

CHARLOTTE MECKLENBURG

**May 11, 2026
Work Session**

PLANNING COMMISSION

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

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Work Session Agenda

May 11, 2026

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 April 13, 2026 Work Session Minutes – *Attachment 1*
 - Discussion on Information in Review Packet
 - Approved Executive Committee Minutes (3/16) *Attachment 2*
 - City Council Zoning Meeting Results (4/20) – *Attachment 3*
 - Zoning Committee Results (5/5) - *Attachment 4*
 - Planning Committee Minutes (3/17) – *Attachment 5*
 - Special Planning Committee Minutes (3/23) – *Attachment 6*
 - Charlotte Regional Transportation Planning Organization (4/15) – *Canceled*
 - Historic District Commission Board Meeting Agenda (4/08) - *Attachment 7*
 - Approved Upcoming Meeting Dates – *Attachment 8*

3. **New Business** (12:10 – 2:00 p.m.)
 - Nominating Committee for Commission Leadership

 - Transit-Oriented Communities Update, Erin Chantry, Urban Design Division Manager and Charlotte Kuuskvere, Project Manager (45 minutes)

 - Planning Director’s Update, *Monica Holmes, Planning Director* (15 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 State of Housing	June 08
Planning Committee	<ul style="list-style-type: none">• Charlotte Historic District• Annexation Process Updates	May 19

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes

April 13, 2026

CMGC Room 267

Attendance

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

Planning Staff Present: Candice Rorie, Elle Knight, Kathy Cornett.

Call to Order & Introductions

Chairperson Welton called the meeting to order at 12:06 p.m., welcomed those present, and began introductions.

Minutes and Reports

Approval of March 9, 2026 Work Session Minutes

A motion was made by Commissioner Whilden and seconded by Commissioner Shaw to approve the March 9, 2026, minutes. The vote was unanimous to approve the minutes.

New Business

FY 2027 Commission Officers Election

Chair Welton gave the timeline for the appointment of Commission leadership. The Nominating Committee consists of Commissioners Millen, Neeley, and Whilden. The deadline for recommendations is May 4th. On May 11th, the recommendation will be announced. On June 8th, the vote for the FY 2027 Commission officers will be conducted.

Residential Housing in Austin, Texas, Jacob Wegmann, University of Texas at Austin

Jacob Wegmann presented Austin's multifamily rental production boom, outlining the factors below may have contributed to the city's success:

- Shifting political representation is reshaping local housing priorities.
- New zoning policies now allow mid-rise multifamily development in more areas.
- Parking mandates have been significantly reduced to support denser, more affordable housing.
- Voters approved major funding for below-market housing, including the 2018 \$250 million affordable housing bond.
- Zoning changes adopted in May 2019 expanded opportunities for below-market housing production.
- Innovative financing and ownership models are increasing the feasibility of below-market housing.
- The City of Austin has committed to tracking progress and holding itself accountable for housing outcomes.
- Persistent challenges remain, including rising property taxes, higher insurance costs, and shortages of affordable rental and supportive housing.

Chair Welton opened the floor for questions.

Changing Demographics in the Charlotte Region, Liz Morrell, UNC Charlotte Urban Institute

Liz Morrell presented data from the 2025 U.S. Census release. This showed that the Charlotte region continues to grow rapidly and now ranks as the fifth fastest-growing city nationally. The strongest regional growth occurred in Lancaster County (SC), Iredell County, and Lincoln County (NC). She noted that Charlotte's growth patterns differ from national trends: between 2019 and 2024, the share of married couples declined, the number of single women increased slightly, couples living together grew, and the number of people living alone also rose. Although growth is not slowing, its character is changing, and the housing supply has not kept pace. Morrell emphasized that Charlotte's uneven growth has consequences and that planning decisions made today will shape who benefits from future growth. This data will be emailed to all the Planning Commissioners. Chair Welton opened the floor for questions.

Planning Director's Update, Monica Holmes, Planning Director

Monica Holmes provided the Planning Department update. The seven remaining Community Area Plans will go to Council for a vote this evening. Placemaking grants open on May 1, and the application packet is available online. Applications should be submitted to Urban Design.

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 assigned three articles for the commissioners to review. The first, "Austin's Surge of New Housing Construction Drove Down Rents" from the Pew Research Center, included an example of a college dorm converted into apartments. The second article, "Transforming Office Towers into AI Hubs and Urban Data Centers," outlined a proposal for a vertical data center designed to reduce noise and use specialized flooring for natural cooling. The third article, "The Other Conversions: Old Schools to New Housing," highlighted vacant properties such as the 11-acre Smith Language Academy on Tyvola Road and noted that declining youth populations are leaving more school buildings unused. These sites could be considered for housing redevelopment.

