December 12, 2022
Work Session
1. Call to Order & Introductions (12:00 – 12:05pm)
   • Meeting protocols

2. Minutes and Reports (12:05 – 12:10pm)
   • Approve November 14 Work Session Minutes – Attachment 1
     - Discussion on Information in Review Packet
     - Executive Committee Minutes (Oct 17th) – Attachment 2
     - Zoning Committee Agenda Results (Nov 1st) – Attachment 3
     - Planning Committee Minutes (Oct 18th) – Attachment 4
     - Charlotte Regional Transportation Planning Organization (Nov 16th) – Attachment 5
     - Historic District Commission Meeting Results (Nov 9th) – Attachment 6
     - Upcoming Meeting Dates – Attachment 7

3. New Business (12:10 – 2:00pm)
   • Commission Coordination of Engagement Efforts, Keba Samuel, Chair (45 minutes)
   • Community Area Planning/Alignment Rezoning Projects Update, Catherine Mahoney, Planning
     Project Manager of Long-Range Planning and Dr. Robyn Byers, Planning Program Manager of Long-
     Range Planning (45 minutes)

4. Future Work Session Agenda Topics

<table>
<thead>
<tr>
<th>Agenda Topic</th>
<th>Meeting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Commission</td>
<td></td>
</tr>
<tr>
<td>Update on Community Area Planning and Alignment Rezoning Process</td>
<td>January 9</td>
</tr>
<tr>
<td>Planning Committee</td>
<td></td>
</tr>
<tr>
<td>December Mandatory Referrals</td>
<td>December 20</td>
</tr>
<tr>
<td>Update on Community Area Planning</td>
<td></td>
</tr>
</tbody>
</table>
Charlotte-Mecklenburg Planning Commission
Work Session Summary Minutes
November 14, 2022
CMGC Room 280

Attendance
Commissioners Present: Keba Samuel (Chairperson), Phillip Gussman (Vice Chairperson), Douglas Welton, Andrew Blumenthal, Melissa Gaston, Clayton Sealey, Shana Neeley, Terry Lansdell, Rebekah Whilden, and Rick Winiker

Commissioner Russell arrived at 12:57 pm.

Commissioner Absent: Erin Barbee, Courtney Rhodes and Ronnie Harvey

Planning Staff Present: Alyson Craig (Interim Planning Director), Candice Rorie, Shavon Davis, Kathy Cornett, Alysia Osborne, Laura Harmon, Catherine Mahoney, and Maria Floren

Call to Order & Introductions
The Chairperson called the meeting to order at 12:04 pm, welcomed those present and went over the protocols of the meeting.

New Business
CATS Update
Mr. Andy Mock provided a slide presentation and provided an update on the LYNX Silver Line light rail update and potential Center City Alternatives and Morehead Extension.

Commissioner Sealey inquired on the future phase of Trade Street and Mr. Mock explained the phases of the planned Silver Line.

Vice Chairperson Gussman commented that a dedicated gateway is an absolute must. He thinks the only negative is overcoming a lot of technical issues and how do they increase the capacity of lines. Mr. Mock referred to the LYNX Silver Line: Comparison of Alternatives slide, option 3 Shared Gold Line, stating discussions are surrounding the key tradeoffs and what are the priorities.

Commissioner Welton questioned the maintenance facility asking does it need to be moved in any of the alternatives. Mr. Mock replied there are discussions of expansion of the north yard as well as new facilities.

Commissioner Whilden wanted to know if pharmacies and grocery stores were considered in their key initiatives. Mr. Mock replied they usually do not track human services as a key initiative, but this is something they will look at.

Commissioner Blumenthal asked about a vision statement and what would that be. Mr. Mock explained their creative purpose and needs. He shared that they do have a purpose and needs statement and want to create a transit part and include development goals and human access. Commissioner Blumenthal went on to ask with the number one priority being ridership and looking at the 3 alternatives, what would get the most people in seats. Mr. Mock said servicing the key destinations would get the best ridership in the end.
Commissioner Lansdell asked would they work with Amtrack for a gateway station and Mr. Mock replied more coordination would be required.

Commissioner Welton commented that the LPA (Locally Preferred Alternative) exists but if there are things that are being considered, when do they get to solid ground. Mr. Mock explained their current process, stating they are doing their best to bring this to a head. The plan is to do a stakeholder meeting in November, talk to the committees, then go back to MTC (Metropolitan Transit Commission) in December, and action on January 25th.

Chairperson Samuel noted that she would yield 15 minutes of the next agenda item in exchange for 100% participation in the next agenda item. The Commission unanimously agreed to yield 15 minutes of the next agenda item.

Commissioner Blumenthal asked in phase 1, what was the thought behind that. Mr. Mock said their evaluation of the South East and more ridership; right there is the best position to compete with federal funds.

