard from B-1 (neighborhood business) to MUDD(O) (mixed use development district, optional).
6.	<u>Petition No. 2013-082</u> (Council District 6 – Dulin) by Grubb Properties, Inc. for a change in zoning for approximately 7.95 acres located on the west side of Sharon Road between Morrocroft Lane and Sharon Township Lane from MUDD(O) (mixed use development, optional) to MUDD(O) SPA (mixed use development, optional, site plan amendment).
7.	<u>Petition No. 2013-083</u> (Council District 1 – Maddalon) by Dilworth Center for a change in zoning for approximately 0.50 acres located on the west side of Park Road across from Charlotte Drive from B-1(CD) (neighborhood business, conditional) to B-1(CD) SPA (neighborhood business, conditional, site plan amendment).
8.	<u>Petition No. 2013-086</u> (Council District 1 – Maddalon) by Grandfather Homes for a change in zoning for approximately 3.61 acres located on the west side of Little Hope Road between Marsh Road and Paddock Circle from UR-1(CD) (urban residential, conditional) to UR-1(CD) SPA (urban residential, conditional, site plan amendment).
9.	<u>Petition No. 2013-087</u> (Council District 2 – Mitchell) by Beacon #30, LLC for a change in zoning for approximately 20.47 acres located on the west side of Twin Lakes Parkway between Vance Davis Drive and Statesville Road from BP (business park) to I-1 (light industrial).
10.	<u>Petition No. 2013-088</u> (Council District 3 – Mayfield) by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.60 acres located on the southeast corner at the intersection of South Tryon Street and East Carson Boulevard from I-2 (general industrial) to TOD-M (transit oriented development-mixed use).
11.	<u>Petition No. 2013-089</u> (Council District 4 – Barnes) by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 11.44 acres located on the north side of North Tryon Street and I-85 Service Road, between Macfarlane Boulevard and Stetson Drive from I-1 (light industrial) to TOD-M (transit oriented development-mixed use).

**NOTICE OF PUBLIC HEARINGS ON PETITIONS
FOR ZONING CHANGES BY CITY COUNCIL
OF THE CITY OF CHARLOTTE, N.C.**

NOTICE is hereby given that public hearings will be held by the City Council in the Meeting Chamber located in the Charlotte-Mecklenburg Government Center, 600 East Fourth Street beginning at 6:00 P.M. on **Monday, the 21st day of October, 2013** on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina:

Petition No. 2013-024 by Cambridge-Davis Lake, LLC for a change in zoning for approximately 16.56 acres located on the northwest corner of the intersection at West W.T. Harris Boulevard and Davis Lake Parkway from CC to CC SPA.

Petition No. 2013-069 by James Lawrence for a change in zoning for approximately 5.0 acres located on the north side of Providence Road West near the intersection of Tolliver Drive and Providence Road West from R-3 to UR-1(CD).

Petition No. 2013-072 by Aventine Development, Inc for a change in zoning for approximately 5.94 acres located on the southwest corner at the intersection of Eastfield Road and Prosperity Church Road from R-3 to NS.

Petition No. 2013-079 by Joseph Okoye & Sylvia Okoye for a change in zoning for approximately 1.59 acres located on the west side of Eastway Drive near the intersection of Audrey Street and Eastway Drive from R-17MF to INST.

Petition No. 2013-080 by LightWay Properties, LLC for a change in zoning for approximately 6.5 acres located on the north side of Ballantyne Commons Parkway between Annalexa Lane and Providence Promenade Drive North from O-1 and O-1(CD) to UR-2 and UR-2(CD).

Petition No. 2013-081 by Joanna Andrinopoulos for a change in zoning for approximately 0.45 acres located on the west side of South Boulevard between East Kingston Avenue and East Boulevard from B-1 to MUDD(CD).

Petition No. 2013-082 by Grubb Properties, Inc for a change in zoning for approximately 7.95 acres located on the west side of Sharon Road between Morrocroft Lane and Sharon Township Lane from MUDD(O) to MUDD(O) SPA.

Petition No. 2013-083 by Dilworth Center for a change in zoning for approximately 0.50 acres located on the west side of Park Road across from Charlotte Drive from B-1(CD) to B-1(CD) SPA.

Petition No. 2013-084 by Charles C. Davis, Jr. for a change in zoning for approximately 1.54 acres located on the south side of The Plaza near the intersection of East W.T. Harris Boulevard and The Plaza from R-3 to B-1(CD).

