

A green silhouette of the Charlotte skyline, featuring several prominent skyscrapers, is centered within the circular graphic.

CHARLOTTE MECKLENBURG

PLANNING COMMISSION

**June 9, 2025
Work Session**

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

June 9, 2025

CMGC Room 267

1. **Call to Order & Introductions** (12:00 – 12:05 p.m.)
 - Meeting protocols
2. **Minutes and Reports** (12:05 – 12:10 p.m.)
 - Approve May 12, 2025 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Approved Executive Committee Minutes (4/21) Attachment 2
 - Zoning City Council Results (5/19) – *Attachment 3*
 - Zoning Committee Results (6/3) – *Attachment 4*
 - Planning Committee Minutes (4/15) – *Attachment 5*
 - Charlotte Regional Transportation Planning Organization (5/21) – Attachment 6
 - Historic District Commission Meeting (5/14) - *Attachment 7*
 - Approved Upcoming Meeting Dates – *Attachment 8*
 - **New Business** (12:10 – 2:00 p.m.)
 - Commission Leadership Nominating Committee, *Douglas Welton, Chair* (5 minutes)
 - Overview of Charlotte Center City Activities, *Michael Smith, Marguerite Aronberg & Cheryl Myers, Center City Partners* (45 minutes)
 - Comments from the Chair, *Chairperson Welton* (5 minutes)
 - Commission Community Engagement Activities reports
 - Commissioner Research/Homework, *Chairperson Welton* (5 minutes)

	Future Agenda Topics	Meeting Date
Planning Commission	<ul style="list-style-type: none">The Pearl District (Tentative)	July 14, 2025
Planning Committee	<ul style="list-style-type: none">Mandatory Referrals	June 20, 2025

Charlotte-Mecklenburg Planning Commission

Attachment 1

Work Session Summary Minutes

May 12, 2025

CMGC Room 280

Attendance

Commissioners Present: Douglas Welton (Chairperson), Andrew Blumenthal (Vice Chair), Shana Neeley, Clayton Sealey, Theresa McDonald, Wil Russell, Melissa Gaston, Rebecca Whilden, Robin Stuart, Carolyn Millen, Michael Caprioli, Rick Winiker, Terry Lansdell.

Commissioner Absent: Erin Shaw

Planning Staff Present: Monica Holmes, Interim Planning Director, Candice Rorie, Elle Knight, and Kathy Cornett

Call to Order & Introductions

Chairperson Welton called the meeting to order at 12:07 p.m. and welcomed those present. Introductions were held.

Minutes and Reports

Approval for April 14, 2025 Work Session Minutes

A motion was made by Commissioner Gaston and seconded by Commissioner Neeley to approve the April 14, 2025 minutes. The vote was unanimous to approve the minutes.

New Business

Commission Leadership Nominating Committee, Douglas Welton, Chair

Chair Welton named the Nominating Committee - Commissioner Millen, Commissioner Caprioli, and Commissioner Winiker. Commissioner Winiker revealed the nominations for the FY 2026 Chair and Vice Chair. The Nominating Committee recommended Commissioner Welton as the nomination for Chair and Commissioner Blumenthal as the nomination for Vice Chair. On June 9th, during the Planning Commission Work Session meeting, Planning Commissioners may nominate additional Commissioners as Chair or Vice Chair, and a vote will be executed.

State of Housing, Doctor Chu, Director of the Childress Klein Center for Real Estate at UNC Charlotte

Dr. Chu presented a macroeconomy overview on the state of housing. He shared data regarding underbuilding still being an issue and household populations are increasing in high numbers. Chair Welton opened the floor for questions.

Home Builders Association of Greater Charlotte Update, Jen Schuster, Executive Officer of the Home Builders Association of Greater Charlotte

Ms. Schuster began her presentation by naming the nine-county regions within the Home Builders Association of Greater Charlotte. Jen presented on how the Housing Gap is affecting the Carolinas. Based on Area Median Income (AMI), Charlotteans are having a difficult time purchasing a home. The uncertainty in the economy is affecting first-time homeowners and homebuilders. Jen shared data on projected housing needs from 2024-2029. The presentation provided a perspective from home builders on the policies and processes for land development and home building in the Charlotte region. Chair Welton opened the floor for questions.

Introduction of the Building Development Commission, Aaron Moody, Building Development Commission

Mr. Moody explained the responsibilities and tasks of the Building Development Commission. The advisory Committee works with Code Enforcement in Mecklenburg County. The commission makes recommendations to the County Commissioners. Chair Welton opened the floor for questions.

Introduction to the Development Service Technical Advisory Committee (DSTAC), Shannon Frye, Assistant Planning Director II, CLT Development Center

Shannon Frye spoke about the history of DSTAC. This committee is currently involved in building partners with residential and nonresidential developers and creating efficiencies in the land development review processes.

Chair Welton Comments

Chair Welton gave Monica Holmes the floor to give the Commissioners an update on upcoming items. Monica reminded the Planning Committee about the Community Area Planning (CAP) public hearing this evening at 6:30 pm. Community Area Planning (CAP) will be part of the City Council agenda. The Planning Department is tracking various legislative bills, and more information will be provided when available.

