



CHARLOTTE MECKLENBURG

**February 13, 2023
Work Session**



PLANNING COMMISSION

A City-County Agency providing public planning services to the City of Charlotte and the unincorporated areas of Mecklenburg County

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda

February 13, 2023

Room 267

1. **Call to Order & Introductions** (12:00 – 12:05pm)
 - Meeting protocols

2. **Minutes and Reports** (12:05 – 12:10pm)
 - Approve December 12 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (January 17th) – *Attachment 2*
 - Zoning Committee Agenda Results (January 4th & 31st) – *Attachment 3*
 - Planning Committee Minutes (December 20th) – *Attachment 4*
 - Charlotte Regional Transportation Planning Organization (January 25th) – *Attachment 5*
 - Historic District Commission Meeting Results (January 11th & January 18th) – *Attachment 6*
 - Upcoming Meeting Dates – *Attachment 7*

3. **New Business** (12:10 – 2:00pm)
 - Update on Corridors of Opportunity, *Monica Holmes, Executive Manager, Corridors of Opportunity and Division Manager of Design + Preservation Division (40 minutes)*

 - Environment and Sustainability Considerations in City Planning, *Meg Pencil, Director of Engagement and Impact, Sustain Charlotte (10 minutes)*

 - Update, Presentation, and Discussion on FY2023 Work Program Item #4, *Environment and Sustainability Subcommittee (20 minutes)*

 - Work Program Committee Reporting, *Committee Members (5 minutes)*

 - Community Area Planning Update, *Catherine Mahoney, Senior Project Manager, Long Range Planning (10 minutes)*

 - What’s New with the UDO, *Laura Harmon, Division Manager, Entitlement Services (20 minutes)*

4. Future Work Session Agenda Topics

Agenda Topic		Meeting Date
Planning Commission	<ul style="list-style-type: none">• Charlotte Fire Planning Process (Tentative)• Update on Community Area Planning	March 13
Planning Committee	<ul style="list-style-type: none">• February Mandatory Referrals• Update on Community Area Planning	February 21

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes

January 9, 2023

CMGC Room 267

Attendance

Commissioners Present: Phillip Gussman (Vice Chairperson), Douglas Welton, Courtney Rhodes, Ronnie Harvey, Will Russell, Shana Neeley, Terry Lansdell, Rebekah Whilden, and Rick Winiker

Keba Samuel arrived at 12:16 pm. Melissa Gaston arrived at 12:26 pm

Commissioner Absent: Andrew Blumenthal and Clayton Sealey

Planning Staff Present: Alyson Craig (*Interim Planning Director*), Shavon Davis, Candice Rorie, Kathy Cornett, Alysia Osborne, Catherine Mahoney, Robyn Byers, Yolanda Jones, Andrew Ausel, Mariah Wozniak

Call to Order & Introductions

The Vice Chairperson called the meeting to order at 12:08 pm, welcomed those present and went over the protocols of the meeting.

Minutes and Reports

Approval December 12 Work Session Minutes

A motion was made by Commissioner Whilden and seconded by Commissioner Welton to approve the December 12, 2022 minutes. The vote was unanimous to approve the minutes.

New Business

Understanding City of Charlotte Affordable Housing Programs and Initiatives

Interim Director Craig introduced Mr. Miles Vaughn from Housing and Neighborhood Services. Mr. Vaughn shared a slide presentation and discussed the affordable housing initiatives and efforts that the City of Charlotte is engaged in.

Commissioner Neeley addressed Mr. Vaughn saying he mentioned some of the financial contributions that the city is making and helping with the affordable housing problem; she asked from his professional opinion, how successful does he think these programs are. Mr. Vaughn replied from his professional and even personal opinion, he thinks they've been quite successful. He went on to say if you look at the households that have gone from homelessness, or borderline homelessness, to a high-quality rental or homeownership has been quite successful. Lastly, he added success is measured by incremental changes and incremental progress that you make along those lines and what matters most is the efforts that are being undertaken to address the needs.

Commissioner Neeley asked are there goals or measures of success that they all can see. Mr. Vaughn replied each one of their funding sources requires goals and there are specific goals that the department is engaged in meeting, and typically they do meet those goals.

Commissioner Rhodes asked what is the percentage that is needed for developers to qualify for the UDO bonuses when they talk about affordable housing integration with property investments and development. Mr. Vaughn replied typically a market rate developer is wanting to invest anywhere

from 5 to 10 percent of their units toward affordable housing units, and that is households that meets 80% of the median income or less, that would meet the requirement. He added it is sort of like on a sliding scale, it can vary depending upon the program, but there are other services or assistance that they might qualify for.

Commissioner Rhodes asked was the Charlotte Housing Down Payment assistance focused on a particular group like the cost burden or the workforce, which one is that targeted towards. Mr. Vaughn explained the Charlotte Housing Down Payment Assistance program that's funded with federal dollars is targeted towards the households that are at 80% of the median income or less, however, they also have Housing Trust Funds available to that workforce housing gap which is like 81% up to 110% in this case that would also qualify for House Charlotte Down Payment Assistance and these funds are local dollars and it's a bit more limited.

Commissioner Welton commented they had a zoning case come up recently and zoning was required as a part of the process to get through a certain set of funding. He asked Mr. Vaughn to explain why perhaps sometimes these development projects may come through zoning before they actually have acquired funding for the project. Mr. Vaughn explained that is one of the requirements for the funding, they have to be properly zoned for whatever development plan that they are seeking to submit for their proposals.

Commissioner Russell asked are there any pushes to kind of look towards smaller developers who are more nimble, can build fast enough, and generally have cheaper rents. Is there any effort being made by the city to help target those smaller developers to bring out units quicker. Mr. Vaughn replied the approach taken is that every unit counts, so they are currently in the process of tweaking their policies and requirements, trying to maintain the balance to open up the door to developers and investors who may not have the capacity to do the larger scale ones, but could do the smaller ones and make just as much of an impact.

Chairperson Samuel referred to the Current Need slide and asked how recent is that data. Mr. Vaughn replied it is a little outdated, as of 2019 – 2020. They do have more recent data, the percentages has crept up a little, but it's still within that range and still a reflection of the dire need. Chairperson Samuel asked what was the amount given for the down payment assistance program before the recent increase and when was the last increase prior to the recent one. Mr. Vaughn answered, prior to the recent increase it was \$17,000 and it had been at the level for quite some time mostly due to limited funding. The chair said she knows of some municipalities that use a tier approach to the down payment assistance, is this a strategy that's built in there. Mr. Vaughn replied yes, the maximum is built in there, but you get what you need. As a means of participating in this homeownership education program, they make sure the potential homeowners are aware of other funding sources and the state has a great program.