Adjournment: The meeting adjourned at 2:03 p.m. The livestream can be viewed at:

<https://www.youtube.com/@CLTPlanning/streams>

APPROVED Executive Committee Minutes

March 16, 2026, 4:00 p.m.

CMGC – Conference Room 278

Attendance

Executive Committee Members present: Chair Douglas Welton, Vice Chair Blumenthal, Commissioner Gaston, Commissioner Whilden

Planning Staff present: Monica Holmes, Planning Director (virtual), Candice Rorie, Kathy Cornett, and Elle Knight.

Call to Order

Chair Welton called the Executive Committee meeting to order at 4:05 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Whilden and seconded by Commissioner Gaston to approve the February 16, 2026, Executive Committee Minutes. The vote was unanimous to approve the minutes.

Future Work Session Topics

Planning Commission

Chair Douglas Welton reviewed the agenda topics for the Planning Commission Work Session.

In April, Jacob Wegmann, a professor at the University of Texas at Austin, will speak about Austin's development environment. He will focus on how Austin built housing on a far greater scale than Charlotte. Jacob will indicate why rents have declined in Austin. His presentation will also cover the regulatory environment, highlight the differences between Austin and Charlotte, and explain why these differences matter. Liz Morrell, from the University of North Carolina at Charlotte Urban Institute, will present the region's changing demographics and how these changes can affect land use. Chair Welton noted that her insights will help Commissioners as they engage with the community and review upcoming zoning cases. In May, Chair Welton would like the Charlotte Department of Transportation (CDOT) to update us on how transportation is handled in the rezoning process. The presentation will outline the basics of comprehensive transportation reviews, explain how cumulative impacts are calculated, and show how all the parts fit together. Chair Welton indicated that a transportation review could assist the new commission members, since this topic has not been discussed recently. In June, Chair Welton would like Dr. Chu from Childress Klein Center for Real Estate to give an update on the State of Housing.

Planning Committee

In April, the Planning Committee will review Mandatory Referrals and discuss the topic of annexation. The May Planning Committee agenda includes a review of Mandatory Referrals, and the Historic Preservation staff will present the trends they are observing on a routine basis.

Approval of Upcoming Revised Meeting Dates for March 2026

A motion was made by Vice Chair Blumenthal and seconded by Commissioner Whilden to approve the revision of March 2026. The vote was unanimous to approve the calendar.

Charlotte-Mecklenburg Planning Commission

APPROVED Executive Committee Minutes

March 16, 2026, 4:00 p.m.

CMGC – Conference Room 278

Approval of Upcoming Meeting Dates for April – May 2026

A motion was made by Vice Chair Blumenthal and seconded by Commissioner Gaston to approve the April – May, 2026 calendar. The vote was unanimous to approve the calendar.

Adjournment

The meeting was adjourned at 4:34 p.m.

City of Charlotte

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



Zoning Agenda

Monday, April 20, 2026

RESULTS

Council Chamber

City Council Zoning Meeting

Mayor Vi Lyles
Mayor Pro Tem James Mitchell Jr.
Council Member Dimple Ajmera
Council Member Danté Anderson
Council Member JD Mazuera Arias
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Reneé Johnson
Council Member LaWana Mayfield
Council Member Joi Mayo
Council Member Kimberly Owens
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:
- Had no public opposition at their public hearing
 - Received an approval recommendation from the Zoning Committee
 - Have no changes after Zoning Committee
 - Staff recommends approval

**3. Rezoning Petition: 2025-072 by Lincoln Property Company
Pulled from Consent - Approved**

Location: Approximately 44.02 acres located west of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road. (ETJ - BOCC: 1-Powell; Closest CC 4-Johnson).

Current Zoning: OFC (office flex campus) and MUDD(CD) (mixed use development, conditional)

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

**4. Rezoning Petition: 2025-132 by Hopper Communities, Inc.
Approved**

Location: Approximately 0.44 acres located west of Providence Road, north of Edgemont Road, and south of Cavendish Court. (Council District 6 - Owens).

Current Zoning: R-8MF(CD) (multi-family residential, conditional)

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

**5. Rezoning Petition: 2025-138 by Coral Reef Investment
Properties
Approved**

Location: Approximately 8.62 acres located along the east side of West Tyvola Road, south of South Tryon Street, and west of Sleepy Hollow Road. (Council District 3 - Mayo).

Current Zoning: R-17MF(CD) (multi-family, conditional)

Proposed Zoning: R-17MF(CD) SPA (multi-family, conditional, site plan amendment)

**6. Rezoning Petition: 2025-139 by Averitt Express
Approved**

Location: Approximately 53.24 acres located on the north side of Shopton Road, west of Beam Road. (Council District 3 - Mayo).

