



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

April 14, 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 March 10, 2025 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Executive Committee Minutes (2/17) Attachment 2
 - Zoning City Council Results (3/17) – *Attachment 3*
 - Zoning Committee Results (4/1) – *Attachment 4*
 - Planning Committee Minutes (2/18) – *Attachment 5*
 - Charlotte Regional Transportation Planning Organization (3/19) – Attachment 6
 - Historic District Commission Meeting Agenda (3/12) - *Attachment 7*
 - Upcoming Meeting Dates – *Attachment 8*
 - **New Business** (12:10 – 2:00 p.m.)
 - Nominating Committee for Commission Leadership Nominations, *Chair Welton*
 - Affordable Housing Overview, *Michael Englehart, Housing & Neighborhood Services Program Manager* (60 minutes)
 - Community Area Planning (CAP) Update, *Kathy Cornett, Planning Division Manager* (30 minutes)
 - Comments from the Chair, *Chairperson Welton* (10 minutes)
 - Commission Community Engagement Activities reports
 - Announce the Nominating Committee
 - Commissioner Research/Homework, *Chairperson Welton* (5 minutes)

	Future Agenda Topics	Meeting Date
Planning Commission	<ul style="list-style-type: none">• State of Housing	May 12, 2025
Planning Committee	<ul style="list-style-type: none">• Mandatory Referrals	May 19 2025

Work Session Summary Minutes

March 10, 2025

CMGC Room 267

Attendance

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

Commissioner Absent: Theresa McDonald

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., welcomed those present and held introductions.

Minutes and Reports

Approval for February 10, 2025 Work Session Minutes

A motion was made by Commissioner Whilden and seconded by Commissioner Gaston to approve the February 10, 2025 minutes. The vote was unanimous to approve the minutes.

New Business

CATS Microtransit, Dietrich Brown, Program/ Paratransit Manager and Bruce Jones, Service Planning Manager

Bruce presented on the history of Better Bus Plan initiatives that started in 2023 and how CATS plans to implement the Envision My Ride Plan. The goal of this plan is to improve operations, efficiently and enhance customer service. Mr. Jones summarized how Micro-transit can assist with in-route plan replacements for transit coverage within the community. This system provides a smaller transit vehicle with on-demand shared ride service within the designated zone. Access to same-day booking is available with boundary point-to-point trips. Micro-transit assists in fixing the route replacement with transit coverage. It provides neighborhood service to access key destinations and provides transportation where a transit line may end. This plan was implemented in North Mecklenburg in February 2025.

Dietrich presented an overview of microtransit operation in North Mecklenburg County with destinations ranging from downtown Cornelius to North Lake Mall for a reasonable fee. You may book your trip through the CATS Pass app on your phone or book through customer service.

SouthPark Skipper Program Overview, Adam Rhew, President & CEO, Southpark Community Partners

Adam presented on the operations of the Skipper stating that the fleets are one hundred percent electric and run from 9 am to 9 pm in the South Park area. He mentioned free rides are accessible within a one-square-mile South Park district. Booking service is available on your phone through the South Park Skipper App. Adam gave the stats of how many passengers have taken advantage of Skipper Operations, the age demographics, the average wait time, and the fleet driving ratings.

JUMP Transit Inc. Overview, Justin Nevill, JUMP Transit Inc

Justin presented on JUMP Transit and how to book travel through the JUMP Transit phone app or the Internet and that the average ride takes approximately six minutes. Memberships are available, which help to save costs on tickets and offers some perks. Some of the areas JUMP supports are Optimist Park, Noda, Villa Heights, Belmont, Plaza Shamrock, and more.

Chair Welton Comments

Chair Welton opened the floor to Monica. Monica indicated Community Area Planning (CAP) plans will be released by the end of the month.

Commission Community Engagement Activities Reports

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

Commissioner Research/Homework, Chairperson Welton

- Chair Welton spoke about several slides regarding people and cars and highlighted Seven Population Trends to watch in North Carolina over next 10 years. He also mentioned smart cars and sprawl and the unseen environmental costs of autonomous cars

Adjournment: The meeting adjourned at 2:00p.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

Correction: Shana Neely attended the February 17, 2025, Executive Committee meeting.