Chairperson Samuel addressed Mr. Vaughn saying he mentioned 10 million in commitments to date, what is the timeframe from commitment to receipt and are there any commitments that have failed to reach fruition. Mr. Vaughn explained they are relatively new at this. The 10 million dollars was approved in 2019 and there has been some growth pains, they've looked at some best practices from our sister cities, and they think that they have a good template to work with. In general, it

could be about 30 days from that initial presubmittal meeting to the actual issuance, on average of a commitment letter. The chair asked are there any efforts on policies targeted toward affordable housing gains that are being employed in other municipalities that are not being employed here in Charlotte that we could easily implement and are there policies that we are currently using that could be more aggressive. Mr. Vaughn replied for the former, the key one that other municipalities are utilizing that we cannot for legislative reasons is that of exclusionary zoning; they are continuing to advocate and lobby for this otherwise they have a number of best practices that they've incorporated and are doing quite well.

Commissioner Whilden commented she knows in the spending package that congress passed right before the holidays there was 85 million dollars in grants to support an incentivized exclusionary zoning and affordable housing and asked would the City of Charlotte be applying for any of those funds. Mr. Vaughn replied unfortunately we won't because we don't have the legislative statutory approval to use those funds.

Commissioner Gaston's question surrounded exclusionary zoning and asked how was Davidson able to include that and Charlotte cannot being that it's still in North Carolina and this is a state thing. Mr. Vaughn replied by in large, the way that they've done it is a manner in which it's an exception of sorts; it's not what they consider to be the full state statute endorsed, accepted, and approved exclusionary zoning requirement. Interim Director Craig added that she believes they've recently gotten sued on that too. She thinks they've taken liberal ways of interpreting things that may be catching up with them so by state's statute, they don't have that legal authority, they'll have to gain it and our attorneys have been very clear on that.

Commissioner Gaston commented she's noticed when the developers are asking, they are readily asking for affordable housing of that 80% AMI and she knows that people need that 50% AMI for rentals and things like that. She asked has there been any consideration if a developer comes to them and say they are willing to do the 50% or less AMI for their rentals that they are building, will you give a greater percentage of money or something to that effect to encourage developers to do that.

Mr. Vaughn replied for the Housing Trust Fund with regards to multi-family rental affordable housing development, while they can go up to 80% AMI, that maximum, the average has to be 60%. The other thing is that all of the developers that receive Housing Trust Fund funding from them, at least 20% of those units has to be targeted to households that are at 30%, the lower income stratum. He went on to say there may be some that are 80%, but typically there may be some 50's and 40's but 60% is the average along those line; this is the requirement. Lastly, on the homeownership side while they have a 80% cap as well for the home funding down payment assistance, in partnership with their partners like Habitat and NACA, it's not unusual to target households that are even lower income, the challenge however is you don't want to put a lower income household in a situation whereby they are set up for failure because their income is so low that they can't maintain home ownership so in partnership with their partners, they've targeted as deeply as 40% – 50% AMI but with the housing trust fund the average AMI for a household is 75%.

Work Program Committee Reporting

Chairperson Samuel remarked that she mentioned last month that they would likely have a monthly report out for the subcommittees that were established as a result of their work program. There were 2 subcommittees officially established, one for their targets on their Environmental and Sustainability efforts and one for the review of their guiding documents, the Interlocal Agreement and Rules of Procedure. The chair reminded the Commission that the members of the Environmental and Sustainability subcommittee are Commissioners Blumenthal, Russell and Whilden and those reviewing their guiding documents are Commissioners Neeley, Whelton, and Winiker.

Commissioner Russell shared they had an initial meeting and put together a list of questions that they thought would be good as kind of a framework for reviewing zoning going forward. They are in the process of refining those questions and understanding how they want to approach this. They will be meeting with Mr. Dave Pettine on the first of February to iron out some questions and figure out how they can proceed for zoning going forward.

Chairperson Samuel said she was hoping to have a better understanding of their targeted dates and schedule delivery. Commissioner Russell replied right now, they are targeted for early March. Chairperson Samuel replied their targeted dates per the adopted work program was February and April, she asked if he could shoot her an email with each of those updated targets in terms of delivering to the full Commission. Referring to all of the work program items, she said ideally, what they discussed if you had something that was to be delivered in February as formality, it would be brought to the Commission in January or the month prior. She asked if they could get some firm dates on true delivery for the work program items and she would greatly appreciate it if she could get it by Monday.

Commissioner Welton shared that his committee met in December and collected the documents that they need to peruse and massage. They've reached out to the city's attorney and they are doing a bit of telephone tag but they may be having a meeting tomorrow or Wednesday. He said until they can go forward with that, they were encouraged to talk to the city attorney to make sure that the changes or suggestions would be valid going forward, so that's their block right now. Lastly, he said by the next work session they should have a much more clear view of where they are going.

Alignment Rezoning Project Update

Interim Director Craig introduced both presentations and advised they are coming before the Commission to talk about the next major steps in implementing the Charlotte 2040 Comprehensive Plan as well as the UDO and what that looks like. They will also talk about area planning and what that looks like, the geographies and some of the approach but they are getting to a place where they are about to launch that. She advised staff would talk about what the kickoff looks like and what the engagement looks like, and how the Commission could be of help there.

Chairperson Samuel asked Dr. Byers to describe the idea of a workshop (Process and Schedule slide). Dr. Byers replied they are still developing what that looks like at this point, they are working with community area planning. Interim Director Craig explained it would be similar to the TOD alignment rezoning workshops where there would be presentations explaining what this is, this is

what this means, and then have boards in different areas and have people come up and ask specific questions about areas they are interested in. She went on to say they will look at this and see when did this work, when did it not work and come up with different ways in which they can engage people.

Commissioner Welton shared he had a discussion with someone and they understood the translation, however, their concern was when the alignment comes about, are they going to possibly get something different and what if they don't want that new different thing. Dr. Byers replied the start is with the alignment process, they look to the place types, so the resident should have an idea of what might happen to their property based on the place type. There will also be some intra-alignment in which they will discuss deeper in another meeting. Lastly, she said regardless of the changes, if it stays the same, what have you, they will have those workshops and they will have a lot of opportunities to hear from the residents.

Interim Director Craig referred to the Place Types and UDO Zoning Districts slide saying it at least gives you a clue initially of what the policy map is saying "so this is what my potential zoning districts could be and that's not in alignment with what they have today", then maybe there would need to be a conversation about the policy map or there may need to be a conversation with the landowner about this is what we are aspiring to be as a city.

Commissioner Lansdell referred to the Alignment Rezoning - Process Steps slide, #7 and said that is a big deliverable. He asked what does their section of #7 look like; what does she see for the fulfillment of their workload in that alignment rezoning process. Dr. Byers replied they would be talking to them throughout this process and hopefully they would feel that staff has walked them along the entire time. The Zoning Committee will be making the recommendation because it is a zoning map change; how they are going to split it up, they are still trying to figure out what makes the most sense, whether it's by geography or by place type.