Current Zoning: I-1(CD) ANDO (light industrial, conditional, airport noise disclosure overlay)

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

7. Rezoning Petition: 2025-140 by Delores Howard Leith
Approved

Location: Approximately 0.43 acres located east of Sandy Porter Road, north of Camden Creek Lane, and south of Sandy River Lane. (Council District 3 - Mayo).

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

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

DECISIONS**8. Rezoning Petition: 2025-094 by Atapco Properties, Inc.****City Council voted to withdraw this petition**

Location: Approximately 19.54 acres located east of Mallard Creek Road, on the north and south side of Alexander Road, and along the west side of College View Lane. (Council District 4 - Johnson).

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

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

9. Rezoning Petition: 2025-135 by The Charlotte-Mecklenburg Hospital Authority**City Council deferred decision to May 18, 2026**

Location: Approximately 41.26 acres located south of North Tryon Street, east of East W.T. Harris Boulevard, and north of Johnson Alumni Way. (Council District 4 - Johnson).

Current Zoning: IC-1 (institutional campus-1)

Proposed Zoning: IC-2(EX) (institutional campus-2, exception)

10. Rezoning Petition: 2025-021 by Harold Jordan**City Council voted to deny this petition**

Location: Approximately 1.24 acres located east of E W.T. Harris Boulevard, and north of Idlewild Road, and south of Meadowdale Lane. (Council District 5 - Mazuera Arias).

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

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

11. Rezoning Petition: 2025-030 by Tryon Advisors, LLC**Approved**

Location: Approximately 8.65 acres located on the north side of Mt Holly-Huntersville Road, east of Rozzelles Ferry Road, and south of Dunn Commons Parkway. (Council District 2 - Graham).

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

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

12. Rezoning Petition: 2025-086 by Pence Road Development LLC

City Council deferred decision to May 18, 2026

Location: Approximately 31.17 acres located on the north side of Pence Road, west of Harrisburg Road, and east of Bandy Drive. (Council District 5 - Mazuera Arias).

Current Zoning: ML-1 (manufacturing and logistics 1), N1-A (neighborhood 1-A), I-1(CD) light industrial, conditional) and B-2(CD) (general business, conditional)

Proposed Zoning: ML-2(CD) (manufacturing and logistics 2, conditional)

13. Rezoning Petition: 2025-129 by True Homes **Approved**

Location: Approximately 5.05 acres located south of West W.T. Harris Boulevard, east of West Sugar Creek Road, and north of Brookstone Drive. (Council District 2 - Graham).

Current Zoning: INST(CD) (institutional, conditional)

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

HEARINGS**14. Rezoning Petition: 2025-027 by Mission City Church and Freedom Communities**

City Council deferred hearing to May 18, 2026

Location: Approximately 4.77 acres located east of Valleydale Road, north of Summerville Road, and south of Goodman Road. (Council District 2 - Graham).

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

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

15. Rezoning Petition: 2025-120 by American Tower Asset Sub LLC

City Council deferred hearing to May 18, 2026

Location: Approximately 58.0 acres located east of Hood Road, south of Plaza Road Extension, and north of Kentshire Lane. (Council District 5 - Mazuera Arias).

Current Zoning: O-9(CD) (office, conditional) and N1-A (neighborhood 1-A)

Proposed Zoning: CG(CD) (general commercial, conditional) and N1-A(CD) (neighborhood 1-A, conditional)

16. Rezoning Petition: 2024-143 by Panorama Development, LLC

City Council deferred hearing to May 18, 2026

Location: Approximately 11.2 acres located east of Remount Road, north of Parker Drive, and west of Berryhill Road. (Council District 3 - Mayo).

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

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

17. Rezoning Petition: 2025-077 by Short Development Group, LLC

Public Hearing Held

Location: Approximately 2.52 acres located south of North Wendover Road, north of Churchill Road, and east of Wendover Hill Court. (Council District 6 - Owens).

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

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

18. Rezoning Petition: 2026-003 by SLRH Acquisitions, LLC
Public Hearing Held

Location: Approximately 0.84 acres located east of Providence Road, north of Fenton Place, and south of Cherokee Road. (Council District 6 - Owens).

Current Zoning: OFC (office flex campus)

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

19. Rezoning Petition: 2025-128 by AREG US OPP IV SHOPTON RD HOLDCO LLC
Public Hearing Held

Location: Approximately 15.16 acres located north of Shopton Road, east of Stonecliff Road, and west of I-485. (Council District 3 - Mayo).

Current Zoning: BP(CD) (business park, conditional)

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

20. Rezoning Petition: 2025-136 by Larry Cooper
Public Hearing Held

Location: Approximately 2.02 acres located east of West Sugar Creek Road, west of Burgandy Drive, and north of Kneighton Lane. (Council District 4 - Johnson).