Petition No. 2013-086 by Grandfather Homes for a change in zoning for approximately 3.61 acres located on the west side of Little Hope Road between Marsh Road and Paddock Circle from UR-1(CD) to UR-1(CD) SPA.

Petition No. 2013-087 by Beacon #30, LLC for a change in zoning for approximately 20.47 acres located on the west side of Twin Lakes Parkway between Vance Davis Drive and Statesville Road from BP to I-1.

Petition No. 2013-088 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 0.60 acres located on the southeast corner at the intersection of South Tryon Street and East Carson Boulevard from I-2 to TOD-M.

Petition No. 2013-089 by Charlotte-Mecklenburg Planning Department for a change in zoning for approximately 11.44 acres located on the north side of North Tryon Street and I-85 Service Road, between Macfarlane Boulevard and Stetson Drive from I-1 to TOD-M.

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, October 16, 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 21st day of October, 2013** on the following petition that propose changes to the City of Charlotte Zoning Ordinance:

Petition No. 2013-061 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to add exposition centers as a use permitted under prescribed conditions in B-2 and I-1 zoning districts.

Petition No. 2013-090 by Charlotte-Mecklenburg Planning Department for a Text Amendment to the City of Charlotte Zoning Ordinance to create new definitions and regulations for eating, drinking and entertainment establishments by replacing definitions and regulations for restaurants, nightclubs, bars and lounges. Allows eating, drinking and entertainment establishments by right or with prescribed conditions in the following zoning districts: multi-family, UR-2, UR-3, UR-C, institutional, research, office, business, MX-1, MX-2, MX-3, MUDD, UMUD, CC, NS, TOD, U-I, industrial, PED and TS.

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 Agenda
September 17, 2013 – 5:00 p.m.
CMGC – Second Floor, Room 280

Attachment 7
Approved
October 15, 2013

Attendance

Commissioners Present: Chairperson Tony Lathrop, Vice-Chairperson Raymond Eschert, Randy Fink, Dionne Nelson, Greg Phipps, Michael Sullivan and Andy Zoutewelle

Planning Staff Present: Sonda Kennedy, Kent Main, Melony McCullough, Cheryl Neely, Bryman Suttle, Amanda Vari and Jonathan Wells

Other Staff Present: Timothy J. O'Brien (City Real Estate), Jacqueline McNeil and Katie Ross (Mecklenburg County Asset and Facility Management) and Gwen Cook (Mecklenburg County Park and Recreation)

Call to Order and Introductions

Chairperson Tony Lathrop called the meeting to order at 5:05 p.m. He welcomed everyone, introduced the new Committee members, and explained how the meetings will operate.

Election of Planning Committee Vice-Chairperson

Chairperson Lathrop opened the floor for nominations for Planning Committee Vice-Chairperson. Commissioner Zoutewelle nominated Commissioner Raymond Eschert to serve as Planning Committee Vice-Chairperson. Commissioner Phipps seconded the motion. The Committee voted unanimously to elect Commissioner Eschert as Planning Committee Vice-Chairperson.

Approve May 21, 2013 Minutes

A motion was made by Commissioner Zoutewelle and seconded by Vice-Chairperson Eschert to approve the May 21, 2013 minutes. The vote was 7-0 to approve the minutes.

Overview of the Mandatory Referral Process

Jonathan Wells (Planning Staff) provided a brief overview of the Mandatory Referral process. He explained that the Mandatory Referral process dates back to 1973 and is required by state law when the City, County or sub-entities propose capital investments that involve real estate transactions. However, proposed land acquisitions intended for landfills, rights-of-way, easements, etc. and acquisitions associated with the land development process (e.g. streets, open space, etc.) are not subject to the mandatory referral process.

Mr. Wells further explained that the Committee's recommendation is advisory only and reviewed factors that the Committee can consider when discussing mandatory referrals. They include consistency with publicly adopted plans and policies, compatibility with surrounding land uses, impact on existing infrastructure and joint use opportunities. Factors that cannot be considered include costs and alternative locations. The Planning Department processes an average of 25 to 30 mandatory referrals each year.

Commissioner Fink asked for clarification on the Joint Use Task Force (JUTF) and Planning Committee's role on mandatory referrals. Mr. Wells explained that the JUTF reviews mandatory referrals in search of joint use opportunities that may have been overlooked. Click this link to view the presentation [MR Process Overview PowerPoint](#).

M.R. #13-13: Proposal by Mecklenburg County to Acquire Properties along the Proposed Barton Creek Greenway

Commissioner Zoutewelle revealed that his survey firm staked easements along a portion of the greenway and asked the Committee if there was a conflict of interest. The Committee decided that Commissioner Zoutewelle did not have a conflict of interest.