Chairperson Samuel added that the expectation is that they all stay in tuned and they all keep their finger on the pulse as this is a huge effort and they have to be informed, keep informed, and stay informed. She went on to say although staff will come and present to the Commission, it is at the absolute expectation that they ask questions during these meetings, in between these meetings, and attend some of these public engagement opportunities, and that is the most effective way to stay informed.

Vice Chairperson Gussman commented as they talk about these workshops for this effort, they know they are going to be aligned, so to speak, with the area planning. He asked are the workshops going to be geographically based on those areas or will they be using a different area. Dr. Byers replied they are all going to be the same workshops, so they will be done geographically.

Community Area Planning Update

Commissioner Lansdell referred to the Key Plan Components slide and asked how would this align with #7 from the previous report. He questioned as they look at the Comprehensive Plan, how do they make the recommendations for the street classifications and infrastructure improvements.

How do they get the end result and what does the end result look like. Ms. Osborne replied their fiscal analysis is associated with the Comprehensive Plan and the policy map and this work is constrained to their fiscal impact so it doesn't go into the regional funding model or anything like that or goes beyond that. The role of the fiscal component is to see how much will it take the city to fund this growth and in these specific focus areas, what might that look like to accommodate that growth in that area. Lastly, she said the primary focus is to understand what's Charlotte's responsibility fiscally and accommodating the anticipated growth.

Commissioner Lansdell shared his thoughts and brought to the attention of the dais the Strategic Transportation Improvement Investment Law of 2013. Ms. Mahoney replied not that it solves the problem, but the city's complete street policy helps counter that a little bit. Ms. Osborne thought it was important to say not just this work but as with all of their previous work, it's in partnership with their Regional Transportation Organization (CRTPO), so as in all planning initiatives they're at the table, helping them to understand the implication of these recommendations, not just on city policies, city plans, and funded investments, but regionally as well.

Chairperson Samuel asked how does the new website clt.gov.me/cltfuture interface with Charlottefuture2040.com. Ms. Mahoney replied there is a direct link to Charlottefuture2040.com. The chair referring to the CAP website slide then said, she knows they keep saying 14, because one is already adopted, she asked are we sure they shouldn't revisit #15 considering the distance between its bottom of 21 adoption to the adoption of the other 14, especially as it seems as though she personally anticipates some very quick delivery text amendments to the UDO. Ms. Kathy Cornett shared they had several staff members that were involved in the City Center Partners All In Plan and by saying it's only 14 doesn't mean they won't reengage with them around those recommendations, so that is the plan, but it would be in a different mode than the workshop as to how they do that.

Other Business

Chairperson Samuel shared the CRTPO is currently soliciting feedback on their public improvement plan so she encouraged the Commission to visit the CRTPO's website, there you will receive information on how to deliver that feedback.

Interim Director Craig shared the UDO University will be launching on Friday and you can sign up for sessions and learn more about different components. She asked the Commission to make sure people are aware of that and if they can't attend in person, you can listen to the recording later. Questions may be submitted in advance and have those answered during the sessions.

Adjournment

The meeting adjourned at 2:02 pm.

Executive Committee Minutes

January 17, 2023

CMGC – Room 266

Attendance

Commissioners Present: Keba Samuel (*Chairperson*), Douglas Welton, and Andrew Blumenthal

Commissioners Absent: Phillip Gussman

Planning Staff Present: Alyson Craig (*Interim Planning Director*), Shavon Davis, Candice Rorie, and Kathy Cornett

Call to Order

Chairperson Samuel called the meeting to order at 4:13 pm and welcomed those present.

Approval of Minutes

A motion was made by Commissioner Blumenthal and seconded by Commissioner Welton to approve the December 20, 2022 minutes. The vote was unanimous to approve the minutes.

New Business

Chairperson Samuel reviewed the Executive Committee agenda topics. She asked for a correction to the agenda to reflect that “FY2023 Work Program progress update and next steps” should be bullet point number 2 for this meeting as opposed to an agenda topic for the Planning Commission February 13th meeting date. She clarified that she wants to discuss with the Executive Committee an update to the work program.

A motion was made by Commissioner Welton and seconded by Commissioner Blumenthal to edit the agenda for the January Executive Committee meeting. The vote was unanimous to edit the agenda.

Chairperson Samuel expressed that primarily, she wanted to make sure that all of their items are really moving forward as they really only have 4 months to complete the agenda items. Some items had a February target for delivery and she asked the subcommittees to kind of report out on progress and update at the last full body meeting. She thinks she is clear with the group that’s working on guiding documents and Commissioner Russell provided a very brief overview so she asked him to send her an email with some additional information and he sent it to her on Monday.

Commissioner Blumenthal commented that he does not want to make a formal request yet because it could be realistic that they meet that February 13th date in terms of getting everything in front of the Commission to review for a March adoption, his only hesitancy is as one of the lead pushers behind this, he will not be at the February 13th meeting.

Chairperson Samuel replied she understands the caution, but she thinks that when they are presenting this work before Commission to review, whether it’s environmental or guiding documents, we would want to give them a few days to review it before chiming in on it at the meeting, so you are really delivering a week or 3-4 days in advance.

Commissioner Blumenthal shared they have a meeting set up with Mr. Pettine on February 1st to solicit his feedback and he does not know what he's going to say, so because of that, he does not know how quickly they would be able to turn something around.

Chairperson Samuel suggested what they might do instead, because of the tight window, if they are good with the other items, share what they have so far, acknowledge that they would come back next month, and ask if there are any additional thoughts on what was presented.

Commissioner Blumenthal commented they could present their checklist at the meeting on the 13th and look for an adoption in March. This gives them time to take everyone's feedback, assuming there is some, and incorporate that.

Chairperson Samuel commented on work program item 1 when they are out in front of the community, getting to know faces and names, and talking with the public, they initially said they would start in January, and they missed that marker. She does not have a concern of meeting the overall objective of hosting at least 4 meetings. She shared that she inquired about the use of reserving a conference room at CMGC because they want to give everyone equal opportunity to be able to access the meeting. She went on to say she was thinking in person, somewhere between the 6:00 pm and 8:00 pm hour, probably no longer than 90 minutes.

Ms. Rorie explained the meeting would have to conclude during business hours so building services could have the staff that they need for the meeting.

Commissioner Welton asked are they going to work with community partners to find other public locations. Chairperson Samuel replied yes, they have 3 more but she wanted the government center because of easy access, that would be her preference for the first go out but she is not necessarily married to that. She said Abbott Exchange and the Belmont Center are the two locations that have popped into her head and she's heard from other Commissioners Camp North End was a willing partner and Commissioner Welton added Queens University Sports Complex is a good one, he's done some talks there.

Chairperson Samuel said ideally, she wanted to set the first meeting so that she could mirror it for the next 4 months. The first meeting will be January 26th and the 26th of every month. She wanted every 3rd week of the month or some kind of regularity to it, so she was waiting to figure out this first meeting and then work around that.