Commission Community Engagement Activities Reports

Chair Welton opened the floor to discuss the Commission's community engagement activities for the month.

Commissioner Research/Homework, Chairperson Welton

- Chair Welton spoke about several homework slides regarding privately owned spaces that are public spaces within Charlotte. The second slide relates to the article from the New York Times, Is Sprawling the Answer to America's Housing Crisis.

Adjournment: The meeting adjourned at 2:02p.m. The livestream can be viewed at:
<https://www.youtube.com/@CLTPlanning/streams>

Attendance

Executive Committee Members present: Chair Douglas Welton, Vice Chair Andrew Blumenthal
Commissioner Russell, and Commissioner Neeley

Planning Staff present: Interim Planning Director Monica Holmes, Candice Rorie, Elle Knight, and Kathy Cornett

Call to Order

Chair Welton called the Executive Committee meeting to order at 4:02p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Neeley and seconded by Commissioner Russell to approve the March 17, 2025, Executive Committee Minutes. The vote was unanimous to approve the minutes.

Future Work Session Topics

Chair Welton indicated that the May Planning Commission Work Session topic will be the State of Housing. Chair invited Doctor Chu, Director of the Childress Klein Center for Real Estate at UNC Charlotte, to give an update on the state of housing. Jen Schuster, Executive Officer of the Home Builders Association of Greater Charlotte, will present an update regarding the status of homebuilding. Chair Welton also asked Aaron Moody from the Building Development Commission to give a brief update on Mecklenburg County. Monica Holmes suggested having a representative from the city's the Development Services Technical Advisory Committee (DSTAC). Candice Rorie said she would contact someone on the DSTAC committee. Monica Holmes suggested possibly Shannon Frye. Added to the May agenda, the Nomination Committee will report if any current commissioner(s) are interested in being placed on the ballot for Chair and Vice Chair of the Planning Commission. Within the next few months, Monica agreed to give a verbal update with a one-line summary for each of the fifteen legislative bills.

In June's Work session, the topic will be Uptown Charlotte and there will be a presenter from Center City Partners and tentatively a presenter from West End will discuss the traffic coming from Interstate 77 onto 3rd Street from the construction. The Executive Committee discussed future agenda topics for the Planning Committee. During April's Planning Committee meeting, the Community Area Plans recommendation will be on the agenda. On Monday April 28th, the public hearing for the Community Area Plans hearing is scheduled. Chair Welton would like the Planning Committee to attend this hearing.

Approval of Upcoming Meeting Dates for May – June 2025

A motion was made by Vice Chair Blumenthal and seconded by Commissioner Russell to approve May – June calendar. The vote was unanimous to approve the calendar.

Adjournment

The meeting was adjourned at 4:28pm.

City of Charlotte

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



Zoning Agenda

Monday, May 19, 2025

RESULTS

Council Chamber

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tiawana Brown
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Reneé Johnson
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Marjorie Molina
Council Member Victoria Watlington*

**1. 4:00 P.M. CITY COUNCIL ZONING MEETING
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
REGULAR MEETING HOSTED FROM COUNCIL CHAMBERS**

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

2. Closed Session (as necessary)

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT

3. Consent agenda items 4 through 7 may be considered in one motion except for those items pulled by a Council member. Items are pulled by notifying the City Clerk.

- A. Items included on the consent agenda are rezoning petitions that meet the following criteria:
- a. Had no public opposition at their public hearing
 - b. Received an approval recommendation from the Zoning Committee
 - c. Have no changes after Zoning Committee
 - d. Staff recommends approval

4. Rezoning Petition: 2024-064 by JF Lawrence Properties, LLC

Approved

Location: Approximately 7.59 acres located along the north side of Shopton Road, east of Steele Creek Road. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise district overlay)

Proposed Zoning: ML-2(CD) ANDO (manufacturing and logistics-2, conditional, airport noise district overlay)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

5. Rezoning Petition: 2024-145 by DavidLand, LLC

Pulled from Consent - Approved

Location: Approximately 8.85 acres located along the west side of I-85, south of Quay Road, and north of Ridge Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

6. Rezoning Petition: 2025-002 by Kelsey Miles

Approved

Location: Approximately 0.28 acres located on the northeast side of East 36th Street, west of The Plaza, and south of North Davidson Street (Council District 1 - Anderson)

Current Zoning: N1-C (neighborhood 1-C)

Proposed Zoning: NC (CD) (neighborhood center, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

7. Rezoning Petition: 2025-006 by Beacon RCP LLC

Approved

Location: Approximately 94.46 acres located on the east side of Rhyne Road, south of Mount Holly Road, and north of Belmeade Drive. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

Current Zoning: I-1(CD) (light industrial, conditional)

Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

DECISIONS**8. Rezoning Petition: 2024-137 by Wilkes Asset Management****Approved**

Location: Approximately 13.29 acres located along the west side of Johnston Oehler Road, north of Mallard Creek Road, and east of Prosperity Church Road. (Council District 4 - Johnson)

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

9. Rezoning Petition: 2024-144 by Digital Moores Chapel LLC**Approved**

Location: Approximately 156.23 acres located south of I-85, east of Moores Chapel Road, and west of Sam Wilson Road. (Council District 3 - Brown)

Current Zoning: I-2(CD) (general industrial, conditional)

Proposed Zoning: I-2(CD) SPA (general industrial, conditional, site plan amendment)

Zoning Committee Recommendation: The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

10. Rezoning Petition: 2025-022 by Bill Scantland**Approved**

Location: Approximately 5.80 acres located east of EW.T. Harris Boulevard, north of Harris Park Boulevard, and south of Delta Landing Road. (Council District 5 - Molina)

Current Zoning: R-20MF(CD) (multi-family residential, conditional)

Proposed Zoning: N2-B (CD) (neighborhood 2-B, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends approval of this petition upon resolution of an outstanding issue related to environment and a requested technical revision.