Amanda Vari (Planning) presented Mandatory Referral #13-13, a proposal by Mecklenburg County to acquire several properties located along the future route of Barton Creek Greenway. The proposed route is located in northeast Charlotte at University Place, an area with a mixture of retail, office, single family and multi-family residential land uses. Commissioner Phipps asked if bicycle parking will be added along the greenway. Ms. Gwen Cook (Mecklenburg County Park and Recreation) replied bike parking will be available at the proposed transit station.

A motion was made by Vice-Chairperson Raymond Eschert and seconded by Commissioner Greg Phipps to approve Planning staff's recommendation for Mandatory Referral #13-13. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-13.

M.R. #13-14: Proposal by the City of Charlotte to Exchange Land on Dwight Evans Boulevard with an Adjoining Property Owner

Jonathan Wells (Planning) presented Mandatory Referral #13-14, a proposal for the City to exchange a 60-foot wide parcel of land located on Dwight Evans Boulevard with an adjoining property owner to allow the road right-of-way to shift.

A motion was made by Commissioner Zoutewelle and seconded by Commissioner Nelson to approve Planning staff's recommendation for Mandatory Referral #13-14. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-14.

M.R. #13-15: Proposal by Mecklenburg County to Acquire Land on Rozzelles Ferry Road for Relocation of the County's Compost Central Facility

Commissioner Zoutewelle revealed a conflict of interest and was recused from considering this mandatory referral.

Amanda Vari (Planning) presented Mandatory Referral #13-15, a proposal by the County to acquire approximately 51 acres of land located on Rozzelles Ferry Road, and bounded by Valleydale Road and Fred. D. Alexander Boulevard, for relocation of the Compost Central Facility from 5631 West Boulevard. She explained that the property on West Boulevard is being leased from Charlotte Douglas International Airport and the Airport has plans for a new runway on the property.

Commissioner Phipps asked what type of outreach efforts have been made in the community. Ms. Jacqueline McNeil (Mecklenburg County Asset Facility and Management) stated that there is a public involvement process which includes a public meeting and tours will be offered to elected officials. Also, information will be posted on the County's website and sent to approximately 1700 citizens in the general area.

Commissioner Sullivan asked if there has been a traffic study. Ms. McNeil said that there is a preliminary traffic study that is not final. Access has been discussed with Planning and CDOT staff and it was determined that there is ample access to the property. However, the best access solution has to be determined.

Commissioner Fink wanted more details about access and screening. Mr. Timothy O'Brien (City Real

Estate) used a map to show the new road, clarify the land exchange and outline how the City might reconfigure access to the site.

Commissioner Fink inquired about screening. Ms. McNeil replied that buffers will be required. Commissioner Phipps asked if there had been any problems at other compost facilities. Mr. O'Brien stated that there was one other City operated compost facility and a privately owned facility. There have not been any significant problems reported at these facilities.

Commissioner Fink asked if the property is under contract and if there is time to request additional information. Ms. McNeil answered that the Board of County Commissioners is scheduled to consider this Mandatory Referral on October 15, 2013 and decide if they would like to move forward. Commissioner Fink emphasized his desire to have more information about how the plan addresses access and the neighborhood across the street before making a recommendation. Chairperson Lathrop said there may be different opinions and that it is the will of the Committee to determine if they will make a recommendation today.

Commissioner Sullivan asked if it is normal to only allow a three week timeframe for community involvement. Ms. McNeil stated that County staff wants to make sure the community is aware of the project. She reiterated that staff would like more time to work with the community; however, circumstances with the lease at the existing location requires acceleration of the process.

Chairperson Lathrop asked the Committee if they felt there was enough information to act on the mandatory referral today. Commissioner Nelson stated that if the proposed use is permitted in the existing zoning category and consistent with the recommended land use; she has some reservations about holding the County to a higher standard than someone else developing the property. Commissioner Sullivan stated that there are a lot of unanswered questions and asked if this is the normal timeframe for this type of request. Ms. McNeil told the Committee that the anticipated date for the Board of County Commissioners to review this mandatory referral is October 15. She noted that this is a time-sensitive item.

After further discussion, it was noted that the site is bounded on three sides by significant roads, no neighborhood directly abuts the site, the neighborhood located on the other side of Rozzelles Ferry Road would be buffered by landscaping, a number of road right-of-ways and railroad right-of-way. Vice-Chairperson Ray Eschert asked what other uses are allowed in I-2. Ms. McCullough explained that I-2 is the least restrictive zoning category and that it allows general industrial land uses.