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 4:06p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Russell and seconded by Vice Chair Blumenthal to approve the January 21, 2025, Executive Committee Minutes. The vote was unanimous to approve the minutes.

Future Work Session Topics

Chair Welton indicated the March 10th Planning Commission Work Session discussion will include an update on the Microtransit. In April, the Planning Commission Work Session topic will be Affordable Housing. Chair Welton invited Doctor Chu, Director of the Childress Klein Center for Real Estate at UNC Charlotte, to give an update on the state of housing. Monica suggested having Catherine Mahoney provide an update on Community Area Planning (CAP) and Dave Pettine provide an update on Bill 382. Chair Welton suggested that Terrie Hagler-Gray, Assistant City Attorney Lead, give the commissioners a refresher on deed restrictions. In May, the Planning Commission Work Session will review the Community Area Plans including the possible revisions.

Chair Welton reviewed February's Planning Committee meeting agenda. Sydney Idzikowski, Associate Director of the Regional Data Trust, and Lori Thomas, Director of Charlotte Regional Data Trust, will present linking data across organizations for research, planning, and evaluation.

The Committee then discussed future agenda topics for the Planning Committee. During the March meeting, the topic will be Community Area Planning, focusing on the importance of the plans and how to use them. There will be a discussion in April on the Community Area Plans adoption. Each Planning Committee member were assigned two of the plans to review and will give their observations on their assigned plans in May.

Approval of Upcoming Meeting Dates for March - April 2025

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

Adjournment

The meeting was adjourned at 4:33pm.

City of Charlotte

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



Zoning Agenda

Monday, March 17, 2025

RESULTS

Council Chamber

City Council Zoning Meeting

*Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tariq Scott Bokhari
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. 5:00 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.

Call to Order

Introduction

Invocation

Pledge of Allegiance

Explanation of Zoning Meeting

Deferrals / Withdrawals

CONSENT

2. Consent agenda items 3 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

3. Rezoning Petition: 2024-126 by Greystar Development East, LLC

Pulled from Consent - Approved

Location: Approximately 11.53 acres located on the north side of Queen City Drive, on the south side of Tuckaseegee Road, and to the east of Sheets Creek. (Council District 3 - Brown)

Current Zoning: MUDD-O ANDO (mixed-used development, optional, airport noise Disclosure Overlay), N2-B ANDO (neighborhood 2-B, airport noise disclosure overlay), and N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)

Proposed Zoning: N2-C (CD) ANDO (neighborhood 2-C, conditional, airport noise disclosure overlay)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

4. Rezoning Petition: 2024-133 by Kenjoh Outdoor Advertising

Approved

Location: Approximately 1.16 acres located east of Rozzelles Ferry Road, north of Honeywood Avenue, and west of Brookshire Boulevard. (Council District 2 - Graham)

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 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

5. Rezoning Petition: 2024-135 by Harold Carrillo

Approved

Location: Approximately 0.92 acres located on the east side of Grove Street, north of Trexler Avenue, and northwest of Nevin Road. (Council District 2 - Graham)

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

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

6. Rezoning Petition: 2024-140 by Urban Trends Real Estate

Approved

Location: Approximately 0.45 acres located northeast of West Trade Street, southeast of Frazier Avenue, and southwest of West 5th Street. (Council District 2 - Graham)

Current Zoning: NC (neighborhood center)

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

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

7. Rezoning Petition: 2024-148 by CSE Communities, LLC

Pulled from Consent - Approved

Location: Approximately 2.60 acres located along the east side of Couloak Drive, south of Mt Holly-Huntersville Road, and west of Brookshire Boulevard. (Council District 2 - Graham)

Current Zoning: CC (commercial center, conditional)

Proposed Zoning: CAC-1(CD) (community activity center-1, conditional)

Zoning Committee Recommendation:

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation:

Staff recommends APPROVAL of this petition.

DECISIONS**8. Rezoning Petition: 2024-118 by Weekley Homes, LLC**
City Council voted to withdraw this petition.