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

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

21. Rezoning Petition: 2025-142 by Third & Urban LLC
Public Hearing Held

Location: Approximately 1.90 acres located north of Tuckaseegee Road, east of Berryhill Road, and west of Gesco Street. (Council District 2 - Graham).

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

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

22. Rezoning Petition: 2026-002 by Zhi Zhang
Public Hearing Held

Location: Approximately 0.16 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of Gilead Street. (Council District 3 - Mayo).

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

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

City of Charlotte

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



Zoning Agenda

Tuesday, May 5, 2026

RESULTS

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

*Douglas Welton, Chairperson
Melissa Gaston, Vice Chairperson
Michael Caprioli
Theresa McDonald
Carolyn Millen
Erin Shaw
Robin Stuart*

Zoning Committee Work Session

Call to Order: 5:34 pm

Adjourned: 6:08 pm

Zoning Committee Members

Douglas Welton ✓	Michael Caprioli ✓	Melissa Gaston ✓
Carolyn Millen ✓	Erin Shaw ✓	Robin Stuart ✓
Theresea McDonald ✓ arrived @5:38pm		

Zoning Item

1. Rezoning Petition: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to August 4, 2026

Location: Approximately 1.55 acres located south of Bryant Street, west of South Summit Avenue, and east of Freedom Drive. (Council District 2 - Graham).

Current Zoning: NC (neighborhood center)

Proposed Zoning: CG(CD) (general commercial, conditional)

Motion: Shaw

2nd: Stuart

Vote: 7:0

2. Rezoning Petition: 2025-077 by Short Development Group, LLC

Update: Petitioner is requesting deferral to June 2, 2026

Location: Approximately 2.52 acres located south of North Wendover Road, north of Churchill Road, and east of Wendover Hill Court. (Council District 6 - Owens).

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

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

Motion: Shaw

2nd: Stuart

Vote: 7:0

3. Rezoning Petition: 2025-127 by 4749 West Blvd, LLC

Update: Petitioner has withdrawn this petition

Location: Approximately 5.35 acres located south of West Boulevard, east of Sirius Lane, and west of International Airport Drive. (Council District 3 - Mayo).

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

Proposed Zoning: IMU(CD) ANDO (innovative mixed use, conditional, airport noise district overlay)

4. Rezoning Petition: 2025-128 by AREG US OPP IV SHOPTON RD HOLDCO LLC

Recommended for Approval

Location: Approximately 15.16 acres located north of Shopton Road, east of Stonecliff Road, and west of I-485. (Council District 3 - Mayo).

Current Zoning: BP(CD) (business park, conditional)

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

Motion: Shaw

2nd: Millen

Vote: 7:0

5. Rezoning Petition: 2025-136 by Larry Cooper

Recommended for Approval

Location: Approximately 2.02 acres located east of West Sugar Creek Road, west of Burgandy Drive, and north of Kneighton Lane. (Council District 4 - Johnson).

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

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

Motion: Caprioli

2nd: McDonald

Vote: 7:0

6. Rezoning Petition: 2025-142 by Third & Urban LLC

Recommended for Approval

Location: Approximately 1.90 acres located north of Tuckaseegee Road, east of Berryhill Road, and west of Gesco Street. (Council District 2 - Graham).

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

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

Motion: Caprioli

2nd: Shaw

Vote: 7:0

7. Rezoning Petition: 2026-002 by Zhi Zhang
Recommended for Approval

Location: Approximately 0.16 acres located on the south side of Verbena Street, west of Nations Crossing Road, and east of Gilead Street. (Council District 3 - Mayo).

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

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

Motion: Millen

2nd: Stuart

Vote: 7:0

8. Rezoning Petition: 2026-003 by SLRH Acquisitions, LLC
Recommended for Approval

Location: Approximately 0.84 acres located east of Providence Road, north of Fenton Place, and south of Cherokee Road. (Council District 6 - Owens).

Current Zoning: OFC (office flex campus)

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

Motion: Caprioli

2nd: Gaston

Vote: 7:0

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

Approved Minutes

March 17, 2026– 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Andrew Blumenthal, Vice Chairperson Rebekah Whilden and Commissioners; Terry Lansdell, Shana Neely, Wil Russell, and Clayton Sealey

Planning Staff Present: Abie Bonevac, Kathy Cornett, Zenia Duhaney, Gretchen Flores, and Jason Pauling

Other Staff: Bethany Fritts – Mecklenburg County Asset and Facility Management and Lori Lencheski – Charlotte Area Transit System

Welcome and Introductions

Chairperson Blumenthal called the meeting to order at 5:04 p.m., welcomed everyone, and introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines

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

Approval of Minutes

A motion was made by Commissioner Neely and seconded by Vice Chairperson Whilden to approve February 17, 2026, minutes. The minutes were unanimously approved. 6-0

Amendment to the Agenda

Chairperson Blumenthal asked to add a brief discussion of the proposed Community Area Plan changes to the agenda following the Mandatory Referrals and Activity Centers presentation. Staff recommended formally adding the item as the last agenda item.