Commission Welton asked about the timeframe of this happening and Mr. Mock replied it’s decided on the local funding position, at this point, they are not proposing to move into a federal project. From a Zoning Committee perspective, Commissioner Welton explained it gives them pause in making zoning decisions without federal funding and Mr. Mock advised they are working closely with developers and he knows there will be a need or desire for Silver Line in the future.

Chairperson Samuel asked Mr. Mock would there be other opportunities for engagement past the survey. Mr. Mock replied yes and referred to the Upcoming Meetings slide. The chair went on to ask are there any ULI recommendations they have not explored. Mr. Mock said there was a lot and they’ve looked at this as an opportunity. The first goal is to try to adhere to the essence of what the ULI recommended.

Minutes and Reports
Approval October 10 Work Session Minutes
A motion was made by Commissioner Welton and seconded by Commissioner Blumenthal to approve the October 10, 2022 minutes. The vote was unanimous to approve the minutes.

FY2023 Planning Commission Work Program Sub-Committee Work
Chairperson Samuel opened the discussion for the sub-committee work program items. She said that she is looking for volunteers to attach themselves for some of the work. She would like to limit the sub-committees to 3 members with planning and zoning members on each sub-committee.

The chair went on to review each Work Program Focus Area beginning with Work Program Item 2: Community Area Planning (CAP)/Alignment Rezonings (AR), inquiring how do they best compliment that work. She thinks this would probably involve some direction from planning staff on how to coordinate this effort. Work Program Item 3: UDO Implementation, she said they will continue their effort on community engagement and education. Work Program Item 4: Environmental and Sustainability, the chair reminded the Commission that she will allow Commissioner Blumenthal to
take the lead on this. Work Program Item 5: Transportation and Mobility, the chair recapped that Commissioner Lansdell has accepted the appointment as the Commissioner liaison for CARPO. She noted this would be an opportunity for them to stay connected to council’s TAP committee and CATS. She would like to allow 10 minutes on the agenda for updates. Work Program Item 6: Rules of Procedures Document Review, the chair advised this subcommittee will stay under the microscope of this body. She wanted to make special note for the Interlocal Agreement and emphasized that any discussion around amendments and changes has to be carefully documented. Lastly, she stated said that any proposed revisions to the Interlocal Agreement are submitted to the governing bodies so she wants to hear the “why” behind each proposal.

Commissioner Winiker asked how many committees would need volunteers and Chairperson Samuel replied Work Program Items 1 – 3 does not require sub-committees, and possibly Item 5. She went on to say Work Program Items 4 and 6 are the ones to establish the sub-committees and for the record, she read the measures of success for each. She wants to make sure that the Commissioners who volunteers will have a laser sharp focus. The chair also noted that 6.1(A) is done and 6.1 (B and C) have a target date by March and the Commission will hear the proposed amendments.

Commissioner Whilden volunteered to be on the sub-committee for Work Program Item 4: Environmental and Sustainability completing the 3-member sub-committee. The members of this sub-committee are Commissioner Blumenthal (Planning Committee), Commissioner Whilden (Planning Committee), and Commissioner Russell (Zoning Committee).

Work Program Item 6: Guiding Documents Review (Interlocal Agreement and Rules of Procedure), the volunteers of this sub-committee are Commissioner Neeley (Planning Committee), Commissioner Welton (Zoning Committee), and Commissioner Winiker (Planning Committee).

Commissioner Blumenthal commented that he would like to present first to the full Commission then come back for a vote for adoption.

**Community Area Planning Engagement**
Ms. Alysia Osborne shared a slide presentation updating the Commission of the Implementation the Charlotte Future 2040 Comprehensive Plan. She said the objective of the update would include reviewing information about project scope and schedule, review draft communications and engagement strategies, and discussing how Commissioners can support the process.

Commissioner Russell commented in the presentation, Ms. Osborne said they have toolkits available and he requested to receive a toolkit for leading meetings. Vice Chairperson Gussman asked if they could all receive a toolkit and Ms. Osborne replied all will receive a toolkit for consistent messaging. She also requested that a staff person be in attendance when they are leading these meetings. Chairperson Samuel added, this is where they take the lead in sharing information about this process.

**Adjournment**
The meeting adjourned at 2:02 pm.
Attendance
Commissioners Present: Keba Samuel (Chairperson), Douglas Welton, and Andrew Blumenthal
Commissioners Absent: Phillip Gussman
Planning Staff Present: Shavon Davis, Candice Rorie, and Kathy Cornett

Call to Order
Chairperson Samuel called the meeting to order at 4:09 pm and welcomed those present.

Approval of Minutes
A motion was made by Commissioner Blumenthal and seconded by Commissioner Welton to approve the September 19, 2022 minutes. The vote was unanimous to approve the minutes.