Location: Approximately 9.40 acres located south of Lakeview Road, east of Reames Road, and north of Hickory Lane. (Council District 2 - Graham)

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

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

9. Rezoning Petition: 2024-131 by Pulte Homes**City Council deferred decision to April 21, 2025**

Location: Approximately 35.26 located on the northwest and southeast side of Moores Chapel Road, south of Charlie Hipp Road, and north of I-85. (ETJ - BOCC: 2-Leake; Closest CC 3-Brown)

Current Zoning: N1-A (neighborhood 1-A) and ML-2 (manufacturing and logistics-2)

Proposed Zoning: N1-E(CD) (neighborhood 1-E, conditional)

10. Rezoning Petition: 2024-134 by ST. CHARLES AVENUE LLC**City Council deferred decision to April 21, 2025**

Location: Approximately 0.47 acres located along the east side of Castleton Road, north of North Sharon Amity Road, and west of Craig Avenue. (Council District 5 - Molina)

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

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

11. Rezoning Petition: 2024-136 by Keen Building Company**City Council deferred decision to April 21, 2025**

Location: Approximately 0.51 acres located on the west side of Craig Avenue, east of Castleton Road, and north of North Sharon Amity Road. (Council District 5 - Molina)

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

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

12. Rezoning Petition: 2024-047 by Heaven Properties

Approved

Location: Approximately 12.77 acres located on the north side of Harris Houston Road, east of Kempsford Road, and west of Astoria Drive. (Council District 4 - Johnson)

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

Proposed Zoning: N1-D(CD) (neighborhood 1-D, conditional)

Zoning Committee Recommendation: The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

13. Rezoning Petition: 2024-072 by The Drakeford Company

Approved

Location: Approximately 19.58 acres located at the dead end of Harvest Hill Drive, east of Lawrence Orr Road, and north of Barcliff Drive. (Council District 5 - Molina)

Current Zoning: MX-1 INNOV (mixed use, innovative), N1-A (neighborhood 1-A), and IC-1 (institutional campus-1)

Proposed Zoning: MX-1 INNOV SPA (mixed use, innovative, site plan amendment) and N1-D(CD) (neighborhood 1-D, conditional)

Zoning Committee Recommendation: The Zoning Committee voted 5-0 to recommend APPROVAL of this petition.

Staff Recommendation: Staff recommends approval of this petition.

14. Rezoning Petition: 2024-116 by Feven Negash

City Council deferred decision to April 21, 2025

Location: Approximately 0.35 acres located along the west side of White Plains Road, north of Hidden Valley Road, and east of West Sugar Creek Road. (Council District 1 - Anderson)

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

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

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

Staff Recommendation: Staff recommends approval of this petition.

HEARINGS

15. Rezoning Petition: 2024-138 by Peak Development
Public Hearing Held

Location: Approximately 8.54 acres located on the north side of Shopton Road West, east of Kirkwynd Commons Drive and west of Cory-Bret Lane. (Council District 3 - Brown)

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

Proposed Zoning: N1-D(CD) (neighborhood 1-D, conditional)

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

16. Rezoning Petition: 2024-124 by Aviation Metals of North Carolina, Inc.**City Council deferred hearing to April 21, 2025**

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)

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

17. Rezoning Petition: 2024-137 by Wilkes Asset Management
Public Hearing Held

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)

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

18. Rezoning Petition: 2024-146 by Panthers Stadium, LLC Public Hearing Held

Location: Approximately 25.30 acres located east of West Morehead Street, north of South Mint Street, and west of South Graham Street. (Council District 2 - Graham)

Current Zoning: UC (uptown core)

Proposed Zoning: UC(EX) (uptown core - exception)

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, site and building design, and environment as well as requested technical revisions.