A motion to amend the agenda was made by Commissioner Russell and seconded by Commissioner Neely to add proposed changes to the Community Area Plans to the agenda. The agenda was unanimously amended. 6-0

Mandatory Referrals

The Chairperson asked if any commissioners wished to pull a Mandatory Referral for additional review, discussion, or questions. Hearing none, the committee proceeded to a vote.

MR 26-04: Mecklenburg County is proposing to purchase 18.59 acres located at 2337 Hargett Road in Matthews (PID: 19351106) for Idlewild Road Regional Park.

MR 26-05 – Mecklenburg County is proposing to purchase 11.91 acres located at 4420 Margaret Wallace Rd in Matthews (PID: 19305120) for a future recreation center at Idlewild Road Park.

MR 26-06: Mecklenburg County is proposing to purchase 0.364 acres located at 1108 Riverside Drive in Charlotte’s ETJ (PID: 03115204) for expanded preservation and open space.

MR 26-07: Mecklenburg County is proposing to purchase 4.05 acres at 5001 Margaret Wallace Road in Mint Hill (PID: 13515101) for a future neighborhood park site.

MR 26-08: Mecklenburg County is proposing to purchase 2.93 acres located at 4936 Lakeview Road in Charlotte (PID: 03716309) for a future neighborhood park site.

MR 26-09: Mecklenburg County is proposing to purchase 4.95 acres located at 4728 David Cox Road in Charlotte (PID: 02736135) for a future neighborhood park site.

MR 26-10: Mecklenburg County is proposing to purchase 0.33 acres in Pineville (PID’s: 22102103 & 04) for a future greenway connection between Sugar Creek and Jack Hughes Park.

MR 26-11: Mecklenburg County is proposing to purchase 0.426 acres in Charlotte (PID’s: 06907706 & 06909452) for future Stewart Creek Greenway and connection to L.C. Coleman Park.

MR 26-12: The Charlotte Area Transit System (CATS) Department is proposing to purchase 0.418 acres located at 3315 & 3317 Pelton St. in Charlotte to improve efficiency and costs at their existing Lynx facility for the Blue Line Rail.

A motion was made by Commissioner Lansdell and seconded by Commissioner Sealey stating that the Planning Committee reviewed M.R.#26-04, M.R.#26-05, M.R.#26-06, M.R.#26-07, M.R.#26-08, M.R.#26-09, M.R.#26-10, M.R.#26-11, and M.R.#26-12 on March 17, 2026, and has no additional comments for the submitting agencies. The motion was approved. 6-0

Activity Center Research 101

Ms. Abie Bonevac, Associate Planner in the Long-Range Planning Division, presented information on the Activity Centers Inventory project. The project looks at 182 activity centers in the city to better understand land use patterns and the mix of residential/nonresidential uses. With the help of Entitlement Services, the work is more than 90 percent complete and is expected to be finalized in May 2026. The data collected will help the city plan for future growth, decide where to invest in improvements, and guide possible policy/regulatory changes. Staff noted that ESRI GIS tools may be used to help automate the activity center data and support future analysis.

Commissioner Questions & Staff Responses to the Activity Center Research 101 Presentation

- **Commissioner Russell** asked whether the research would evaluate connectivity to surrounding areas, including pedestrian access, and transit access.
 - **Staff responded** that this was helpful feedback and noted that connectivity considerations could be incorporated into the ongoing analysis.
- **Commissioner Sealey** raised concerns about how the current language related to activity center Place Types may allow uses that do not align with the intended mixed-use character of those areas.
 - **Staff responded** that the next step of the project will involve working with Entitlement Services to determine the ideal mix of uses by Center type and scale.
- **The Chair** asked whether the research could help clarify the distinction between primary and accessory uses within Community Activity Centers
 - **Staff acknowledge** that identifying appropriate uses and supporting elements is part of the upcoming analysis work.
- **Commissioner Lansdell** asked how mobility elements such as pedestrian networks, bike networks, and crossings are defined within the mobility assessment.
 - **Staff explained** that the current work is primarily an inventory and data-gathering effort to identify existing conditions, and that definitions for the mobility categories are included in the Community Area Plans.
- **Commissioner Lansdell** also asked whether the mobility assessment accounts for real-world conditions, such as the distance between safe or legal street crossings.
 - **Staff clarified** that the current assessment identifies whether infrastructure exists but does not measure conditions in detail.
- **Commissioner Russell** asked whether the research includes tracking employment or job counts within Activity Centers.
 - **Staff responded** that the current analysis focuses on buildings, and square footage, which serves to identify additional work that may be needed. Additional datasets such as employment data could be overlaid in the future.