HEARINGS**11. Rezoning Petition: 2025-047 by Charlotte Planning, Design & Development Department - Text Amendment****Public Hearing Held**

The Charlotte Unified Development Ordinance (UDO) requires periodic updates to maintain its status as a "living document." The purpose of this text amendment is to update the UDO to implement and support the goals and policies of the *Charlotte Future 2040 Comprehensive Plan*. This includes updates to reflect best practices, address new and emerging trends, address implementation challenges identified by external and internal stakeholders, and correct scrivener's errors. Updates are proposed to 27 of the 39 Articles.

Staff Recommendation:

Staff recommends approval of this petition.

12. Rezoning Petition: 2025-015 by Wilkes Asset Management**Public Hearing Held**

Location: Approximately 8.74 acres located on the south side of Mount Holly Road, west of Rhyne Road, and east of Creston Circle. (Council District 2 - Graham)

Current Zoning: N1-A (neighborhood 1-A) and ML-1 (manufacturing and logistics-1)

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

13. Rezoning Petition: 2025-005 by EB Property Group, LLC**Public Hearing Held**

Location: Approximately 1.96 acres located east of Cleve Brown Road, south of Hamilton Russell Lane, and north of Hackberry Creek Trail. (Council District 2 - Graham)

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: N1-D CCO (neighborhood 1-D, cottage court overlay)

Staff Recommendation: Staff recommends approval of this petition.

14. Rezoning Petition: 2025-010 by David Phillips

Public Hearing Held

Location: Approximately 1.04 acres located on the east side of Rockford Court, north of East Woodlawn Road, and south of Stacy Boulevard. (Council District 1 - Anderson)

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: N1-C (neighborhood 1-C)

Staff Recommendation: Staff recommends approval of this petition.

15. Rezoning Petition: 2025-012 by Northpointe LLC

Public Hearing Held

Location: Approximately 6.11 acres located on the east side of Statesville Road, on the north and south side of Twin Lakes Parkway, and north of Metromont Parkway. (Council District 4 - Johnson)

Current Zoning: OFC (office flex campus)

Proposed Zoning: ML-2 (manufacturing and logistics - 2)

Staff Recommendation: Staff recommends approval of this petition.

16. Rezoning Petition: 2025-014 by Pulte Homes

Public Hearing Held

Location: Approximately 6.50 acres located on the west side of West Sugar Creek Road, on the north side of Glory Street, and south of Honduras Drive. (Council District 1 - Anderson)

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

17. Rezoning Petition: 2025-016 by Kingdom Development Partners, LLC

Public Hearing Held

Location: Approximately 11.16 acres located south of Paw Creek Road, west of Toddville Road, east of Breslin Street. (Council District 2 - Graham)

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

Staff Recommendation: Staff does not recommend approval of this petition in its current form.

18. Rezoning Petition: 2025-017 by The Drox Group, LLC

Public Hearing Held

Location: Approximately 3 acres located along the west side of Nations Ford Road, north of Wanda Lane, and south of Echodale Drive. (Council District 3 - Brown)

Current Zoning: OFC (office flex campus)

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

19. Rezoning Petition: 2025-018 by Oyster Development Inc.

Public Hearing Held

Location: Approximately 2.98 acres located in the northeastern quadrant of the intersection of Sam Wilson Road and West Pointe Drive. (Council District 3 - Brown)

Current Zoning: N2-B (neighborhood 2-B)

Proposed Zoning: ML-1 (manufacturing and logistics-1)

Staff Recommendation: Staff recommends approval of this petition.

City of Charlotte

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



Zoning Agenda

Tuesday, June 3, 2025

RESULTS

Innovation Station, Room 886

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Andrew Blumenthal, Chairperson

Shana Neeley, Vice Chairperson

Theresa McDonald

Clayton Sealey

Erin Shaw

Robin Stuart

Rick Winiker

Zoning Committee Work Session

Call to Order: 5:39 pm

Adjourned: 6:43 pm

Zoning Committee Members

Andrew Blumenthal ✓	Theresa McDonald ✓	Shana Neeley ✓
Clayton Sealey ✓	Erin Shaw ✓	Robin Stuart ✓
Rick Winiker ☒		

1. Rezoning Petition: 2025-047 by Charlotte Planning, Design & Development Department - Text Amendment

Recommended for Approval

The Charlotte Unified Development Ordinance (UDO) requires periodic updates to maintain its status as a "living document." The purpose of this text amendment is to update the UDO to implement and support the goals and policies of the *Charlotte Future 2040 Comprehensive Plan*. This includes updates to reflect best practices, address new and emerging trends, address implementation challenges identified by external and internal stakeholders, and correct scrivener's errors. Updates are proposed to 27 of the 39 Articles.