Chairperson Samuel shared a soft agenda, saying basically it's an introduction, here's what the Commission does, the many different ways they impact the lives of Charlotte residences, here is some myth busters, what do they and do not have the power to do; because there is a lot of misinformation floating around in the community. Lastly, she said primarily she would want to reserve at least 30 minutes of each of these sessions just for questions from the attendees. She wants them to mirror what was done in the community conversations where ideally they would be hybrid, having an opportunity for people to submit their questions online or some kind of way to where they are interacting virtually with members of the public simultaneously.

Commissioner Welton commented this is fine with him. He went on to say the last couple of times he'd gone out and talked to people he got dragged out because they wanted to know about the rezoning process which he could do in 10 minutes, and this is one of the things that people would ask about, there is a mythology about it. He shared that he put together several documents for folks to read for the sake of clarity, because you need to have information so you won't spread misinformation and they could do the same thing for planning. He does not think people need to know they as faces and personality so he feels they could let that part go. His only concern is just making sure that it's widely know about and actually getting people in.

Chairperson Samuel touched on a few additional items that are on the soft agenda: purpose of the meeting, order of the meeting, introduction of the Commissioners, meeting format, a generalized and very brief history of the Planning Commission, little known facts about the Commission, myth busters as conversation starters, go through the shell of the rezoning process and including timelines because that's where a lot or people really get's tripped up, identify issues of the boards, policies, city departments that help shape their work, and obviously talk about long range planning initiatives that are on the way and describe how their work effect the lives of Mecklenburg County residents and reminding them of the opportunity to serve, and the rights to have their inputs voiced. She continued saying in terms of widely known, as wide as they could get it. She shared that she sent an email to the Board of County Commissioners basically requesting partnership in this effort and she think there will be overwhelming support from that board. She will send a similar email to the City Council.

Commissioner Welton clarified that these things would be apart from any town hall that they might try to attend and Chairperson Samuel replied in her email she's asking them to moderate, host, or co-host.

Commissioner Welton shared they met with the city attorney for the Interlocal Agreement and Rules of Procedure. They are going to get together Friday and try to get all of their stuff together so that they can present some stuff to Ms. Hagler-Gray and she can give them more guidance. Their intent is to try to put as many things in the Rules of Procedure as opposed to changing the Interlocal Agreement because the Interlocal, people have to vote on it and they have no control over those people and that in his opinion is not expedient.

Other Business

Chairperson Samuel reviewed the future work session agenda topics noting Charlotte Fire will come in March and Charlotte Mecklenburg Schools will come in April.

Interim Director Craig shared that she and Mr. Pettine met with the Director of Planning for CMS to try to get more coordinated, particularly when it comes to area planning and rezoning and said that she was excited to come before them.

Approval of Calendars

Chairperson Samuel reviewed the February and March calendars.

A motion was made by Commissioner Blumenthal and seconded by Commissioner Welton to approve the February and March calendars. The vote was unanimous to approve the calendars.

Adjournment

The meeting adjourned at 4:42 pm.

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Zoning Agenda

RESULTS

Wednesday, January 4, 2023

Charlotte-Mecklenburg Government Center - Room 280

Zoning Committee Work Session

Phillip Gussman, Chairperson

Melissa Gaston

Ronnie Harvey

TL Lansdell

Courtney Rhodes

Wil Russell

Douglas Welton

8. Rezoning Petition: 2022-058 by Baldwin SRE-A LLC, Hampstead SC (SRE) LLC, and Baldwin SRE-C, LLC
Recommended for Approval

Location: Approximately 3.4 acres bound by the south side of Baldwin Avenue, west side of East 4th Street, and east side of East 3rd Street, north of Queens Road. (Council District 1 - Anderson)

Current Zoning: MUDD-O (mixed use development, optional)

Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)

Motion: Welton

2nd: Lansdell

Vote: 7:0

9. Rezoning Petition: 2022-065 by Griffin Family Investments
Zoning Committee deferred recommendation to January 31, 2023

Location: Approximately 37.10 acres located on the east side of Beatties Ford Road, south of McIntyre Avenue, and north of Sunset Road. (Council District 2 - Graham)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Motion: Welton

2nd: Russell

Vote: 7:0

10. Rezoning Petition: 2022-069 by The Fallon Company
Recommended for Approval

Location: Approximately 16.69 acres located on the east side of South Boulevard, southwest side of South Caldwell Street, west side of Templeton Avenue, and north side of Euclid Avenue. (Council District 1 - Anderson)

Current Zoning: TOD-M(O) (transit oriented development - mixed use, optional) and TOD-R(O) (transit oriented development - residential, optional)

Proposed Zoning: TOD-UC (CD) (transit oriented development - urban center, conditional) and TOD-NC (CD) (transit oriented development - neighborhood center, conditional)

Motion: Rhodes

2nd: Lansdell

Vote: 7:0

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Zoning Agenda

RESULTS

Tuesday, January 31, 2023

Charlotte-Mecklenburg Government Center - Room 280

Zoning Committee Work Session

Phillip Gussman, Chairperson

Melissa Gaston

Ronnie Harvey

TL Lansdell

Courtney Rhodes

Wil Russell

Douglas Welton

Zoning Committee Work Session

Call to Order: 5:35 pm

Adjourned: 8:02 pm

Zoning Committee Members

<i>Phillip Gussman</i> ✓	<i>Douglas Welton</i> ✓	<i>Terry Lansdell</i> ✓
<i>Ronnie Harvey</i> ✓ <i>Left at 6:12 pm</i>	<i>Melissa Gaston</i> ✓ <i>Arrived at 6:00 pm</i>	<i>Courtney Rhodes</i> ✓
<i>Wil Russell</i> ✓		

1. Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC

Zoning Committee deferred recommendation to March 7, 2023

Location: Approximately 0.99 acres located at the southeastern corner of the intersection of Steele Creek Road and Rigsby Road. (Council District 3 - Watlington)

Current Zoning: R-3 (single-family residential)
Proposed Zoning: NS (neighborhood services)

Motion: Welton

2nd: Harvey

Vote: 6:0

2. Rezoning Petition: 2021-213 by Goldberg Companies, Inc.

Zoning Committee deferred recommendation to March 7, 2023

Location: Approximately 42.85 acres located on the south side of Pineville-Matthews Road, east of Hugh Forest Road, and west of Reverdy Lane. (Council District 7 - Driggs)

Current Zoning: R-12 MF (CD) (multi-family residential, conditional)
Proposed Zoning: R-12 MF (CD) SPA (multi-family residential, conditional, site plan amendment)

Motion: Welton

2nd: Harvey

Vote: 6:0

3. Rezoning Petition: 2022-093 by ZCM B1, LLC

Zoning Committee deferred recommendation to March 7, 2023

Location: Approximately 1.56 acres located on the north side of Gondola Avenue, east of West Sugar Creek Road, and north of Cinderella Road. (Council District 1 - Anderson)