Planning Committee - Special Meeting – Monday, March 23, 2026

After additional discussion, staff outlined the process for the Special Meeting to discuss Community Area Plans. Staff clarified that following the public hearing, the committee will hold a Special Meeting to vote on its recommendation for the Community Area Plan amendments, after which City Council could act or defer the item to a future meeting. Staff noted that committee members were not required to remain after the vote. The special meeting was scheduled for Monday, March 23, 2026.

Following discussion, the meeting was adjourned.

Adjourn – The meeting adjourned at **5:49** pm

Charlotte-Mecklenburg Planning Commission

Special Planning Committee Meeting

Approved Minutes

March 23, 2026– 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Andrew Blumenthal, Vice Chairperson Rebekah Whilden and Commissioners; Shana Neely, Wil Russell, and Clayton Sealey

Planning Committee Members Absent: Commissioner Terry Lansdell

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Gretchen Flores, Monica Holmes, and Jason Pauling

Other Staff: Pontip Aphayarath, City Innovation & Technology

Welcome and Introductions

Chairperson Blumenthal called the meeting to order at 6:01 p.m., welcomed everyone, and introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines

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

Discuss and Make a Recommendation on the 14 Community Area Plans

Chairperson Blumenthal explained that the committee would review the proposed Community Area Plan changes. Items numbers 1, 2, 3 and twelve 12 were pulled for discussion. The remaining items were proposed for approval. Staff clarified the motion process for the committee, explaining that each amended Community Area Plan requires its own motion and consistency statement. Staff noted that the committee should only make recommendations on the plans that are currently being amended. The committee does not need to make recommendations on plans that have not yet been adopted because recommendations on all 14 plans were already made previously.

After clarification that the committee did only need to make recommendations on plans currently being amended, discussion shifted to concerns raised about the proposed policy language. Director Holmes raised concerns that the proposed language and place types were too broad and emphasized the need to ensure it aligns with existing zoning height limits. She suggested the issue might need further discussion and could be revised later to ensure the policy language is clear and appropriate.

The following outlines the consistency statements, recommendations and the Planning Committee's vote.

Consistency Statement - Program Guide

The Program Guide is found to be consistent with the 2040 Comprehensive Plan based the draft documents + the changes recommended in the document entitled, “Community Area Plan Changes Based on Community Feedback”, the public hearing + because;

- The plan complements the Charlotte Future 2040 Comprehensive Plan + are an important part of the city’s planning framework which ensures that all planning efforts are aligned + aimed at implementing Charlotte’s vision for the future.

Therefore, we find the Program Guide to be reasonable + in the public interest, based on the draft documents + the changes recommended in the document entitled, “Community Area Plan Changes Based on Community Feedback”, the public hearing + because;

- The Charlotte Future 2040 Comprehensive Plan identifies the development of Community Area Plans for the entire city as part of the Implementation Strategy.
- The Community Area Plans build upon the vision + goals in the Comprehensive Plan + provide more detailed guidance for growth + development, including land use, building form + design, transportation, open space + infrastructure.
- The guidance within these plans helps ensure future growth will increase access to daily goods + services, housing choices, job opportunities + reduce environmental impacts throughout Charlotte.

Having reviewed the Program Guide of the Community Area Plans + recommended edits + having considered the consistency statement prepared by staff to approve this plan, I move that we recommend approval of the amendments to the Program Guide as it appears before us and the adoption of the consistency statement.

A motion was made by Vice Chairperson Whilden and seconded by Commissioner Sealey to approve the Program Guide on March 23, 2026. The motion was approved. 5-0

Consistency Statement - East Inner Community Area Plan

The East Inner Community Area Plan is found to be consistent with the 2040 Comprehensive plan based the draft documents + the changes recommended in the document entitled, “Community Area Plan Staff Changes for the Final Document”, the public hearing + because;

- The plan complements the Charlotte Future 2040 Comprehensive Plan + are an important part of the city’s planning framework which ensures that all

planning efforts are aligned + aimed at implementing Charlotte’s vision for the future.

Therefore, we find the East Inner Community Area Plan to be reasonable + in the public interest, based on the draft documents + the changes recommended in the document entitled, “Community Area Plan Staff Changes for the Final Document”, the public hearing + because;

- The Charlotte Future 2040 Comprehensive Plan identifies the development of Community Area Plans for the entire city as part of the Implementation Strategy.
- The Community Area Plans build upon the vision + goals in the Comprehensive Plan + provide more detailed guidance for growth + development, including land use, building form + design, transportation, open space + infrastructure.
- The guidance within these plans helps ensure future growth will increase access to daily goods + services, housing choices, job opportunities + reduce environmental impacts throughout Charlotte.