19. Rezoning Petition: 2024-064 by JF Lawrence Properties, LLC Public Hearing Held

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) and N1-A(CD) ANDO (neighborhood 1-A, conditional, airport noise district overlay)

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

20. Rezoning Petition: 2024-073 by CLT Operations Holdings, LLC Public Hearing Held

Location: Approximately 1.519 acres located along the north side of Alleghany Street and the west side of Ashley Road, south of Lindbergh Street. (Council District 3 - Brown)

Current Zoning: B-1(CD) ANDO (neighborhood business, conditional, airport noise disclosure overlay)

Proposed Zoning: CG(CD) ANDO (general commercial, conditional, airport noise disclosure overlay)

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

21. Rezoning Petition: 2024-106 by Drakeford Communities Public Hearing Held

Location: Approximately 5.83 acres located along the north side of Rocky River Road, west of Pickering Drive, south of Back Creek Drive. (Council District 4 - Johnson)

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

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

Staff Recommendation: Staff recommends approval of this petition upon resolution of outstanding issues related to environment.

22. Rezoning Petition: 2024-110 by Flournoy Development Group

Public Hearing Held

Location: Approximately 51.78 acres located east of Claude Freeman Drive, north of Davide Taylor Drive, and west of Senator Royall Drive. (Council District 4 - Johnson)

Current Zoning: O-1(CD) (office, conditional) and RE-3(O) (research, optional)

Proposed Zoning: CAC-1(EX) (community activity center-1, exception)

Staff Recommendation: Staff recommends approval of this petition upon resolution of an outstanding issue related to a site and building standard and requested technical revisions.

23. Rezoning Petition: 2024-139 by True Foundation | True Homes

Public Hearing Held

Location: Approximately 4.91 acres located on the east side of Beatties Ford Road, north of Cindy Lane, and west of Cindy Woods Lane. (Council District 2 - Graham)

Current Zoning: CG (general commercial) and N1-B (neighborhood 1-B)

Proposed Zoning: N1-E(CD) (neighborhood 1-E, conditional)

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

24. Rezoning Petition: 2024-142 by Sait's LLC

Public Hearing Held

Location: Approximately 1.50 acres located east of North Tryon Street, along the south side of East Arrowhead Drive, and north of North Hills Circle. (Council District 4 - Johnson)

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

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

Staff Recommendation: Staff recommends approval of this petition.

25. Rezoning Petition: 2024-147 by Cristina Septimio

Public Hearing Held

Location: Approximately 2.11 acres located along the east side of North Graham Street, north of Kennedy Street, and south of Johnson Road. (Council District 1 - Anderson)

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

Proposed Zoning: IMU(CD) (innovation mixed-use, conditional)

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, April 1, 2025

RESULTS

Room 267

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: 5:37 pm

Adjourned: 6:48 pm

Zoning Committee Members

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

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

Recommended for Approval

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)

Motion: McDonald

2nd: Neeley

Vote: 7:0

2. Rezoning Petition: 2024-073 by CLT Operations Holdings, LLC

Recommended for Approval

Location: Approximately 1.519 acres located along the north side of Alleghany Street and the west side of Ashley Road, south of Lindbergh Street. (Council District 3 - Brown)

Current Zoning: B-1(CD) ANDO (neighborhood business, conditional, airport noise disclosure overlay)

Proposed Zoning: CG(CD) ANDO (general commercial, conditional, airport noise disclosure overlay)

Motion: Shaw

2nd: Stuart

Vote: 7:0

3. Rezoning Petition: 2024-106 by Drakeford Communities

Recommended for Approval

Location: Approximately 5.83 acres located along the north side of Rocky River Road, west of Pickering Drive, south of Back Creek Drive. (Council District 4 - Johnson)

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

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

Motion: Winiker

2nd: Sealey

Vote: 7:0

4. Rezoning Petition: 2024-110 by Flournoy Development Group

Recommended for Approval

Location: Approximately 51.78 acres located east of Claude Freeman Drive, north of Davide Taylor Drive, and west of Senator Royall Drive. (Council District 4 - Johnson)

Current Zoning: O-1(CD) (office, conditional) and RE-3(O) (research, optional)

Proposed Zoning: CAC-1(EX) (community activity center-1, exception)