New Business
Chairperson Samuel requested to have previous Commissioners Spencer, Ham, and McMillan attend the November work session to receive their Certificates of Appreciation. She further shared that a meeting was held with city attorney Terrie Hagler-Gray to discuss a potential subcommittee and nothing is standing in the way of that. She expressed that she would like Ms. Hagler-Gray to be in attendance as they are creating the work program subcommittee. The committee discussed the work of the subcommittee which will include topics such as what is their charge and how do they meet. Chairperson Samuel said their work will begin July 2023 and reminded the committee that this will be a legally binding document.

Chairperson Samuel commented that she will be looking for participation from the Commission while forming the subcommittee. Ms. Rorie asked the chair if she would like to use some time to go over expectations and Chair Samuel answered that the expectations will be set by the target schedule. Ms. Rorie advised there is a maximum of 2 members from the Planning and Zoning committees.

Other Business
Commissioner Blumenthal feels the Commission is overdue for a presentation from CATS. He would like to have someone come and give an update of where everything stands. Chairperson Samuel revealed that she is not pressing to hear from CATS right now due to the change in leadership but if invited, they should narrow the topics. Commissioner Welton agreed with the chair that information they hear may not be the same 6 months from now under new leadership.

The Executive Committee discussed what they would like to hear from CATS and decided that next steps with the Silver Line alignment and ULI follow up would good topics.

Chairperson Samuel suggested using a part of the November work session to invite updates from other groups such as the Environmental Stewardship Committee or Sustain Charlotte. Ms. Rorie advised that Katie Riddle provided feedback in the past on the Environmental Statement. The chair concluded that the sub-committee work will be discussed at the November meeting.
Approval of Calendars
Chairperson Samuel reviewed the November and December calendars. Ms. Cornett advised the date of the November Planning Committee meeting was incorrect.

A motion was made by Commissioner Blumenthal and seconded by Commissioner Welton to approve the edited November and December calendars, with the correction of the Planning Committee meeting date. The vote was unanimous to approve the amended calendars.

Adjournment
The meeting adjourned at 4:48 pm.
City of Charlotte

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

Zoning Agenda

RESULTS

Tuesday, November 1, 2022

Charlotte-Mecklenburg Government Center - Room 280

Zoning Committee Work Session

Phillip Gussman, Chairperson
Erin Barbee
Melissa Gaston
Ronnie Harvey
Courtney Rhodes
Wil Russell
Douglas Welton
Zoning Committee Work Session

Call to Order: 5:35 pm  Adjourned: 7:47 pm

Zoning Committee Members

<table>
<thead>
<tr>
<th>Phillip Gussman ✓</th>
<th>Douglas Welton ✓</th>
<th>Erin Barbee x</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ronnie Harvey ✓</td>
<td>Melissa Gaston ✓</td>
<td>Courtney Rhodes ✓</td>
</tr>
<tr>
<td>Left at 6:55 pm</td>
<td>Arrived at 6:41 pm</td>
<td></td>
</tr>
<tr>
<td>Wil Russell ✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Zoning Items

1. **Rezoning Petition: 2021-209 by Coastal Acquisition Entity, LLC**  
   Zoning Committee deferred recommendation to December 6, 2022
   
   **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: 5:0

2. **Rezoning Petition: 2021-213 by Goldberg Companies, Inc.**  
   Zoning Committee deferred recommendation to December 6, 2022

   **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: 5:0

3. **Rezoning Petition: 2021-244 by Juarez Silva**  
   Recommended for Approval

   **Location:** Approximately 1 acre located on the south side of Cindy Lane near the intersection with Bowline Drive. (Council District 2 - Graham)

   **Current Zoning:** R-4 (single-family residential)  
   **Proposed Zoning:** I-1(CD) (light industrial, conditional)

   **Motion:** Welton 2nd: Rhodes  Vote: 5:0
4. **Rezoning Petition: 2021-274 by Dickerson Realty Florida, Inc.**
   *Recommended for Approval*

   **Location:** Approximately 0.57 acre located on the west side of West Carson Boulevard, north of South Mint Street, and east of West Palmer Street. (Council District 3 - Watlington)

   **Current Zoning:** MUDD (mixed-use development)
   **Proposed Zoning:** TOD-UC (transit-oriented development - urban center)

   **Motion:** Welton 2nd: Russell Vote: 5:0

5. **Rezoning Petition: 2021-275 by Abacus Acquisitions, LLC**
   *Recommended for Approval*

   **Location:** Approximately 7.54 acres located on the west side of Grimes Street, north side of Franklin Avenue, east side of North Graham Street, and south side of West 28th Street. (Council District 1 - Anderson)

   **Current Zoning:** I-2 (general industrial) and R-5 (single family residential)
   **Proposed Zoning:** MUDD(CD) (mixed used development district, conditional)

   **Motion:** Rhodes 2nd: Harvey Vote: 5:0

6. **Rezoning Petition: 2021-279 by Crescent Communities**
   *Recommended for Approval*

   **Location:** Approximately 61.01 acres located west of Dixie River Road and south of Sadler Road in the River District. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

   **Current Zoning:** R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area)
   **Proposed Zoning:** MX-2 (INNOV) (mixed-use, innovative, Lower Lake Wylie Protected Area)