Having reviewed the East Inner Community Area Plan + recommended edits + having considered the consistency statement prepared by staff to approve this plan, I move that we recommend approval of the amendments to the East Inner Community Area Plan as modified as follows:

Item Number 1 – To ensure future residential infill development is compatible with the character of existing neighborhoods, the City should adopt policies that the maximum heights of new homes are consistent with the established place type.

Item Number 2 - To respect the character of existing neighborhoods, the city should provide guidance for the future development of triplex buildings to ensure consistency within the established place type.

Item Number 3 - To encourage the development of new homes that are compatible with the character of existing neighborhoods, the City should collaborate with the County to establish an expedited permitting process for appropriate residential infill development.

Item Number 6 - To ensure new and emerging land uses are compatible with existing neighborhoods, the City should establish guidance for data centers to ensure appropriate location and design.

Item Number 12 - To reduce construction waste and support environmental sustainability, the City should explore tools and policies to encourage salvaging and recycling building materials before they are sent to the landfill and the adoption of the consistency statement.

A motion was made by Commissioner Sealey and seconded by Vice Chairperson Whilden to approve the East Inner Community Area Plan on March 23, 2026. The motion was approved. 5-0

Consistency Statement - Northeast Inner Community Area Plan

The Northeast Inner Community Area Plan is found to be consistent with the 2040 Comprehensive Plan based the draft documents + the changes recommended in the document entitled, “Community Area Plan Staff Changes for the Final Document”, the public hearing + because;

- The plan complements the Charlotte Future 2040 Comprehensive Plan + are an important part of the city’s planning framework which ensures that all planning efforts are aligned + aimed at implementing Charlotte’s vision for the future.

Therefore, we find the Northeast Inner Community Area Plan to be reasonable + in the public interest, based on the draft documents + the changes recommended in the document entitled, “Community Area Plan Staff Changes for the Final Document”, the public hearing + because;

- The Charlotte Future 2040 Comprehensive Plan identifies the development of Community Area Plans for the entire city as part of the Implementation Strategy.
- The Community Area Plans build upon the vision + goals in the Comprehensive Plan + provide more detailed guidance for growth + development, including land use, building form + design, transportation, open space + infrastructure.
- The guidance within these plans helps ensure future growth will increase access to daily goods + services, housing choices, job opportunities + reduce environmental impacts throughout Charlotte.

Having reviewed the Northeast Inner Community Area Plan + recommended edits + having considered the consistency statement prepared by staff to approve this plan, I move that we recommend approval of the amendments to the Northeast Inner Community Area Plan as modified as follows:

Item Number 1 – To ensure future residential infill development is compatible with the character of existing neighborhoods, the City should adopt policies that the maximum heights of new homes are consistent with the established place type.

Item Number 2 - To respect the character of existing neighborhoods, the city should provide guidance for the future development of triplex buildings to ensure consistency within the established place type.

Item Number 3 - To encourage the development of new homes that are compatible with the character of existing neighborhoods, the City should collaborate with the County to establish an expedited permitting process for appropriate residential infill development.

Item Number 6 - To ensure new and emerging land uses are compatible with existing neighborhoods, the City should establish guidance for data centers to ensure appropriate location and design.

Item Number 12 - To reduce construction waste and support environmental sustainability, the City should explore tools and policies to encourage salvaging and recycling building materials before they are sent to the landfill and the adoption of the consistency statement.

A motion was made by Commissioner Russell and seconded by Commissioner Neely to approve the Northeast Inner Community Area Plan on March 23, 2026. The motion was approved. 5-0

Consistency Statement - South Inner Community Area Plan

The South Inner Community Area Plan is found to be consistent with the 2040 Comprehensive Plan based the draft documents + the changes recommended in the document entitled, “Community Area Plan Staff Changes for the Final Document”, the public hearing + because;

- The plan complements the Charlotte Future 2040 Comprehensive Plan + are an important part of the city’s planning framework which ensures that all planning efforts are aligned + aimed at implementing Charlotte’s vision for the future.

Therefore, we find the South Inner Community Area Plan to be reasonable + in the public interest, based on the draft documents + the changes recommended in the document entitled, “Community Area Plan Staff Changes for the Final Document”, the public hearing + because;

- The Charlotte Future 2040 Comprehensive Plan identifies the development of Community Area Plans for the entire city as part of the Implementation Strategy.
- The Community Area Plans build upon the vision + goals in the Comprehensive Plan + provide more detailed guidance for growth + development, including land use, building form + design, transportation, open space + infrastructure.
- The guidance within these plans helps ensure future growth will increase access to daily goods + services, housing choices, job opportunities + reduce environmental impacts throughout Charlotte.