Current Zoning: R-4 (single family residential)
Proposed Zoning: UR-1(CD) (urban residential, conditional)

Motion: Welton

2nd: Harvey

Vote: 6:0

8. Rezoning Petition: 2022-075 by Morteby, LLC
Recommended for Approval

Location: Approximately 20.96 acres located on the north and south side of East Westinghouse Boulevard, west of South Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1 (light industrial) and I-2 (general industrial)

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center) and TOD-CC (transit oriented development - community center)

Motion: Rhodes

2nd: Welton

Vote: 5:1

9. Rezoning Petition: 2022-077 by Blue Ocean
Recommended for Approval

Location: Approximately 3.64 acres located on the north side of Yorkmont Road, west of Tyvola Road, and south of Oak Lake Boulevard. (Council District 3 - Watlington)

Current Zoning: I-1 AIR (light industrial, airport noise overlay)

Proposed Zoning: MUDD-O AIR (mixed use development district, optional, airport noise overlay)

Motion: Lansdell

2nd: Gaston

Vote: 6:0

10. Rezoning Petition: 2022-082 by Maple Multi-Family Land SE, LP
Recommended for Approval

Location: Approximately 13.26 acres located on the south side of West Mallard Creek Church Road, east of Interstate 85, and north of Berkeley Place Drive. (Council District 4 - Johnson)

Current Zoning: R-43MF (multi-family residential) and R-3 (single family residential)

Proposed Zoning: UR-2 (CD) (urban residential, conditional)

Motion: Rhodes

2nd: Lansdell

Vote: 6:0

11. Rezoning Petition: 2022-087 by Appaloosa Real Estate Partners
Recommended for Approval

Location: Approximately 11.65 acres located on the east side of Mallard Creek Road, north of Governor Hunt Road, and west of David Taylor Drive. (Council District 4 - Johnson)

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

Motion: Gaston

2nd: Lansdell

Vote: 4:2

**12. Rezoning Petition: 2022-094 by CCC Uptown Gardens, LLC
c/o Chaucer Creek Capital, LLC**
Recommended for Approval

Location: Approximately 3.59 acres bound by the north side of North Graham Street, south side of North Smith Street, east side of West 7th Street, and west side of West 8th Street. (Council District 2 - Graham)

Current Zoning: UR-2 HD (urban residential, historic district overlay)

Proposed Zoning: UMUD-HD (uptown mixed use district, historic district overlay)

Motion: Welton

2nd: Gaston

Vote: 6:0

13. Rezoning Petition: 2022-095 by AHC Funds
Recommended for Approval

Location: Approximately 0.92 acres located on the east side of West 30th Street, north of North Tryon Street, and west of West 31st Street. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

Motion: Lansdell

2nd: Welton

Vote: 6:0

14. Rezoning Petition: 2022-097 by OMB Property Holdings, LLC
Recommended for Approval

Location: Approximately 3.24 acres located on the northwest side of Yancey Road, east of South Tryon Street, and west of Old Pineville Road. (Council District 3 - Watlington)

Current Zoning: I-1(TS-O) (light industrial, transit supportive overlay)

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

Motion: Rhodes

2nd: Welton

Vote: 6:0

15. Rezoning Petition: 2022-100 by Copper Builders, LLC
Recommended for Approval

Location: Approximately 0.50 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of South Tryon Street. (Council District 3 - Watlington)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-TR (transit oriented development - transition)

Motion: Welton

2nd: Gaston

Vote: 6:0

**20. Rezoning Petition: 2022-122 by CoHab Development LLC
DBA Space Craft
Recommended for Approval**

Location: Approximately 2.4 acres located on the north side of North Davidson Street, east of East 26th Street, and south of North Brevard Street. (Council District 1 - Anderson)

Current Zoning: TOD-NC (transit oriented development - neighborhood center)

Proposed Zoning: TOD-UC (transit oriented development - urban center)

Motion: Rhodes

2nd: Gaston

Vote: 5:1

**21. Rezoning Petition: 2022-127 by AHC Funds
Recommended for Approval**

Location: Approximately 1.88 acres located on the east side of West 32nd Street, north of North Tryon Street, and west of Atando Avenue. (Council District 1 - Anderson)

Current Zoning: I-2 (general industrial)

Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

Motion: Gaston

2nd: Rhodes

Vote: 6:0

Charlotte-Mecklenburg Planning Commission**Planning Committee Meeting****DRAFT Minutes**

December 20, 2022 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Keba Samuel, Vice Chairperson Andrew Blumenthal; Commissioners Shana Neely, Clayton Sealy, Rebekah Whilden + Frederick Winiker

Planning Committee Members Absent: Commissioner Terry Lansdell

Planning Staff Present: Robyn Byers, Kathy Cornett, Zenia Duhaney, Alberto Gonzalez, Maria Floren, Gretchen Flores, Erin Hinson, Alysia Osborne, + Evan Lowry

Other Staff Present: Jonathan Beller, Mecklenburg County Storm Water Services

Welcome and Introductions

Chairperson Keba Samuel called the meeting to order at 5:05 p.m., welcomed everyone, + introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines

The meeting was livestreamed on YouTube. A link for the public to view the meeting's livestream is posted on the Planning, Design & Development Department's webpage.

Approval of Minutes

A motion was made by Commissioner Whilden and seconded by Commissioner Neely to approve the November 15, 2022, minutes. The minutes were unanimously approved. 6-0

Mandatory Referrals

Chairperson Samuel noted that there are seven mandatory referrals available for review and discussion. She asked if any mandatory referrals should be pulled for discussion. Hearing no response, a motion was made to approve the mandatory referrals.

M.R. #22-56 | Mecklenburg County Storm Water Services proposes to acquire ~.23 flood prone acres located at 4015 Barlowe Road (PID# 06514108) for floodplain management purposes.

M.R. #22-57 | Mecklenburg County Storm Water Services proposes to acquire ~.44 acres located at 5701 Wedgewood Drive (PID# 17109102) for floodplain management purposes.

M.R. #22-58 | Mecklenburg County Storm Water Services proposes to acquire ~1.14 acres located at 7300 Timber Ridge Dr in Mint Hill (PID# 13536403) for floodplain management purposes.

M.R. #22-59 | Mecklenburg County Storm Water Services proposes to acquire 15 parcels on Mounting Rock Drive (PID#s 16722156, 16722157, 16722145, 16722159, 16722144, 16722160, 16722161, 16722122, 16722302, 16722304, 16722306, 16722308, 16722309, 1672231 + 16722310) for floodplain management purposes.

M.R. #22-60 | Mecklenburg County Park and Recreation proposes to acquire ~34.837 acres (PID#s 031-461-03, 031-152-25, 031-152-32, + 031-152-24) for park and recreation purposes.