   **Motion:** Welton 2nd: Rhodes Vote: 5:0

7. **Rezoning Petition: 2021-284 by Beacon Acquisitions, LLC & Crescent Communities**
   *Recommended for Approval*

   **Location:** Approximately 146.9 acres located on the west side of Rhyne Road, south of Mount Holly Road, and north of Belmeade Drive. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

   **Current Zoning:** I-1, I-2 (CD), R-3 LWPA (light industrial, general industrial, conditional, single-family residential, Lake Wylie - Protected Area)
   **Proposed Zoning:** I-1 (CD) LLWPA (light industrial, Lake Wylie - Protected Area)

   **Motion:** Welton 2nd: Rhodes Vote: 4:1
**Recommended for Approval**

**Location:** Approximately 0.664 acre located on the north side of Joyce Drive, west of Milton Avenue, and south of The Plaza. (Council District 1 - Anderson)

**Current Zoning:** R-4 (single-family residential) and B-1 (neighborhood business)  
**Proposed Zoning:** B-2 (CD) (general business, conditional)

**Motion:** Russell  
**2nd:** Rhodes  
**Vote:** 5:0

**Zoning Committee deferred recommendation to December 6, 2022**

**Location:** Approximately 7.49 acres located on the east side of North Sharon Amity Road, north of Central Avenue, and south of Wilora Lake Road. (Council District 5 - Molina)

**Current Zoning:** R-4 (single-family residential)  
**Proposed Zoning:** UR-2 (CD) (urban residential, conditional)

**Motion:** Welton  
**2nd:** Harvey  
**Vote:** 5:0

**Recommended for Approval**

**Location:** Approximately 25.91 acres located on the east and west side of Carmel Commons Boulevard and east side of Carmel Road, south of Pineville-Matthews Road. (Council District 7 - Driggs)

**Current Zoning:** O-1 (office)  
**Proposed Zoning:** MUDD-O (mixed-use development district - optional)

**Motion:** Rhodes  
**2nd:** Harvey  
**Vote:** 4:1

11. **Rezoning Petition: 2022-018 by MCRT SFR Investments, LLC**  
**Recommended for Approval**

**Location:** Approximately 77.20 acres located south of Johnston Oehler Road, east of Prosperity Church Road, and west of Mallard Creek Road. (Council District 4 - Johnson)

**Current Zoning:** R-3 (single-family residential)  
**Proposed Zoning:** MX-2 (mixed use)

**Motion:** Rhodes  
**2nd:** Harvey  
**Vote:** 4:1
12. **Rezoning Petition: 2022-026 by Cross Commercial Real Estate Group**  
**Recommended for Approval**  
**Location:** Approximately 3.15 acres in the southeastern corner of the intersection of Steele Creek Road and Shopton Road West. (Council District 3 - Watlington)  
**Current Zoning:** R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area)  
**Proposed Zoning:** NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)  
**Motion:** Gaston 2nd: Harvey  
**Vote:** 6:0

13. **Rezoning Petition: 2022-030 by Vlastimil Didik**  
**Recommended for Approval**  
**Location:** Approximately 0.36 acre located at the southeast intersection of Matheson Avenue and Pinckney Avenue, west of Clemson Avenue. (Council District 1 - Anderson)  
**Current Zoning:** R-5 (single-family residential)  
**Proposed Zoning:** UR-1 (CD) (urban residential, conditional)  
**Motion:** Russell 2nd: Welton  
**Vote:** 6:0

14. **Rezoning Petition: 2022-035 by Eid Refaey - A and E Rental Homes, LLC**  
**Recommended for Approval**  
**Location:** Approximately 0.37 acre located at the southwest intersection of Parkwood Avenue and Harrill Street, east of Seigle Avenue. (Council District 1 - Anderson)  
**Current Zoning:** R-5 (single-family residential)  
**Proposed Zoning:** UR-2 (CD) (urban residential, conditional)  
**Motion:** Welton 2nd: Gaston  
**Vote:** 5:0

15. **Rezoning Petition: 2022-040 by FRH Realty, LLC**  
**Recommended for Approval**  
**Location:** Approximately 3.58 acres located on the east side of North Tryon Street, west of Matheson Avenue, and north of Brevard Street. (Council District 1 - Anderson)  
**Current Zoning:** I-2 (general industrial)  
**Proposed Zoning:** MUDD (CD) (mixed-use development, conditional)  
**Motion:** Welton 2nd: Rhodes  
**Vote:** 5:0
16. **Rezoning Petition: 2022-044 by 2130 North Tryon Street, LLC**  
**Recommended for Approval**  
**Location:** Approximately 3.67 acres located on the east side of North Tryon Street, west of Matheson Avenue, and north of North Brevard Street. (Council District 1 - Anderson)  
**Current Zoning:** I-2 (general industrial)  
**Proposed Zoning:** MUDD (CD) (mixed-use development, conditional)  
**Motion:** Gaston 2nd: Welton  
**Vote:** 5:0