Motion: Sealey

2nd: McDonald

Vote: 7:0

5. Rezoning Petition: 2024-125 by Tay Holdings, LLC

Recommended for Approval

Location: Approximately 8.47 acres located on the west side of Sonoma Valley Drive, east of Stoneyridge Drive, and north of Mt Holly Road. (Council District 2 - Graham)

Current Zoning: MX-2(INNOV) (mixed-use, innovative), and NS (neighborhood services)

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

Motion: Shaw

2nd: Neeley

Vote: 7:0

6. Rezoning Petition: 2024-137 by Wilkes Asset Management

Recommended for Approval

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)

Motion: Neeley

2nd: Shaw

Vote: 7:0

7. Rezoning Petition: 2024-138 by Peak Development

Recommended for Approval

Location: Approximately 8.54 acres located on the north side of Shopton Road West, east of Kirkwynd Commons Drive and west of Cory-Bret Lane. (Council District 3 - Brown)

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

Proposed Zoning: N1-D(CD) (neighborhood 1-D, conditional)

Motion: McDonald

2nd: Neeley

Vote: 7:0

8. Rezoning Petition: 2024-139 by True Foundation | True Homes

Recommended for Approval

Location: Approximately 4.91 acres located on the east side of Beatties Ford Road, north of Cindy Lane, and west of Cindy Woods Lane. (Council District 2 - Graham)

Current Zoning: CG (general commercial) and N1-B (neighborhood 1-B)

Proposed Zoning: N1-E(CD) (neighborhood 1-E, conditional)

Motion: McDonald

2nd: Shaw

Vote: 7:0

9. Rezoning Petition: 2024-142 by Sait's LLC

Recommended for Approval

Location: Approximately 1.50 acres located east of North Tryon Street, along the south side of East Arrowhead Drive, and north of North Hills Circle. (Council District 4 - Johnson)

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

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

Motion: Stuart

2nd: Sealey

Vote: 7:0

10. Rezoning Petition: 2024-146 by Panthers Stadium, LLC

Recommended for Approval

Location: Approximately 25.30 acres located east of West Morehead Street, north of South Mint Street, and west of South Graham Street. (Council District 2 - Graham)

Current Zoning: UC (uptown core)

Proposed Zoning: UC(EX) (uptown core - exception)

Motion: Stuart

2nd: Sealey

Vote: 7:0

11. Rezoning Petition: 2024-147 by Cristina Septimio

Recommended for Approval

Location: Approximately 2.11 acres located along the east side of North Graham Street, north of Kennedy Street, and south of Johnson Road. (Council District 1 - Anderson)

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

Proposed Zoning: IMU(CD) (innovation mixed-use, conditional)

Motion: Sealey

2nd: Shaw

Vote: 7:0

Planning Committee Meeting

APPROVED Minutes

Februaury 18, 2025 – 5:00 p.m.

Attendance

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

Planning Committee Members Absent: Commissioner Melissa Gaston

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

Other Staff: Caroline Fortney, General Services, and Anne-Rose Loy, General Services

Presenters: Lori Thomas, Director, Charlotte Regional Data Trust and Sydney Idzikowski, Associate Director, Charlotte Regional Data Trust

Welcome and Introduction

Chairperson Welton called the meeting to order at 5:06 p.m., welcomed everyone, and introduced each commissioner and staff member.

Approval of Minutes

A motion was made by Commissioner Whilden seconded by Commissioner Millen to approved the January 21, 2025, minutes. The minutes were unanimously approved. 6-0

Mandatory Referrals

Chairperson Welton asked committee members if there are any questions and or comments regarding the mandatory referrals. Several questions were raised by Commissioner Lansdell about M.R.#25-10 before the commission voted on the mandatory referrals.

M.R. #25-05 | Mecklenburg County Park and Recreation via Asset and Facility Management proposes to purchase six parcels totaling approximately 1.25 acres along Reedy Creek Road and I-485 in the Charlotte ETJ (PID#’s 11134170, 11134299, 11107416, 11107415, 11107413, and 11107414) for the future extension of Reedy Creek Greenway.