M.R. #22-61 | Mecklenburg County Park and Recreation proposes to acquire ~5.001 acres (PID#s 219-124-22) for park and recreation purposes.

M.R. #22-62 | Mecklenburg County's Storm Water Services Program proposes to acquire .44 flood prone acres (PID# 17517205) located at 3108 Westfield Rd, Charlotte for floodplain management purposes.

A motion was made by Commissioner Sealy and seconded by Vice Chairperson Blumenthal stating that the Planning Committee reviewed M.R. #22-56, M.R. #22-57, M.R. #22-58, M.R. #22-59, M.R. #22-60, M.R. #22-61, and M.R. #22-62, on December 20, 2022, and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0

Charlotte Future 2040 Implementation Dashboard Update

Dr. Robyn Byers, Planning Program manager, presented an update to the Planning Committee on the Charlotte Future 2040 Implementation Dashboard. In addition to its release in August 2022, the update detailed annual data additions, as well as a review of the data after 5-years. This is to measure if the goals of the Comprehensive Plan are being achieved. Gretchen Flores, Project Manager continued the discussion by providing a demo of the dashboard's functionality, location, + design.

2040 Planning Academy Update

Maria Floren, Planning Coordinator, shared information about the newly implemented 2040 Planning Academy. Interested citizens can learn more about Planning's role in community building through this free educational program.

Community Area Planning Update

Kathy Cornett, Community Area Planning Program Manager, updated commissioners regarding the joint approach in the implementation of Community Area Plans + the Alignment Rezoning. She discussed the scope, process, schedule, and upcoming Community Area Planning's kick-off highlights planned for 2023. The blueprint for growth includes the adoption of the Charlotte Future 2040 Comprehensive Plan in June 2021, the adoption of the Charlotte Future 2040 Policy Map on March 28, 2022, and the implementation and adoption of the City of Charlotte's Unified Development Ordinance (UDO) in August of 2022.

Adjourn – The meeting adjourned at 6:00 pm



charlotte regional **transportation** planning organization

**BOARD MEETING
AGENDA PACKET
January 25, 2023
6:00 PM**

CRTPO Staff Contact:
Neil Burke, AICP PTP
704-336-2205
Neil.Burke@charlottenc.gov

Charlotte-Mecklenburg Government Center
600 East Fourth Street
Room 267 (Second Floor)
Charlotte, NC 28202

Agenda Items:

- Consent Agenda:
 - 2020-2029 TIP Amendments
 - Performance-Based Planning: 2023 Safety Targets
 - NCDOT Paved Trail & Sidewalk Feasibility Study Grant Program: Waxhaw Resolution
 - NCDOT Paved Trail & Sidewalk Feasibility Study Grant Program: Matthews Resolution
- Fred D. Alexander Blvd Alignment CTP Amendment
- Federal Functional Classification Revision Requests
- CRTPO Discretionary Funds Project Call - Recommended Projects
- CRTPO FY 2024 Unified Planning Work Program: Annual Budget
- Charlotte Urban Area Boundary
- NCDOT I-77 South Unsolicited Proposal

CRTPO BOARD MEMBERS

Ron Pappas, Chair
Mayor, Town of Waxhaw

Lisa Qualls, Vice-Chair
Commissioner, Town of Mooresville

City of Charlotte
Town of Cornelius
Town of Davidson
Town of Fairview
Town of Huntersville
Town of Indian Trail
Iredell County
Town of Marshville
Town of Marvin

Town of Matthews
Mecklenburg County
Metropolitan Transit Commission
Town of Mineral Springs
Town of Mint Hill
City of Monroe
Town of Mooresville
NCDOT
Town of Pineville

Town of Stallings
City of Statesville
Town of Troutman
Union County
Town of Waxhaw
Town of Weddington
Village of Wesley Chapel
Town of Wingate

Title VI Policy

It is the policy of the Charlotte Regional Transportation Planning Organization to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities.

The Charlotte Regional Transportation Planning Organization (CRTPO) is the Metropolitan Planning Organization (MPO) that coordinates transportation planning initiatives for the greater Charlotte urbanized area, including Iredell, Mecklenburg, and Union counties. The CRTPO Board reviews and votes on consensus-based technical recommendations provided by the Technical Coordinating Committee (TCC).

Non-Discrimination Policy

It is the policy of CRTPO to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities.

In compliance with the Americans with Disabilities Act (ADA), accommodations will be provided for persons who require assistance to participate in CRTPO meetings. If assistance is needed or to request this document in an alternative format, please contact the CRTPO at (704) 336-2205 or send an email to email@crtpo.org.

Accessing the Charlotte-Mecklenburg Government Center (CMGC)

CMGC is located at 600 East Fourth Street, at the corner of Fourth and Davidson streets in Uptown Charlotte. From I-85 N, I-77 N, and US-74 W, take exit 2A from I-277 S/ NC-16 S onto East Fourth Street. Parking is available in the CMGC parking deck between Third and Fourth streets. On-street parking is also available.

The public parking entrance on Davidson Street is currently closed for maintenance. Please use one of the two employee entrances on Caldwell Street to access the building. The gates on Caldwell Street will be locked in the “open” position so parkers may drive to the first floor; however, all vehicles will exit at the second-level Caldwell Street exit. There is no charge for parking during this maintenance period.

Enter the building either through the entrance at the top of the large staircase on the Davidson Street side of the building or through the handicapped entrance at the bottom of the large staircase on the right. The handicapped entrance is the only open entrance after 6 p.m. Everyone who enters CMGC undergoes a security screening, after which you may proceed to room 267 on the second floor.



BOT	Board of Transportation
CATS	Charlotte Area Transit System
CDOT	Charlotte Department of Transportation
CMAQ	Congestion Mitigation & Air Quality
CMGC	Charlotte-Mecklenburg Government Center
CMP	Congestion Management Process
CRAFT	Charlotte Regional Alliance for Transportation
CRTPO	Charlotte Regional Transportation Planning Organization
CTP	Comprehensive Transportation Plan
DAQ	Division of Air Quality
EJ	Environmental Justice
EPA	Environmental Protection Agency
FAST	Fixing America's Surface Transportation Act
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GCLMPO	Gaston, Cleveland, Lincoln Metropolitan Planning Organization
GIS	Geographic Information System
ICATS	Iredell County Area Transportation System
IJA	Infrastructure Investment and Jobs Act
INFRA	Infrastructure for Rebuilding America (federal grant program)
ITS	Intelligent Transportation Systems
LAP	Locally Administered Projects
MCM	Metrolina CommunityViz Model (Land Use Model)
MRM	Metrolina Regional Model (Travel Demand Model)
MOU	Memorandum of Understanding
MPO	Metropolitan Planning Organization
MTP	Metropolitan Transportation Plan
NAAQS	National Ambient Air Quality Standards
NCAMPO	North Carolina Association of Metropolitan Planning Organizations
NCDOT	North Carolina Department of Transportation
NCDOT-IMD	North Carolina Department of Transportation – Integrated Mobility Division
NCDOT-TPB	North Carolina Department of Transportation – Transportation Planning Branch
NCTA	North Carolina Turnpike Authority
P6.0	Prioritization 6.0
PIP	Public Involvement Plan
PL	Planning Funds
POC	Project Oversight Committee
SIP	State Implementation Plan (for Air Quality)
SPOT	Strategic Planning Office of Transportation
STBG-DA	Surface Transportation Block Grant Program-Direct Attributable
STI	Strategic Transportation Investments Legislation
STIP	North Carolina State Transportation Improvement Program
TAP	Transportation Alternatives Program
TCC	Technical Coordinating Committee
TDM	Transportation Demand Management
TIP	Transportation Improvement Program
TMA	Transportation Management Area
UPWP	Unified Planning Work Program
UZA	Urbanized Area