Motion: Shaw

2nd: Sealey

Vote: 6:0

2. Rezoning Petition: 2023-074 by C Investments 2, LLC

Recommended for Approval

Location: Approximately 26 acres located on the east side of Providence Road, north side of Country Lane, and south side of Kuykendall Road. (Council District 7 - Driggs)

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional) and N1-A (CD) (neighborhood 1-A, conditional)

Motion: Sealey

2nd: Shaw

Vote: 6:0

3. Rezoning Petition: 2024-124 by Aviation Metals of North Carolina, Inc.

Recommended for Approval

Location: Approximately 7.32 acres located along Business Center Drive, west of Little Rock Road, east of Moores Park Drive, and north of Interstate 85. (Council District 3 - Brown)

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

Proposed Zoning: ML-1(CD) ANDO (manufacturing and logistics-1, conditional, airport noise disclosure overlay)

Motion: Neeley

2nd: McDonald

Vote: 6:0

4. Rezoning Petition: 2025-005 by EB Property Group, LLC

Recommended for Approval

Location: Approximately 1.96 acres located east of Cleve Brown Road, south of Hamilton Russell Lane, and north of Hackberry Creek Trail. (Council District 2 - Graham)

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: N1-D CCO (neighborhood 1-D, cottage court overlay)

Motion: Stuart

2nd: Neeley

Vote: 6:0

5. Rezoning Petition: 2025-010 by David Phillips

Recommended for Approval

Location: Approximately 1.04 acres located on the east side of Rockford Court, north of East Woodlawn Road, and south of Stacy Boulevard. (Council District 1 - Anderson)

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: N1-C (neighborhood 1-C)

Motion: Shaw

2nd: Sealey

Vote: 6:0

6. Rezoning Petition: 2025-012 by Northpointe LLC

Recommended for Approval

Location: Approximately 6.11 acres located on the east side of Statesville Road, on the north and south side of Twin Lakes Parkway, and north of Metromont Parkway. (ETJ: BOCC - Powell; Closest CC 4 - Johnson)

Current Zoning: OFC (office flex campus)

Proposed Zoning: ML-2 (manufacturing and logistics - 2)

Motion: McDonald

2nd: Neeley

Vote: 6:0

7. Rezoning Petition: 2025-014 by Pulte Homes

Recommended for Approval

Location: Approximately 6.50 acres located on the west side of West Sugar Creek Road, on the north side of Glory Street, and south of Honduras Drive. (Council District 1 - Anderson)

Current Zoning: N1-B (neighborhood 1-B)

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

Motion: Sealey

2nd: Shaw

Vote: 6:0

8. Rezoning Petition: 2025-015 by Wilkes Asset Management

Recommended for Approval

Location: Approximately 8.74 acres located on the south side of Mount Holly Road, west of Rhyne Road, and east of Creston Circle. (Council District 2 - Graham)

Current Zoning: N1-A (neighborhood 1-A) and ML-1 (manufacturing and logistics-1)

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

Motion: Shaw

2nd: Stuart

Vote: 6:0

9. Rezoning Petition: 2025-016 by Kingdom Development Partners, LLC

Recommended for Approval

Location: Approximately 11.16 acres located south of Paw Creek Road, west of Toddville Road, east of Breslin Street. (Council District 2 - Graham)

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Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

Motion: Neeley

2nd: McDonald

Vote: 6:0

10. Rezoning Petition: 2025-017 by The Drox Group, LLC

Recommended for Approval

Location: Approximately 3 acres located along the west side of Nations Ford Road, north of Wanda Lane, and south of Echodale Drive. (Council District 3 - Brown)

Current Zoning: OFC (office flex campus)

Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

Motion: Sealey

2nd: Stuart

Vote: 6:0

11. Rezoning Petition: 2025-018 by Oyster Development Inc.

Recommended for Approval

Location: Approximately 2.98 acres located in the northeastern quadrant of the intersection of Sam Wilson Road and West Pointe Drive. (Council District 3 - Brown)

Current Zoning: N2-B (neighborhood 2-B)

Proposed Zoning: ML-1 (manufacturing and logistics-1)

Motion: Shaw

2nd: Stuart

Vote: 6:0

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

APPROVED Minutes

April 15, 2025 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Douglas Welton, Vice Chairperson Will Russell; and Commissioners; Michael Capriol, Melissa Gaston, Terry Lansdell, Carolyn Millen, and Rebekah Whilden

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Erin Hinson, and Jason Pauling

Other Staff: Bethany Fritts, Mecklenburg County Asset and Facility Management and Anne-Rose Loy, General Services, Bob Sorrell, Charlotte Mecklenburg Schools

Welcome and Introduction

Chairperson Welton called the meeting to order at 5:01 p.m., welcomed everyone, and introduced each commissioner and staff member.