M.R. #25-06 | Mecklenburg County Park and Recreation via Asset and Facility Management proposes to purchase property totaling approximately 0.59 acres located at 6720 Thermal Road (PID#’s 18925128 & 18930179) for future greenway and connectivity purposes.

M.R. #25-08 | The City of Charlotte proposes to purchase property totaling approximately 2.57 acres located at 7037 Lawyers Road (PID# 10918112) for tree canopy protection and preservation.

M.R. #25-09 | The City of Charlotte proposes to accept donation of a 0.361-acre property located at 1800 Village Lake Drive (PID# 19107141) for tree canopy protection and preservation.

M.R. #25-10 | The City of Charlotte Housing and Neighborhood Services Department is proposing the sale of two properties located at 1727 Pegram Street (PID# 08114708) and 2610 Dundeen Street (PID# 06906242). They will be marketed for affordable housing.

M.R. #25-11 | The City of Charlotte Housing and Neighborhood Services Department is proposing the sale of a 0.594 property located at 6048 Johnnette Drive (PID# 10322116), which will be part of a larger proposed development, and marketed as two affordable units.

A motion was made by Commissioner Whilden stating that the Planning Committee reviewed M.R.#25-05, M.R.#25-06, M.R.#25-08, M.R.#25-09, M.R.#25-10, and M.R.#25-11 on February 18, 2025, and has no additional comments for the submitting agencies. The motion was approved. 6-0

Breaking down data silos: Linking data across organizations for research, planning + evaluation

Lori Thomas, Director, Charlotte Regional Data Trust and Sydney Idzikowski, Associate Director presented an overview on data managed by the University and how it is used to support the broader community. The Institute is 55 years old, and the Data Trust is 20. The presentation covered the types of data managed, how the data is used, community impact, and privacy and security. Also, shared was a list of partners and resources to include the strategic initiatives used by the UNC Charlotte Urban Institute and the Data Trust to provide data.

Next Steps:

- When the Regional Explorer + Zoning Atlas are available, the Chairperson asked that it be shared with commissioners.

Several questions were asked by commissioners after the presentation. Chairperson Welton stated that next month will be dedicated to Community Area Planning. He noted that a list was sent to commissioners that identified assigned areas. The Chairperson shared that the Planning Committee will attend City Council's meeting during the public comment period for CAP in late April or early May. Commissioners will be notified of those meeting dates as they are confirmed. Commissioners will then make a recommendation. Following additional discussion the meeting was adjourned.

Adjournment: 6:39 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:
 - 2024-2033 TIP Amendments
 - FY2025 CRTPO Self-Certification
- Education Session: Congestion Management
- Discretionary Funds Project Call - Recommended Projects
- FY 2026 Unified Planning Work Program: Annual Budget
- 2026-2035 Transportation Improvement Program Update
- CONNECT Centralina Regional Transportation Demand Management (TDM) Plan and Program
- Comprehensive Transportation Plan Amendment: US 74 and Rocky River Road Grade Separation

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.

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, but CRTPO is only able to validate deck parking. Check in with a staff member about parking validation for the CMGC deck when you arrive for 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.



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) February 19, 2025 CRTPO Board Meeting Minutes
 - b) 2024-2033 TIP Amendments
 - c) FY 2025 CRTPO Self-Certification

Attachments: [February 19, 2025 CRTPO Board Minutes](#), [2024-2033 TIP Amendments Memorandum](#), [2024-2033 TIP Amendments](#), [FY 2025 Self Certification Memorandum](#) and [Resolution](#)
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 inaugural presentation concentrated on an overview of congestion, influencing factors, and management strategies.
- This session will explore tools for measuring congestion, strategies for prioritizing improvements, and an analysis of areas with persistent congestion and the factors driving it. Participants will engage in interactive discussions to provide insights and feedback, which will inform the final session focused on prioritization and funding.

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

Andrew Ventresca, Town of Troutman

Action Requested: Approve the discretionary fund allocations to recommended projects from the 2024 fall call for projects and amend the 2024-2033 Transportation Improvement Program to add the funding allocations to new and existing projects.