Click [here](#) to view the CRTPO Delegates Handbook for additional references.

6:00 PM Meeting Agenda

1. Call to Order **Ron Pappas**

2. Election of Officers **Ron Pappas**

Action Requested: Elect Chair and Vice-Chair.

Background:

- The Board’s bylaws require that the Chair and Vice-Chair be elected annually at the first regularly scheduled meeting of the calendar year.
- The bylaws also require that the Chair must have served as a Board member (delegate or alternate) for one year immediately prior to the election.

3. Adoption of the Agenda **Chair**

4. Public Comment Period **Chair**

CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes.

5. Ethics Awareness & Conflict of Interest Reminder **Chair**

6. Consent Agenda **Chair**

All items below are considered to be routine by the CRTPO Board or have been the subject of detailed presentations at previous meetings. There will be no separate discussion on these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda

- October 19, 2022 Revised CRTPO Board Meeting Minutes
- November 16, 2022 CRTPO Board Meeting Minutes
- 2020-2029 TIP Amendments
- Performance-Based Planning: 2023 Safety Targets
- NCDOT Paved Trail & Sidewalk Feasibility Study Grant Program: Waxhaw Resolution
- NCDOT Paved Trail & Sidewalk Feasibility Study Grant Program: Matthews Resolution

Attachments: [Revised October 19, 2022 CRTPO Board Minutes](#); [November 16, 2022 CRTPO Board Minutes](#); [2020-2029 TIP Amendments Memorandum](#); [Performance-Based Planning: 2023 Safety Targets](#); [Waxhaw Resolution](#); [Matthews Resolution](#)

7. [Fred D. Alexander Blvd Alignment CTP Amendment](#)

Andy Grzymiski, CDOT

Action Requested: Approve an amendment to the future Fred D. Alexander Boulevard alignment in the CRTPO's Comprehensive Transportation Plan (CTP), as requested by the Charlotte Department of Transportation (CDOT).

Background:

- CDOT staff are requesting that the future alignment of Fred D. Alexander Boulevard be amended within the CTP due to a development proposal submitted for a property impacted by the potential alignment. The developer will dedicate the right-of-way for Fred D. Alexander Boulevard on their property.
- The public comment period for the proposed CTP alignment began on November 18 and concluded on December 16.
- CDOT staff will provide a summary of public comments received and staff responses.

Attachments: [Map of proposed Fred D. Alexander Boulevard Alignment Amendment](#); [Fred D. Alexander CTP Amendment Public Comment Log](#)

8. [Federal Functional Classification Revision Requests](#)

**Bjorn Hansen, Union County &
Heather Maloney, Huntersville**

Action Requested: FYI

Background:

- Federal Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. Federal-aid eligibility is contingent upon streets and highways being classified as minor collectors or higher.
- MPOs must submit a formal Functional Classification Revision Request to NCDOT for consideration.
- Functional Classification Revision Requests:
 - Town of Huntersville Request: Reclassify Stumptown Road from Local to Minor Collector between US 21 and NC 115
 - Union County Request: Reclassify Cuthbertson Road from Local to Minor Collector between NC 16 and New Town Road
- The Board will be requested to take action endorse the functional classification revision requests in Huntersville and Union County during the February 2023 meeting.

Attachments: [Union County, Waxhaw, Wesley Chapel Resolutions of Support](#); [Vicinity Maps](#); [CRTPO Functional Classification Change Resolution](#)

9. [CRTPO Discretionary Funds Project Call – Recommended Projects](#)

Andrew Ventresca, Troutman

Action Requested: FYI

Background:

- The presentation's purpose is to review the Project Oversight Committee's (POC) 2022 fall call recommended project list.
- The call for projects to award CRTPO discretionary funds opened on August 15 and closed on October 28.
- CRTPO accepted applications for new projects, existing projects in need of additional funding, and planning projects were accepted in consideration of programming \$58 million in available discretionary funds.
- The POC reviewed project scores and developed the recommended list during its December meetings.
- The Board will be requested to take action to approve project funding allocations and amendments to the 2020-2029 TIP during the February 2023 meeting.

Attachments: [Recommended Discretionary Projects Memorandum](#); [Discretionary Projects Project List](#); [Discretionary Projects Map](#)

10. [CRTPO FY 2024 Unified Planning Work Program: Annual Budget](#)

Robert Cook

Action Requested: FYI

Background:

- The UPWP is the CRTPO’s annual budget and specifies the planning activities that are anticipated for the coming fiscal year. It documents the allocation of state and federal funds associated with each planning activity and is adopted annually in accordance with joint Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) guidelines.
- The presentation’s purpose is to present the first draft of the FY 2024 UPWP with proposed funding allocations.

11. [Charlotte Urban Area Boundary](#)

Robert Cook

Action Requested: FYI

Background:

- See attached memorandum.

Attachment: [Memorandum](#)

12. [NCDOT I-77 South Unsolicited Proposal](#)

Ron Pappas

Action Requested: FYI

Background:

- A recap of the timeline of the NCDOT I-77 South Unsolicited Proposal will be provided.
- Action will be requested during the February 15 CRTPO meeting to respond to NCDOT’s request for a decision about the unsolicited proposal.