17. **Rezoning Petition: 2022-045 by DreamKey Partners**  
**Recommended for Approval**  
**Location:** Approximately 16.43 acres located at the southwest intersection of Wheatley Avenue and Ellington Street, north of Billingsley Road. (Council District 1 - Anderson)  
**Current Zoning:** 0-1, O-1 (CD), and R-5 (office, office, conditional, and single-family residential)  
**Proposed Zoning:** UR-2 (CD) and UR-1 (CD) (urban residential, conditional)  
**Motion:** Gaston 2nd: Rhodes  
**Vote:** 5:0

18. **Rezoning Petition: 2022-046 by The Salvation Army of Greater Charlotte**  
**Recommended for Approval**  
**Location:** Approximately 5.98 acres located on the north side of Queen City Drive just west of the intersection with Sloan Drive. (Council District 3 - Watlington)  
**Current Zoning:** B-2 (CD) AIR (general business, conditional, airport noise overlay)  
**Proposed Zoning:** B-2 AIR (general business, airport noise overlay)  
**Motion:** Welton 2nd: Gaston  
**Vote:** 5:0

19. **Rezoning Petition: 2022-050 by Ascent Real Estate Capital, LLC**  
**Recommended for Approval**  
**Location:** Approximately 2.94 acres located at the northeast intersection of Long Avenue and Connection Point Boulevard, west of East Independence Boulevard. (Council District 5 - Molina)  
**Current Zoning:** MUDD-O (mixed-use development - optional)  
**Proposed Zoning:** MUDD (CD) (mixed-use development, conditional)  
**Motion:** Welton 2nd: Russell  
**Vote:** 5:0
20. **Rezoning Petition: 2022-051 by Joseph Boyapati**  
**Recommended for Approval**

**Location:** Approximately 4.98 acres located on the south side of Sam Neely Road, west of Steele Creek Road, and east of Krislyn Woods Place. (Council District 3 - Watlington)

**Current Zoning:** R-3 (single-family residential)  
**Proposed Zoning:** R-8 (CD) (single-family residential, conditional)

**Motion:** Russell  
**2nd:** Welton  
**Vote:** 5:0

**Recommended for Approval**

**Location:** Approximately 1.9 acres located on the north side of Tuckaseegee Road, west of Toddville Road, and north of Interstate 85. (Council District 3 - Watlington)

**Current Zoning:** R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area)  
**Proposed Zoning:** R-17 MF AIR LLWPA (CD) (multi-family residential, airport noise overlay, Lower Lake Wylie Protected Area, conditional)

**Motion:** Gaston  
**2nd:** Rhodes  
**Vote:** 5:0

22. **Rezoning Petition: 2022-055 by Elmington Capital Group**  
**Recommended for Approval**

**Location:** Approximately 13 acres located in the southeastern quadrant of the intersection of Alleghany Street and Ashley Road. (Council District 2 - Graham)

**Current Zoning:** B-D (CD), INST, R-17 MF (business distributive, conditional institutional, multi-family residential)  
**Proposed Zoning:** R-22 MF (CD) (multi-family residential, conditional)

**Motion:** Welton  
**2nd:** Rhodes  
**Vote:** 5:0

23. **Rezoning Petition: 2022-074 by Crosland SE**  
**Recommended for Approval**

**Location:** Approximately 2.40 acres located on the west side of Alleghany Street, south of Denver Avenue, and north of Wilkinson Boulevard. (Council District 3 - Watlington)

**Current Zoning:** I-1 AIR (light industrial, airport noise overlay)  
**Proposed Zoning:** R-22 MF AIR (multi-family residential, airport noise overlay)

**Motion:** Rhodes  
**2nd:** Welton  
**Vote:** 5:0
24. **Rezoning Petition: 2022-088 by Mecklenburg County**

   **Recommended for Approval**

   **Location:** Approximately 10.54 acres located on the north side of South Tryon Street between York Center Drive and John Price Road. (Council District 3 - Watlington)

   **Current Zoning:** I-1 (light industrial)
   **Proposed Zoning:** I-2 (CD) (general industrial, conditional)

   **Motion:** Rhodes 2nd: Gaston  Vote: 5:0

25. **Rezoning Petition: 2022-143 by Mecklenburg County**

   **Recommended for Approval**

   **Location:** Approximately 9.58 acres located on the east side of Forest Point Boulevard, north of West Arrowood Road, and west of Nations Ford Road. (District 3 - Watlington)

   **Current Zoning:** B-2 (CD) (general business, conditional)
   **Proposed Zoning:** B-2 (general business)

   **Motion:** Welton 2nd: Rhodes  Vote: 5:0
Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting
Approved Minutes
October 18, 2022 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Keba Samuel, Vice Chairperson Andrew Blumenthal; and Commissioners Terry Lansdell, Shana Neely, and Clayton Sealy

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Gretchen Flores, Alberto Gonzalez, Catherine Mahoney and Alysia Osborne.