Approval of Minutes

A motion was made by Commissioner Gaston seconded by Commissioner Millen to approved the March 18, 2025, minutes. The minutes were unanimously approved. 7-0

Mandatory Referrals

Chairperson Welton asked committee members if there are any questions and or comments regarding the mandatory referrals. As requested by Commissioner Landsdale, staff provided an overview regarding the exchange properties involving M.R. #25-20.

M.R. #25-13 | Mecklenburg County Asset and Facility Management on behalf of Park and Recreation is proposing to acquire two parcels totaling 0.875 acres located along Chesterfield Avenue in Charlotte (Parcel ID 12710256 & 12710255), for the future expansion of Briar Creek Greenway.

M.R. #25-14 | Mecklenburg County Asset and Facility Management on behalf of Park and Recreation and the Town of Davidson is proposing to purchase a roughly three-acre portion of property located along Rocky River Road for future West Branch Rocky River Greenway.

M.R. #25-15 | Mecklenburg County Asset and Facility Management on behalf of Park and Recreation is proposing to purchase a 0.327-acre property for expansion to Reid Park.

M.R. #25-16 | The City of Charlotte Planning Department, Tree Canopy Preservation and Protection Division is seeking to acquire a 0.171-acre property along Justice Avenue, just south of Atando Avenue.

M.R. #25-17 | The City of Charlotte Planning Department, Tree Canopy Preservation and Protection Division is seeking to acquire two parcels totaling 5.115 acres at the ends of Henry David Court and Niccoline Lane.

M.R. #25-18 | The City of Charlotte Planning Department, Tree Canopy Preservation and Protection Division is accepting a 15.84-acre dedication from several parcels along Frank Grier Road.

M.R. #25-19 | The City of Charlotte Planning Department, Tree Canopy Preservation and Protection Division is requesting to purchase three parcels along Robinson Church Road, totaling approximately 7.465 acres.

M.R. #25-20 | The Charlotte-Mecklenburg Board of Education (CMBE) is proposing a land exchange to acquire 5401 Hovis Road (PID 05701104), 2359 Perimeter Pointe Parkway, and cash contributions in exchange for a portion of Collinswood Language Academy site located at 1600 Tyvola Road, and a portion of the Bishop Spaugh Administrative Center located at 1901 Herbert Spaugh Lane.

A motion was made by Commissioner Gaston and seconded by Commissioner Caprioli stating that the Planning Committee reviewed M.R.#25-13, M.R.#25-14-, M.R.#25-15, M.R.#25-16, M.R.#25-17, M.R.#25-18, M.R.#25-19, and M.R.#25-20 on April 15, 2025, and has no additional comments for the submitting agencies. The motion was approved. 7-0

Community Area Plan Overview + Discussion

Chairperson Welton explained that commissioners have access to Community Area Plans (CAP) both electronically and on paper. He asks commissioners to provide comments on their assigned plans.

Kathy Cornett indicated she could give commissioners an overview of the Planning Commission CAP presentation or answer specific questions. Chairperson Welton also stated that he reviewed his assigned CAP plan at least once and needed more time to review. It was mentioned in the meeting that there will be a public hearing on May 12, 2025, and the chairman asked commissioners if they had any comments to add.

Community Area Planning Next Steps – Public Hearing, Monday, May 12th

- Presentation at Agenda Review begins at 5:00 pm
- Public Comments to Follow - (Public Input may affect commissioner comments)
- Planning Committee Recommendation to City Council
- Council may vote on the May 27th Agenda – Depends on the direction Council chooses

A final copy of the Community Area Plans will be produced after City Council approval. Comments presented to City Council will include Planning Committee and community comments + the Planning Committee's recommendation. All comments will be clearly explained on a spreadsheet for council to understand. Commissioners may share comments with staff via the virtual open house meetings, the online CAP portal, and or by requesting a one-on-one virtual or in-person meeting with staff.

Planning Committee Commissioner Comments - Community Area Plans

Commissioner Caprioli commented he would like to plan with staff as it relates to Community Area Plans. He noted that it is a huge undertaking. County Commissioners are very passionate about Commissioner Caprioli being a voice for the "ETJ". Today, as he drove around his community questions arouse such as "why is that there"? Why is an apartment complex built in the middle of a field? Was it built under the assumption that if built someone will come and build a convenience store nearby?

Staff responded that the plans set the policy for development to occur, growth to be accommodated, and activity centers to be established. Development happens through a private process. We don't necessarily control the timing. Property entitlements belong to citizens regardless of what the policy states or what the future may hold for those properties. In his remarks, the Chairperson commented that these are the city's plans for outlining what was and what will be implemented in the future. Development occurs privately. Entitlements last forever until they are changed.

Vice Chairperson Russell asked about the legislation coming out of the general assembly that is changing new requirements for setbacks and possibly all regulations. This may result in material changes to place types, i.e. N1 and N2 neighborhoods. Is staff going to revisit N1 and N2 neighborhoods if the legislation passes? This will drastically change those areas if the legislation passes.