Background:

- The call for projects to award CRTPO discretionary funds opened on August 12 and closed on October 31.
- Applications for new projects, existing projects in need of additional funding, and planning projects were accepted in consideration of programming \$35 million in available discretionary funds.
- The Project Oversight Committee (POC) reviewed project scores and developed a recommended list of 20 projects at a total discretionary funding amount of \$35,332,319.

Attachments: [Recommended Discretionary Projects Memorandum](#), [Recommended Discretionary Projects Project List](#), [Recommended Discretionary Projects Map](#), [Draft TIP Amendments](#), [Resolution](#)

8. [FY 2026 Unified Planning Work Program: Annual Budget](#)

Robert Cook

Action Requested: Approve the FY 2026 Unified Planning Work Program.

Background:

- The UPWP is the CRTPO's annual budget and specifies the planning activities that are anticipated for the coming fiscal year. It documents the allocation of state and federal funds associated with each planning activity and is adopted annually in accordance with joint Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) guidelines.
- The presentation's purpose is to present the final draft of the FY 2026 UPWP with proposed funding allocations.

Attachments: [FY 2026 UPWP Memorandum](#), [FY 2026 UPWP Spreadsheet](#), [Resolution](#)

9. [2026-2035 Transportation Improvement Program Update](#)

Travis Johnson

Action Requested: FYI.

Background:

- NCDOT released a draft 2026-2035 State Transportation Improvement Program (STIP) on January 30. The release of the draft STIP completes the NCDOT Prioritization 7.0 process.
- It is anticipated that the NC Board of Transportation (NCBOT) will be requested to adopt the 2026-2035 STIP in July 2025.
- NCDOT's release of the draft STIP initiates a series of activities for the CRTPO including identification of 2050 MTP amendments, interagency consultation on the air quality conformity process, and public involvement.
- The CRTPO is anticipated to adopt the 2026-2035 TIP following the adoption of the STIP by NCBOT in the summer of 2025.

Attachment: [NCDOT draft 2026-2035 STIP Project Status Lists and Maps](#)

10. [CONNECT Centralina Regional Transportation Demand Management \(TDM\) Plan and Program](#)

Sarah Niess, Centralina Regional Council; and Jerrel Leonard

Action Requested: FYI.

Background:

- Transportation Demand Management (TDM) refers to a program of education and incentives that are meant to complement existing transportation infrastructure to allow travelers to better alternatives to drive-alone trips.
- Creating a regional TDM plan was a key CONNECT Beyond recommendation and Centralina Regional Council, along with regional and statewide partners, worked to develop the CONNECT Centralina Regional TDM Plan (Finalized in September 2024). This presentation will give an overview of the plan development process, key components of the TDM plan and next steps for implementing a regional TDM program.
- Additionally, Centralina received CRTPO discretionary funding to conduct several TDM pilot projects in Iredell, Mecklenburg and Union counties. This presentation will also give an overview and update on these projects.

Attachment: [CONNECT Centralina Regional TDM Plan – Executive Summary](#)

11. [Comprehensive Transportation Plan Amendment: US 74 and Rocky River Road Grade Separation](#)

Bryson Hester, City of Monroe

Action Requested: FYI

Background:

- The US 74 and Rocky River Road Grade Separation was identified in the Town of Indian Trail's Transportation Plan update. The City of Monroe's US 74 Widening Project intersects with the Town of Indian Trail's US 74 Widening Project at Rocky River Road. The proposed grade separation project is designed to improve traffic flow, safety, and connectivity between communities and employment centers.
- The City of Monroe passed a resolution to initiate the CTP amendment process for the project on October 8, 2024.
- The proposed public comment period would begin April 24 and conclude May 24 with a public meeting on May 14 at Monroe City Hall.

Attachments: [US 74 and Rocky River Road Staff Report](#), [US 74 and Rocky River Road Map](#)

12. Upcoming Agenda Items

Neil Burke

Action Requested: FYI

Background:

- A schedule of upcoming action items will be provided.