Other Staff Present: Caroline Sawyer, Mecklenburg County Real Estate, and Dennis LaCaria, CMS Facilities Planning

Welcome and Introductions
Chairperson Keba Samuel called the meeting to order at 5:01 p.m., welcomed everyone, and 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 Vice-Chairperson Blumenthal and seconded by Commissioner Sealy to approve the September 20, 2022, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals
A request to pull any mandatory referrals for discussion was made by Chairperson Samuel. An approval motion was made after hearing no affirmative response.

M.R. #22-40 | Mecklenburg County Park and Recreation proposes to acquire all or portions of ~20 acres (PID #s 003-351-18, 003-071-99, 003-351-12, 003-351-04, 003-071-07 + 003-071-13) in the Town of Davidson’s Extraterritorial Jurisdiction (ETJ). The property is located between Shearer Road + Rocky River + is adjacent to the County’s existing Rocky River Bluff Nature Preserve.

M.R. #22-41 | Mecklenburg County Park and Recreation proposes to acquire ~2.36 acres (PID# 135-365-99) in the Town of Mint Hill for the Park and Recreation purposes. The property is located at the confluence of Irvins Creek and Irvins Creek Tributary 2 and lies directly north of the Timber Ridge Drive and Beaver Dam Lane intersection in Mint Hill.

M.R. #22-42 | Mecklenburg County Park and Recreation proposes to acquire ~2.201 acres (PID #s 069-093-34, 069-094-03, 069-094-04, 069-094-05, 069-094-08, 069-094-09, 069-094-10, 069-094-11, 069-094-12, 069-081-21) in northwest Charlotte, east of Beatties Ford Road, north of the Brookshire Freeway, + south of Interstate 85 for Park + Recreation purposes.

M.R. #22-43 | Mecklenburg County Park + Recreation proposes to acquire ~9.549 acres (PID# 031-095-01) in northwest Charlotte, east of Interstate 485 and directly north of Mount Holly Road for the Park and Recreation purposes.

M.R. #22-44 | Charlotte-Mecklenburg Schools (CMS) proposes to acquire ~20 acres (PID# 22916101) located at 11315 Tom Short Road in the Rea Farms neighborhood for a new, baseline middle school.

M.R. #22-45 | Charlotte-Mecklenburg Schools proposes to sell ~15 acres, located at 4000 Applegate Road, (PID# 14909432) in the Collinswood neighborhood.
M.R. #22-46| Charlotte-Mecklenburg Schools proposes to sell ~1.178 acres (PID# 12522502) located at 510 S. Torrence Street in the Cherry neighborhood.

M.R. #22-47| Charlotte-Mecklenburg Schools proposes to sell ~.253 acres (PID#s 08111423 + 08111426) located at 1425 E. 10th Street + 815 Louise Avenue in the Belmont neighborhood.

M.R. #22-48| Charlotte-Mecklenburg Schools proposes to sell ~3.28 acres (PID# 11907801) located at 428 West Boulevard in the Wilmore neighborhood.

M.R. #22-49| Charlotte-Mecklenburg Schools proposes to lease ~5.333 acres (PID# 0910980) located at 1000 Anderson Street in the Noda neighborhood.

M.R. #22-50| Charlotte-Mecklenburg Schools proposes to lease ~10.74 acres (PID# 06509119) located at 3127 Kalynne Street in the Lakewood neighborhood.

A motion was made by Vice Chairperson Blumenthal and seconded by Commissioner Landsdale stating that the Planning Committee reviewed M.R. #22-40, M.R. #22-41, M.R. #22-42, M.R. #22-43, M.R. #22-44, M.R. #22-45, M.R. #22-46, M.R. #22-47, M.R. #22-48, M.R. #22-49 and M.R. #22-50, on October 18, 2022, and has no additional comments for the submitting agencies. The motion was unanimously approved. 5-0

Community Area Plan Engagement
Catherine Mahoney, Senior Project Manager, presented an update on engagement for the Community Area Planning process. The presentation focused on the project scope, schedule, draft communication, engagement strategies, and needed engagement tactics/partnerships. In her talk, she discussed the importance of Alignment Rezoning in conjunction with Community Area Planning.

Action Item
- Staff was requested to provide two separate overlay maps. A map that shows BOCC Alignment for the Board of County Commissioners by district. The other map should show City Council districts. These maps are for internal use by commissioners while coordinating engagement sessions and researching the different geographic areas.

- Staff is to send a copy of the Community Area Plan Engagement Presentation to commissioners.

2040 Comprehensive Plan Implementation
Robyn Byers, Planning Program Manager provided an update regarding Charlotte’s Future 2040 Implementation and committee support. Dr. Byers also shared the expected schedule for updates to the Annual Report Draft and the Implementation Dashboard. It is anticipated that the publication will take place in late Summer 2023.