13. Upcoming Agenda Items

Neil Burke

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

14. Board Member Comments

Chair

15. Adjourn

For additional information, please refer to the website at: www.crtpo.org



**CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA
JANUARY 11, 2023
HYBRID REMOTE ONLINE/IN-PERSON MEETING, ROOM 267**

HDC WORKSHOP 12:00 PM

Staff Announcements

[1701 The Plaza](#)

HDC MEETING: 1:00 – 7:00

- Call to Order
- Approve Minutes
- Applications for Certificates of Appropriateness
- Adjourn

NOT HEARD AT THE DECEMBER 14, 2022 MEETING

1. 1740 Merriman Avenue (PID: 11909408)
HDCRMA-[2022-00524](#)
Wilmore
Angie Lauer, Applicant
APPROVED WITH CONDITIONS

2. 306 N Graham Street/420 West 6th Street
(PID: 07806401, 07806402)
HDCRMA-[2021-01060](#)
Fourth Ward
Sheldon Clark/Cameron Conner
CONTINUED

RETAINING WALL, PORCH CHANGES (AFTER-THE-FACT)

3. 1547 Merriman Av (PID: 11909710)
HDCRMI-[2022-00587](#)
Wilmore
Terrence Pugh, Applicant
APPROVED RETAINING WALL
CONTINUED STEPS AND CHEEK WALLS

ROOF REPLACEMENT, NON-TRADITIONAL MATERIALS

4. 818-826 E Kingston Av (PID: 12311C99)
HDCRMI-[2022-00725](#)
Dilworth
Russell Clark, Applicant
CONTINUED

ADDITION/CHIMNEY REMOVAL

5. 927 Ideal Wy (PID: 12111813)
HDCRMI-[2022-00773](#)
Dilworth
Lee Mynhardt, Applicant
CONTINUED

CONSENT

6. 315 East Bv (PID: 12307539, 12307540, 12307541)
HDCRMA-[2022-01144](#)
Dilworth
Swikar Ghadia, Applicant
APPROVED WITH CONDITIONS

7. 1518 The Plaza (PID: 09507908)
HDCRMI-[2022-01143](#)
Plaza Midwood
Robin Mara, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM SEPTEMBER 14 MEETING

8. 310 W 8th Street (PID: 07803609)
HDCRMI-[2022-00174](#)
Fourth Ward
Laura Walker, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM THE NOVEMBER 9 MEETING

9. 330 West Bv (PID: 11907925)
HDCRMI-[2022-00376](#)
Wilmore
Carolyn Clarke, Applicant
APPROVED WITH CONDITIONS
10. 2301 Charlotte Dr (PID: 12112613)
HDCRMA-[2022-00546](#)
Dilworth
Angie Lauer, Applicant
APPROVED WITH CONDITIONS

NOT HEARD

NEW CASES

TREE REMOVAL

11. 1113 Myrtle Av (PID: 12305182)
HDCRMI-[2022-00637](#)
Dilworth
Jonathan Hankin, Applicant

NEW CONSTRUCTION, MULTI-FAMILY

12. 501 N Poplar St (PID: 07803623)
HDCRMA-[2022-00775](#)
Fourth Ward
Ryan Baird, Applicant

ADDITION

13. 2315 Charlotte Dr (PID: 12112610)
HDCRMA-[2022-00564](#)
Dilworth
Angie Lauer, Applicant

WINDOW & DOOR CHANGES/SITE WORK/SIGNAGE

14. 1512-1514 Southwood Av (PID: 11908311)
HDCCMI-[2022-00805](#)
Wilmore
Ron Skufca, Applicant

WALKWAY/RETAINING WALL/STAIRS/FENCE (AFTER-THE-FACT)

15. 1819 Lennox Av (PID: 12108215)
HDCRMIA-[2022-00817](#)
Dilworth
Brice Oldham & Shelley Hughes, Applicants

DRIVEWAY/PARKING (AFTER-THE-FACT)

16. 1918 Woodcrest Av (PID: 11907618)
HDCADMRM-[2022-00580](#)
Wilmore
Scott Azaroff, Applicant

[Agenda Supplement](#) – Additional Case Information



CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA JANUARY 18, 2023, SPECIAL CALLED MEETING CMGC ROOM 267/WebEx Option for Public Participation

HDC WORKSHOP

No workshop will be held on January 18

HDC MEETING: 1:00 – 7:00

- Call to Order
- Approve Minutes
- Applications for Certificates of Appropriateness
- Adjourn

CASES NOT HEARD ON JANUARY 11 MEETING

TREE REMOVAL

11. 1113 Myrtle Av (PID: 12305182)
HDCRMI-[2022-00637](#)
Dilworth
Jonathan Hankin, Applicant
APPROVED WITH CONDITIONS

NEW CONSTRUCTION, MULTI-FAMILY

12. 501 N Poplar St (PID: 07803623)
HDCRMA-[2022-00775](#)
Fourth Ward
Ryan Baird, Applicant
CONTINUED

ADDITION

13. 2315 Charlotte Dr (PID: 12112610)
HDCRMA-[2022-00564](#)
Dilworth
Angie Lauer, Applicant
APPROVED WITH CONDITIONS

WINDOW & DOOR CHANGES/SITE WORK/SIGNAGE

14. 1512-1514 Southwood Av (PID: 11908311)
HDCCMI-[2022-00805](#)
Wilmore
Ron Skufca, Applicant
CONTINUED

WALKWAY/RETAINING WALL/STAIRS/FENCE (AFTER-THE-FACT)

15. 1819 Lennox Av (PID: 12108215)
HDCRMIA-[2022-00817](#)
Dilworth
Brice Oldham & Shelley Hughes, Applicants
APPROVED

DRIVEWAY/PARKING (AFTER-THE-FACT)

16. 1918 Woodcrest Av (PID: 11907618)
HDCADMRM-[2022-00580](#)
Wilmore
Scott Azaroff, Applicant
DENIED

NOT HEARD

NEW CASES

NEW CONSTRUCTION

1. 1913 Cleveland Av (PID: 12105619)
HDCCMA-[2022-00954](#)
Dilworth
Jennifer Rea, Applicant

ACCESSORY BLDG DEMO/NEW CONSTRUCTION

2. 258 W Park Av (PID: 11908813)
HDCRMA-[2022-00865](#)
Wilmore
Martin & Kathryn Johnson, Applicant

ADDITION (SOLAR PANELS)

3. 1741 Wilmore Dr (PID: 11907111)
HDCRMI-[2022-00955](#)
Wilmore
Austin Taylor, Applicant

DRIVEWAY (AFTER-THE-FACT)

4. 1529 Thomas Av (PID: 08118410)
HDCRMIA-[2022-00820](#)
Plaza Midwood
Angie Lauer, Applicant

[Agenda Supplement](#) – Additional Case Information

Planning Commission

February 1, 2023 – March 31, 2023

February 2022

Mon February 13

12:00pm - 2:00pm

Planning Commission Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 267 (Shavon Davis)

Mon February 20

4:00pm - 4:30pm

Planning Commission Executive Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 266 (Shavon Davis)

Tue February 21

5:00pm - 7:00pm

Planning Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)

March 2023

Tue March 7

5:30pm - 7:30pm

Zoning Committee Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)

Mon March 13

12:00pm - 2:00pm

Planning Commission Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 267 (Shavon Davis)

Mon March 20

4:00pm - 4:30pm

Planning Commission Executive Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 266 (Shavon Davis)

Tue March 21

5:00pm - 7:00pm

Planning Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)