In her response, Ms. Cornett explained that the bills are more likely to have a regulatory effect than a policy effect. Staff is keeping track of the bills. Currently, nothing in the CAP plan is jeopardized by these bills. Text Amendments and some of the other regulatory pieces may be affected. The Vice-Chairperson noted that from a regulatory perspective this will add “by-right” options in some places that are normally considered stable. Therefore, when looking at the possibility of adding density or a product type will that be something that materially changes the plan. Kathy Cornett responded that she had seen nothing in the six bills that caused her pause, as it relates to Community Area Planning.

Chairperson Welton thank staff for the CAP plan format and user-friendly instructions. Using a reading level checker, he found that the jargon included in the document made it extremely difficult to read. A person with no more than an eight-grade education might be strong for their neighborhood but may become confused by the jargon. This was his comment for the 2040 Comprehensive Plan document and his sentiment is the same for the Community Area Plans. Staff must ensure that the document is readable and understandable. Chairperson Welton is informed based on the format of the documents but feels that someone may obtain these documents and struggle with it. Staff asked commissioners to submit suggestions to improve the documents. Commissioner Sealy offered to provide some ADA related graphic comments.

Commissioner Millen asked how the boundaries were established for each of the areas? Staff responded that the boundaries were carried forward from the 2040 Comprehensive Plan.

Commissioner Caprioli commented that he is excited to have received a copy of the appendix. He would like to see a glossary or an index for terms such as “Vision Zero” or “Fifty-Fifty Mode”. This will assist the public in understanding the information.

Additional discussion led to the Chairperson saying that staff needs to be acknowledged for the great work done by staff. The community is now in a place where they can move forward with the information.

Action Items

- Kathy Cornett to double check sequence of events for public hearing.
- Commissioner Landsdale asked for an overlay of the City Council districts. Ms. Cornett answered that staff can provide the requested information.
- Commissioner Gaston asked for a copy of the West-Inner Community Area Plan. (A copy was provided at meeting)

Commissioners Millen thanked staff for going above and beyond to reach the community.

Adjournment: 5:33 pm



**BOARD MEETING
AGENDA PACKET
May 21, 2025
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:
 - Iredell County Area Transit System 2024-2033 TIP Amendment
 - CTP Amendment for the City of Monroe: US 74 and Rocky River Road Grade Separation: Request to open public comment period
 - Town of Matthews Pedestrian Plan – NCDOT Multimodal Planning Grant –Resolution of Support
- Education Session: Congestion Management
- Association of MPOs (AMPO) Update
- 2055 Metropolitan Transportation Plan Update
- Draft 2026 - 2035 TIP, Metropolitan Transportation Plan, and NCDOT Prioritization 8.0 Draft Schedule
- 2028-2037 TIP Development Process (NCDOT Prioritization 8.0)
- CRTPO Board Bylaws - Recommended Revisions
- NCDOT I-77 South Express Lanes Update

CRTPO BOARD MEMBERS

Lisa Qualls, Chair
Commissioner, Town of Mooresville

Brad Richardson, Vice Chair
Council Member, Town of Stallings

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

CRTPO MISSION

The CRTPO provides leadership and collaboration with member communities and partners in developing our region's transportation system.

CRTPO VISION

A connected and equitable transportation system that provides mobility choices for the region.

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.

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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.



Common Acronyms



ADA Americans with Disabilities Act of 1990	FTA Federal Transit Administration
ADT Average Daily Traffic	GCLMPO Gaston Cleveland Lincoln Metropolitan Planning Organization
AEP Alignment Evaluation Program	GHMPO Greater Hickory Metropolitan Planning Organization
BOT Board of Transportation	GIS Geographic Information System
BPWG Bicycle and Pedestrian Work Group	HOT High Occupancy Toll lane
BRT Bus Rapid Transit	HOV High Occupancy Vehicle
CATS Charlotte Area Transit System	ICATS Iredell County Area Transportation System
CAV Connected and Autonomous Vehicles	IJA Infrastructure Investment and Jobs Act
CDOT Charlotte Department of Transportation	ITS Intelligent Transportation Systems
CMAQ Congestion Mitigation & Air Quality	LAP Locally Administered Projects
CMGC Charlotte-Mecklenburg Government Center	LOS Level of Service
CMP Congestion Management Process	LPA Lead Planning Agency
CRAFT Charlotte Regional Alliance for Transportation	MCM Metrolina CommunityViz Model (land use model)
CRC Centralina Regional Council	MOU Memorandum of Understanding
CRMPO Cabarrus-Rowan Metropolitan Planning Organization	MPO Metropolitan Planning Organization
CRP Carbon Reduction Program	MRM Metrolina Regional Model
CRTPO Charlotte Regional Transportation Planning Organization	MTP Metropolitan Transportation Plan
CTP Comprehensive Transportation Plan	MTS Mecklenburg Transportation System (Demand Response Transit)
EJ Environmental Justice	NCAMPO North Carolina Association of Metropolitan Planning Organizations
EPA Environmental Protection Agency	NCDOT North Carolina Department of Transportation
FHWA Federal Highway Administration	NCDOT-IMD Integrated Mobility Division
FRA Federal Railroad Administration	NCDOT-TPD Transportation Planning Division