Adjourn – The meeting adjourned at 6:03 pm.
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 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 located on Davidson Street between Third and Fourth streets. On-street parking is also available. Parking tickets from the CMGC deck can be validated by CRTPO staff if they are brought to the meeting.

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

Click [here](https://www.crtpo.org) to view the CRTPO Delegates Handbook for additional references.
6:00 PM Meeting Agenda

1. Call to Order Ron Pappas

2. Adoption of the Agenda Ron Pappas

3. Public Comment Period Ron Pappas
   CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes.

4. Ethics Awareness & Conflict of Interest Reminder Ron Pappas

5. Consent Agenda Ron Pappas
   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.
   a) October 19, 2022 CRTPO Board Meeting minutes
   b) 2020-2029 TIP Amendments
   c) December 2022 meeting cancellation and 2023 meeting dates

   Attachments: October 19, 2022 Board Minutes; 2020-2029 TIP Amendments Memorandum; Meeting Dates Memorandum

6. Fred D. Alexander Blvd Alignment CTP Amendment: Public comment period Andy Grzymski, CDOT
   Action Requested: Approve opening a public comment period to receive input on a recommended amendment of the future Fred D. Alexander Boulevard alignment in the CRTPO’s Comprehensive Transportation Plan (CTP), as requested by the Charlotte Department of Transportation.

   Background:
   • City of Charlotte staff are requesting that the future alignment of Fred D. Alexander Boulevard be amended within the CTP due to several development proposals. The developers will dedicate the right-of-way for Fred D. Alexander Boulevard on their property.
   • If approved, the public comment period for the proposed CTP alignment is tentatively scheduled to begin on November 18 and conclude on December 16.
   • Approval of the CTP alignment amendment is tentatively scheduled for the January 2023 Board meeting.

   Attachment: Map of proposed Fred D. Alexander Boulevard Alignment Amendment
7. **Update to CRTPO Public Involvement Plan: 45-day public comment period**  
   Judy Dellert-O’Keef
   
   **Action Requested:** Approve opening a 45-day public comment period for the updated Public Involvement Plan to open in December.

   **Background:**
   - MPOs are required by FHWA to develop and use a documented participation plan providing for reasonable opportunities for residents to be involved in the metropolitan planning process.
   - The Public Involvement Plan (PIP) should be reviewed on a regular schedule and updated as needed. The last comprehensive update to the PIP was adopted by the Board in 2017. A steering committee was established to review and provide guidance on a comprehensive update to the PIP.
   - Additions to the current PIP include public notification processes during a State of Emergency, remote and hybrid meetings protocols, virtual public involvement techniques, and enhanced tracking and evaluation efforts.

   **Attachment:** CRTPO Public Involvement Plan

8. **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 provide the Board with a review of the major issues anticipated for FY 2024.

9. **CRTPO Discretionary Funds Project Call Summary**  
   Andrew Ventresca, Town of Troutman
   
   **Action Requested:** FYI

   **Background:**
   - The call for projects to award CRTPO discretionary funds opened on August 15 and closed on October 28.
   - 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 Project Oversight Committee (POC) will review the draft project scores and develop a recommended draft project list during their meetings in November and December.
   - The Board will be requested to approve funding for the recommended projects during the February 2023 meeting.

   **Attachment:** Fall 2022 Project Call Summary

10. **IIJA Funding Partnership Opportunities**  
    Jennifer Stafford
    
    **Action Requested:** FYI

    **Background:**
    - CRTPO is interested in partnering with member jurisdictions on region-wide projects and initiatives.
    - The Infrastructure Investment and Jobs Act (IIJA), also known as the Bipartisan Infrastructure Law, provides $550 billion over fiscal years 2022 through 2026. Of that amount, $274 billion is allocated to transportation programs.
    - MPOs are eligible to apply for a portion of the grant programs within IIJA.
11. NCDOT Unsolicited Proposal: October 19 Board Meeting Responses to Questions  

Action Requested: FYI

Background:
- NCDOT has prepared the attached memorandum in response to questions from Board members that required the compilation of additional information following the October 19 meeting.
- A brief overview presentation of the memorandum’s contents will be provided.

Attachment: NCDOT Memorandum

12. Upcoming Agenda Items  

Action Requested: FYI

Background:
- A schedule of upcoming action items will be provided.