Commissioner Fink shared his concerns about limited information, access and the nearby neighbors. He noted that he will make a motion to approve this mandatory referral; however, he will vote against his own motion.

A motion was made by Commissioner Fink and seconded by Commissioner Nelson to approve Planning staff's recommendation for Mandatory Referral #13-15. The vote was 5-1 to approve staff's recommendation for Mandatory Referral #13-15. Commissioner Fink voted against.

M.R. #13-17: Proposal by Mecklenburg County to Acquire Flood-Prone Structures Located along McDowell Creek

Jonathan Wells (Planning) presented Mandatory Referral #13-17. This is a proposal by Mecklenburg County Storm Water Services Program, to acquire several residential properties located on Gilead Road and along McDowell Creek within the Town of Huntersville.

A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Sullivan to approve Planning staff's recommendation for Mandatory Referral #13-17. The vote was unanimous to approve Mandatory Referral #13-17.

Overview of the Area Plan Development Process

Ms. Melony McCullough (Planning) provided a brief overview of the area plan development process. She explained that area plans are policy documents that serve as a guide for future growth and development. She reviewed the Centers, Corridors and Wedges Growth Framework and the purpose of an area plan. She explained the Plan Assessment process which is an analytical tool used to determine where future planning efforts should be focused.

Ms. McCullough gave an overview of the plan development process and explained that staff is in the process of reviewing how plans are developed and broadening the toolbox for developing area plans. Commissioner Nelson asked how often does the plan development process change. Ms. McCullough stated that the process is a little different for each area plan. However, it may be several years before staff takes a comprehensive look at the overall process for developing area plans.

Ms. McCullough completed her presentation by explaining the Planning Commission's role in the area planning process. In summary, it was stated that the commissioners attend community meetings and Citizen Advisory Group (CAG) meetings as well as make a recommendation to City Council on area plans. Click this link to view the presentation [Area Plan Development Process PowerPoint](#).

Draft Prosperity Hucks Area Plan Update

Kent Main (Planning) provided an update to the Prosperity Hucks area planning process. The plan development process began last fall and a community meeting to receive public comment on draft plan recommendations was held August 8. Staff will provide an update on the Prosperity Hucks area planning process and the Committee may be asked to receive public comment on the draft plan this fall.

Area Plan Status and Meeting Report

Chairperson Lathrop stated that commissioners assigned to area plans attend the CAG meetings and update the Committee on the area planning process. A motion was made by Commissioner Nelson and seconded by Vice-Chairperson Ray Eschert to assign Commissioner Greg Phipps to the Prosperity Hucks Area planning process. The vote was unanimous. Chairperson Lathrop also said that any committee member who is interested in attending an area plan meeting is welcome to attend the meeting and share their input.

Ms. McCullough asked the Committee if they are interested in touring the Prosperity Hucks plan area on Monday, October 7 prior to the full Planning Commission meeting. Commissioners Fink, Nelson and Phipps plan to attend. Other committee members will also receive an appointment with the tour date.

Adjourn at 6:55 p.m.

Applications for a Certificate of Appropriateness

- | | | | |
|----|---|--------------|----------|
| A. | 523 Hermitage Court, Hermitage Court Local Historic District
Addition
Don Duffy, Applicant | HDC 2013-134 | Approved |
| B. | 1700 The Plaza, Plaza Midwood Local Historic District
Addition
Jessica Hindman, Applicant | HDC 2013-152 | Approved |
| C. | 327 E Worthington Avenue, Dilworth Local Historic District
Second Floor Addition
Vinod Jindal, Owner | HDC 2013-121 | Approved |
| D. | 405 East Tremont Avenue, Dilworth Local Historic District
Demolition/New Construction
Osama Esmail, Applicant | HDC 2013-130 | Deferred |

NOTE: *The cases listed below will not be heard prior to 5:00 PM*

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|----|--|--------------|----------|
| E. | 420 E Park Avenue, Dilworth Local Historic District
New Construction
RAM Construction, Applicant | HDC 2013-137 | Approved |
| F. | 401 East Worthington Avenue, Dilworth Local Historic District
New Construction
ALB Architecture, Applicant | HDC 2013-088 | Deferred |
| G. | 323 Rensselaer Avenue, Dilworth Local Historic District
Renovation
Adam Getchell, Applicant | HDC 2013-151 | Deferred |
| H. | 1217 Belgrave Place, Dilworth Local Historic District
Addition
Karen Barton, Architect | HDC 2013-153 | Approved |