Common Acronyms

**NCTA**

North Carolina Turnpike Authority

P7.0

Prioritization 7.0

PBPP

Performance-Based Planning and Programming

PIP

Public Involvement Plan

PL

Planning funds

POC

Project Oversight Committee

RAISE

Rebuilding American Infrastructure with Sustainability and Equity

RFATS

Rock Hill-Fort Mill Area Transportation Study

RPO

Rural Planning Organization

RRRPO

Rocky River Rural Planning Organization

SIP

State Implementation Plan (for air quality)

SOV

Single-Occupancy Vehicle

SPOT

Strategic Planning Office of Transportation (NCDOT)

STBG-DA

Surface Transportation Block Grant Direct Attributable funds

STI

Strategic Transportation Investments

STIP

State Transportation Improvement Program

STP

Surface Transportation Program

TAP

Transportation Alternatives Program

TCC

Technical Coordinating Committee

TDM

Transportation Demand Management

TIP

Transportation Improvement Program

TMA

Transportation Management Area

TOD

Transit Oriented Development

TPWG

Transit Providers Work Group

TSM

Transportation System Management

UA

Urban Area

UCT

Union County Transportation

UPWP

Unified Planning Work Program

VMT

Vehicle Miles Traveled

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

6:00 PM Meeting Agenda

1. **Call to Order** Lisa Qualls
2. **Adoption of the Agenda** Lisa Qualls
3. **Public Comment Period** Lisa Qualls
CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes.
4. **Ethics Awareness & Conflict of Interest Reminder** Lisa Qualls
5. **Consent Agenda** Lisa Qualls
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) March 19, 2025 CRTPO Board Meeting Minutes
 - b) Iredell County Area Transit System 2024-2033 TIP Amendment
 - c) CTP Amendment for the City of Monroe: US 74 and Rocky River Road Grade Separation: Request to open public comment period
 - d) Town of Matthews Pedestrian Plan – NCDOT Multimodal Planning Grant – Resolution of Support

Attachments: [March 19, 2025 CRTPO Board Minutes](#), [ICATS 2024-2033 TIP Amendments Memorandum](#) and [Resolution](#), [CTP Amendment Memorandum](#), [Town of Matthews Resolution of Support](#)
6. **Education Session: Congestion Management** Jorge Luna, VHB
Action Requested: FYI.

Background:

- This educational series aims to give the Board a deeper understanding of congestion management.
- The initial session was conducted during the February 19 meeting; the second session was conducted on March 19.
- This final session identifies the most congested areas within the planning area, provides an overview of congestion reduction programs, and identifies potential funding strategies.
- Note: At the June meeting, the Board will receive an update on the Congestion Management Process (CMP), which is being updated as a component of the 2055 Metropolitan Transportation Plan.

7. [Association of MPOs \(AMPO\) Update](#)

Bill Keyrouze, AMPO

Action Requested: FYI.

Background:

- AMPO is a nonprofit, membership organization that serves the needs and interests of MPOs nationwide by providing technical assistance and training; supplying updates on federal policy; and facilitating conferences, workshops, and forums for collaboration.
- This presentation will provide an overview of AMPO and its role in federal transportation policy, a look at reauthorization and policy updates from Washington DC, and a description of AMPO's participation with the Local Officials in Transportation (LOT) Coalition.
- Brian Elgort, CRTPO, serves as an Emerging Professional on AMPO's Technical Committee.

8. [2055 Metropolitan Transportation Plan Update](#)

Neil Burke & Allison Fluitt, Kimley-Horn

Action Requested: FYI.

Background:

- The status of the roadway ranking process and recent activities of the Roadway Ranking Review Committee will be provided.
- Progress is being made to provide a draft fiscally constrained roadway project list for review at the June meeting, at which time there will be a request to release the list for public comment.
- An overview of upcoming initiatives and anticipated action items associated with the 2055 MTP throughout 2025 will be reviewed.

9. [Draft 2026 – 2035 TIP, Metropolitan Transportation Plan, and NCDOT Prioritization 8.0 Draft Schedule](#)

Travis Johnson

Action Requested: FYI.

Background:

- Between July and September 2025, the CRTPO will be required to:
 - Adopt a 2055 MTP fiscally constrained roadway project list.
 - Adopt the 2026-2035 TIP, approve associated 2050 MTP amendments and make an air quality conformity determination.
 - Determine the projects that should be evaluated in NCDOT Prioritization 8.0 process to develop the 2028-2037 TIP.
- The purpose of this agenda item is to discuss important tasks for each plan and upcoming meeting milestones.

10. [2028 – 2037 TIP Development Process \(NCDOT Prioritization 8.0\)](#)

Travis Johnson

Action Requested: FYI.

Background:

- The NCDOT Prioritization 8.0 process will develop the 2028-2037 TIP/STIP.
- The CRTPO must determine the projects to be evaluated in P8.0 and the Board must endorse the recommended list for submission to NCDOT for evaluation. This action is scheduled to occur during the August meeting.
- The NCDOT deadline to submit candidate highway, bicycle/pedestrian, transit, rail, and aviation projects is September 30, 2025.

11. CRTPO Board Bylaws – Recommended Revisions

Mujeeb Shah-Khan

Action Requested: FYI.