13. Board Member Comments

14. Adjourn

For additional information, please refer to the website at: www.crtpo.org
HDC WORKSHOP 12:00 PM
Staff Announcements

HDC MEETING: 1:00 – 7:00
• Call to Order
• Approve Minutes
• Applications for Certificates of Appropriateness
• Adjourn

NOT HEARD AT THE OCTOBER 12 MEETING
NEW CONSTRUCTION/RELOCATION
1. 300 E Worthington Av (PID: 12105618)
   HDCCMRM-2022-00596
   Dilworth
   Richard Cuebas & Andrew Rowe, Applicants
   CONTINUED

SIGNAGE/BRICK PAINTING
2. 801 East Bv (PID: 12311903)
   HDCCMA-2022-00577
   Dilworth
   Robert Weast, Applicant
   APPROVED WITH CONDITIONS (signage)
   DENIED (brick painting)

TREE REMOVAL
3. 600 E Worthington Av (PID: 12108518)
   HDCRMI-2021-01057
   Dilworth
   Linda Vanderbosch, Applicant
   DENIED

CONSENT
ADDITION
4. 215 E Worthington Av (PID: 12105402)
   HDCCMI-2022-00914
   Dilworth
   Alvaro Hernandez & Dan Weiss, Applicants
   APPROVED

ACCESSORY BUILDING ADDITION, REAFFIRMATION
5. 1730 Thomas Av (PID: 08118608)
   HDCRMI-2022-00966
   Plaza Midwood
   Jana Hartenstine, Applicant
   APPROVED

TREE REMOVAL/REPLANTING (AFTER-THE-FACT)
6. 216 S Summit Av (PID: 07101502)
   HDCRMI-2022-00956
   Wesley Heights
   Margaret Pollard, Applicant
   APPROVED WITH CONDITIONS (cedar)
   DENIED (pecan)

CONTINUED FROM JULY 13 MEETING
7. 465 W Worthington Av/1901 S Mint St (PID: 11907601)
   HDCRMA-2022-00378
   Wilmore
   David Wales, Applicant
   CONTINUED

CONTINUED FROM SEPTEMBER 14 MEETING
8. 330 West Bv (PID: 11907925)
   HDCRMI-2022-00376
   Wilmore
   Carolyn Clarke, Applicant
   CONTINUED

CONTINUED FROM OCTOBER 12 MEETING
9. 1921 Park Rd (PID: 12108821)
   HDCRMA-2022-00218
   Dilworth
   Allen Brooks, Applicant
   APPROVED WITH CONDITIONS

10. 2301 Charlotte Dr (PID: 12112613)
    HDCRMA-2022-00546
    Dilworth
    Angie Lauer, Applicant
    APPROVED WITH CONDITIONS (siding)
    APPLICANT DEFERRED (windows)

11. 306 N. Graham St, 420 W 6th St (PID: 07806401, 07806402)
    HDCRMA-2021-01060
    Fourth Ward
    Sheldon Clark/Cameron Conner, Applicants
    CONTINUED

NEW CASES
ADDITION
12. 719 Templeton Av (PID: 12305505)
    HDCRMI-2022-00682
    Dilworth
    Amanda Bagby, Applicant
    NOT HEARD

WINDOW & DOOR REPLACEMENT/AWNING ADDITION
13. 301 East Bv (PID: 12307501)
    HDCCMI-2022-00706
    Dilworth
    Rob Taylor, Applicant
    NOT HEARD

TREE REMOVAL
14. 1113 Myrtle Av (PID: 12305182)
    HDCRMI-2022-00637
    Dilworth

Attachment 6
Jonathan Hankin, Applicant

NOT HEARD

WINDOW, DOOR CHANGES/FENCE/HVAC (AFTER-THE-FACT)
SITE WORK & FENCE (PROPOSED)

15. 325 W Summit Av, 1501 S Mint St (PID: 11908314)
HDCCMIA-2022-00705
Wilmore
Jason Hood, Applicant

NOT HEARD
### December 2022

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tue December 6</td>
<td>5:30pm - 7:30pm</td>
<td>Zoning Committee Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)</td>
<td></td>
</tr>
<tr>
<td>Mon December 12</td>
<td>12:00pm - 2:00pm</td>
<td>Planning Commission Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 267 (Shavon Davis)</td>
<td></td>
</tr>
<tr>
<td>Mon December 19</td>
<td>3:15pm – 4:00pm</td>
<td>Planning Commission Executive Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 266 (Shavon Davis)</td>
<td></td>
</tr>
<tr>
<td>Tue December 20</td>
<td>5:00pm - 7:00pm</td>
<td>Planning Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)</td>
<td></td>
</tr>
</tbody>
</table>

### January 2023

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wed January 4</td>
<td>5:30pm - 7:30pm</td>
<td>Zoning Committee Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)</td>
<td></td>
</tr>
<tr>
<td>Mon January 9</td>
<td>12:00pm – 2:00pm</td>
<td>Planning Commission Work Session – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 267 (Shavon Davis)</td>
<td></td>
</tr>
<tr>
<td>Tue January 17</td>
<td>TBD</td>
<td>Planning Commission Executive Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 266 (Shavon Davis)</td>
<td></td>
</tr>
<tr>
<td>Tue January 17</td>
<td>5:00pm - 7:00pm</td>
<td>Planning Committee Meeting – Charlotte-Mecklenburg Government Center, 600 East Fourth Street, Conference Room 280 (Planning)</td>
<td></td>
</tr>
</tbody>
</table>