13. [NCDOT Division 10 & Division 12 Updates](#)

Brett Canipe & Mark Stafford, NCDOT

14. Board Member Comments

Lisa Qualls

15. Adjourn

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

Staff Announcements
FY2026 Officers
Pre-Application Review

HDC MEETING: 1:00 – 7:00

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

CONSENT

1. 601 Woodruff Pl (PID 07102102)
HDCRMI-2024-00669
Wesley Heights
Angie Lauer, Applicant
APPROVED WITH CONDITIONS
2. 909 Romany Rd (PID 12309604)
HDCRMI-2025-00100
Dilworth
Angie Lauer, Applicant
APPROVED WITH CONDITIONS

REMOVED FROM CONSENT AGENDA
3. 716 E Park Av (PID 12311527)
HDCRMI-2025-00099
Dilworth
Jeanna Holmes, Applicant
CONTINUED
4. 1528 Dilworth Rd (PID 12309707)
HDCRMI-2025-00101
Dilworth
Raymond Sheedy, Applicant
APPROVED WITH CONDITIONS

REMOVED FROM CONSENT AGENDA
5. 814 Berkeley Av (PID 12309518)
HDCRMI-2025-00123
Dilworth
Negar Iskra, Applicant
CONTINUED

NOT HEARD AT THE FEBRUARY 12 MEETING

6. 1329 Lafayette Av (PID 12309304)
HDCRMA-2024-00212
Dilworth
Angie Lauer, Applicant
APPROVED WITH CONDITIONS

7. 1433 The Plaza (PID 08117117)
HDCRMA-2023-01199
Plaza Midwood
Ashlee Durrance, Applicant
CONTINUED

WINDOW REPLACEMENT – AFTER THE FACT

8. 317 W Park Av (PID 11908615)
HDCRMAA-2024-00338
Wilmore
Nereida Hill, Applicant
APPLICANT DEFERRED

ACCESSORY DWELLING UNIT (ADU)

9. 220 S Summit Av (PID 07101501)
HDCRMA-2024-00684
Wesley Heights
Ryan Bertoni, Applicant
CONTINUED

FRONT PORCH CHANGES & SITE WORK

10. 610 N Pine St (PID 07803114)
HDCRMA-2024-00683
Fourth Ward
Christopher Hensley, Applicant
APPROVED WITH CONDITIONS – PORCH & FRONT WALKWAY
DENIED – DRIVEWAY & RETAINING WALL

CONTINUED FROM THE FEBRUARY 12 MEETING

11. 928 Ideal Wy (PID 12112201) – Decision Required
HDCRMIA-2023-01195
Dilworth
Beth & Mike Whitehead, Applicant
APPROVED WITH CONDITIONS

NEW CASES**WINDOW REPLACEMENT - AFTER THE FACT**

12. 1315 Dean St (PID 07509213)
HDCRMIA-2024-00545
Oaklawn Park
Toney Black & Deborah Walker, Applicants
DENIED – ORIGINAL WINDOW REMOVAL
APPROVED WITH CONDITIONS – WINDOW REPLACEMENT

ROOF CHANGES & ACCESSORY STRUCTURE - AFTER THE FACT

13. 522-524 N Pine St (PID 07803602)
HDCRMAA-2024-00271
Fourth Ward
Brian Phillips, Applicant/Owner
CONTINUED

DORMER ADDITION - AFTER THE FACT

14. 425 Rensselaer Av (PID 12302907)
HDCRMIA-2024-01017
Dilworth
Nancy Weekley, Applicant
CONTINUED

Approved

Upcoming Meeting Dates

April 2025

Mon Apr 14	12:00p.m. – 2:00p.m.	Planning Commission Work Session
Tue Apr 15	5:00p.m. – 7:00p.m.	Planning Committee
Mon Apr 21	4:00p.m. – 4:30p.m.	Planning Commission Executive Committee

May 2025

Tue May 06	5:30p.m. – 7:30p.m.	Zoning Committee Work Session
Mon May 12	12:00p.m. – 2:00p.m.	Planning Commission Work Session
Mon May 19	4:00p.m. – 4:30p.m.	Planning Commission Executive Committee
Tue May 20	5:00p.m. – 7:00p.m.	Planning Committee