Background:

- Following the adoption of the MOU in July 2024, staff worked with Shah-Khan Law to identify basic modifications to the Board Bylaws.
- The scope of the revisions is intended to clarify text regarding meeting procedures and reflect changing circumstances since a major review of the document was previously undertaken in 2013.
- Action will be requested to adopt the updated bylaws during the June meeting.

Attachment: [Draft Bylaws](#)

12. NCDOT I-77 South Express Lanes Update

Brett Canipe & Carly Swanson, NCDOT

Action Requested: FYI.

Background:

- A status update on the CRTPO Board I-77 South Working Group will be provided.

13. Upcoming Agenda Items

Neil Burke

Action Requested: FYI.

Background:

- A schedule of upcoming action items will be provided.

14. NCDOT Division 10 & Division 12 Updates

Brett Canipe & Mark Stafford, NCDOT

15. Board Member Comments

Lisa Qualls

16. Adjourn

**CHARLOTTE HISTORIC DISTRICT COMMISSION AGENDA****May 14, 2025****CMCG ROOM 267/WebEx Option for Public Participation****HDC WORKSHOP 12:00 PM**

Staff Announcements

Johnston Building National Register Public Hearing

HDC MEETING: 1:00 – 7:00

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

CONSENT

1. 320 E Park Av (PID 12307611)
HDCRMI-2025-00181
Dilworth
Jeanna Holmes, Applicant
APPROVED WITH CONDITIONS

NOT HEARD AT THE APRIL 9 MEETING**NEW CONSTRUCTION (PRINCIPAL + ACCESSORY)**

2. 2000 Dilworth Rd W (PID 12111822)
HDCRMA-2025-00003
Dilworth
Garrett Nelson & John Kernodle, Applicants
CONTINUED
3. 2225 The Plaza (PID 08119147)
HDCRMA-2025-00105
Plaza Midwood
Angie Lauer, Applicant
CONTINUED

LANDSCAPE/SITE FEATURES – AFTER THE FACT

4. 916 E Park Av (PID 12311319)
HDCRMIA-2024-00214
Dilworth
Damon Mills, Applicant
DENIED
5. 415 E Kingston Av (PID 12308206)
HDCRMIA-2024-00673
Dilworth
David Rudolf & Sonja Pfeiffer, Applicants
DEFERRED BY APPLICANT

CONTINUED FROM THE DECEMBER 11 MEETING

6. 1824 S Mint St (PID 11907312)
HDCRMI-2024-00782
Wilmore
Liliana Jimenez & Raul Alejandro, Applicants
DENIED

CONTINUED FROM THE MARCH 12 MEETING

7. 716 E Park Av (PID 12311527)
HDCRMI-2025-00099
Dilworth
Jeanna Holmes, Andrew Mondri, &
Jacqueline Moneypenny, Applicants
APPROVED WITH CONDITIONS

CONTINUED FROM THE APRIL 9 MEETING

8. 1607 Dilworth Rd W (PID 12311201)
HDCRMA-2025-00005
Dilworth
Angie Lauer, Applicant
APPROVED WITH CONDITIONS

NEW CASES**ADDITION + NEW ACCESSORY STRUCTURE**

9. 528 E Kingston Av (PID 12308411)
HDCRMA-2025-00106
Dilworth
Jessica Hindman, Applicant
APPROVED WITH CONDITIONS

ADDITION

10. 404 W Park Av (PID 11908405)
HDCRMA-2025-00107
Wilmore
John Phares, Applicant
CONTINUED – REAR DECK
APPROVED WITH CONDITIONS – REAR ADDITION

LANDSCAPE/SITE FEATURES

11. 2003 Dilworth Rd E (PID 12111112)
HDCRMI-2025-00108
Dilworth
Kirk James & Angie Lauer, Applicants
APPROVED WITH CONDITIONS

WINDOW/DOOR REPLACEMENT – AFTER THE FACT

12. 1716 Patton Av (PID 07840603)
HDCRMAA-2024-00856
McCrorey Heights
Eugene Ellington, Applicant
DENIED – ORIGINAL WINDOW/DOOR REMOVAL
APPROVED WITH CONDITIONS – WINDOW REPLACEMENT

LANDSCAPE/SITE FEATURES – AFTER THE FACT

13. 406 E Park Av (PID 12308224)
HDCRMIA-2024-00855
Dilworth
Patrick Brunette, Applicant
DEFERRED BY APPLICANT

CHIMNEY CHANGES – AFTER THE FACT

14. 304 W Park Av (PID 11908709)
HDCRMIA-2024-00857
Wilmore
Robert Myers, Applicant
DEFERRED BY APPLICANT

Approved

Upcoming Meeting Dates

June 2025

Mon Jun 16	4:00p.m. – 4:30p.m.	Executive Committee Meeting
Tue Jun 17	5:00p.m. – 7:00p.m.	Planning Committee Meeting

July 2025

No Meeting	-----	Zoning Committee Work Session
Mon July 14	12:00p.m. – 2:00p.m.	Planning Commission Work Session
Mon July 21	4:00p.m. – 4:30p.m.	Executive Committee Meeting
Tue July 22	5:00p.m. – 7:00p.m.	Planning Committee Meeting