Having reviewed the South Inner Community Area Plan + recommended edits + having considered the consistency statement prepared by staff to approve this plan, I move that we recommend approval of the amendments to the South Inner Community Area Plan as modified as follows:

Item Number 1 – To ensure future residential infill development is compatible with the character of existing neighborhoods, the City should adopt policies that the maximum heights of new homes are consistent with the established place type.

Item Number 2 - To respect the character of existing neighborhoods, the city should provide guidance for the future development of triplex buildings to ensure consistency within the established place type.

Item Number 3 - To encourage the development of new homes that are compatible with the character of existing neighborhoods, the City should collaborate with the County to establish an expedited permitting process for appropriate residential infill development.

Item Number 6 - To ensure new and emerging land uses are compatible with existing neighborhoods, the City should establish guidance for data centers to ensure appropriate location and design.

Item Number 12 - To reduce construction waste and support environmental sustainability, the City should explore tools and policies to encourage salvaging and recycling building materials before they are sent to the landfill and the adoption of the consistency statement.

A motion was made by Commissioner Neely and seconded by Commissioner Sealey to approve the South Inner Community Area Plan on March 23, 2026. The motion was approved. 5-0

Consistency Statement - South Middle Community Area Plan

The South Middle Community Area Plan is found to be consistent with the 2040 Comprehensive Plan based the draft documents + the changes recommended in the document entitled, "Community Area Plan Staff Changes for the Final Document", the public hearing + because;

- The plan complements the Charlotte Future 2040 Comprehensive Plan + are an important part of the city's planning framework which ensures that all planning efforts are aligned + aimed at implementing Charlotte's vision for the future.

Therefore, we find the South Middle Community Area Plan to be reasonable + in the public interest, based on the draft documents + the changes recommended in the document entitled, "Community Area Plan Staff Changes for the Final Document", the public hearing + because;

- The Charlotte Future 2040 Comprehensive Plan identifies the development of Community Area Plans for the entire city as part of the Implementation Strategy.

- The Community Area Plans build upon the vision + goals in the Comprehensive Plan + provide more detailed guidance for growth + development, including land use, building form + design, transportation, open space + infrastructure.
- The guidance within these plans helps ensure future growth will increase access to daily goods + services, housing choices, job opportunities + reduce environmental impacts throughout Charlotte.

Having reviewed the South Inner Community Area Plan + recommended edits + having considered the consistency statement prepared by staff to approve this plan, I move that we recommend approval of the amendments to the South Inner Community Area Plan as modified as follows:

Item Number 1 – To ensure future residential infill development is compatible with the character of existing neighborhoods, the City should adopt policies that the maximum heights of new homes are consistent with the established place type.

Item Number 2 - To respect the character of existing neighborhoods, the city should provide guidance for the future development of triplex buildings to ensure consistency within the established place type.

Item Number 3 - To encourage the development of new homes that are compatible with the character of existing neighborhoods, the City should collaborate with the County to establish an expedited permitting process for appropriate residential infill development.

Item Number 6 - To ensure new and emerging land uses are compatible with existing neighborhoods, the City should establish guidance for data centers to ensure appropriate location and design.

Item Number 12 - To reduce construction waste and support environmental sustainability, the City should explore tools and policies to encourage salvaging and recycling building materials before they are sent to the landfill and the adoption of the consistency statement.

A motion was made by Chairperson Blumenthal and seconded by Commissioner Sealey to approve the South Middle Community Area Plan on March 23, 2026. The motion was approved. 5-0

Consistency Statement - South Outer Community Area Plan

The South Outer Community Area Plan is found to be consistent with the 2040 Comprehensive Plan based the draft documents + the changes recommended in the document entitled, “Community Area Plan Staff Changes for the Final Document”, the public hearing + because;

- The plan complements the Charlotte Future 2040 Comprehensive Plan + are an important part of the city’s planning framework which ensures that all planning efforts are aligned + aimed at implementing Charlotte’s vision for the future.

Therefore, we find the South Outer Community Area Plan to be reasonable + in the public interest, based on the draft documents + the changes recommended in the document entitled, “Community Area Plan Staff Changes for the Final Document”, the public hearing + because;

- The Charlotte Future 2040 Comprehensive Plan identifies the development of Community Area Plans for the entire city as part of the Implementation Strategy.
- The Community Area Plans build upon the vision + goals in the Comprehensive Plan + provide more detailed guidance for growth + development, including land use, building form + design, transportation, open space + infrastructure.
- The guidance within these plans helps ensure future growth will increase access to daily goods + services, housing choices, job opportunities + reduce environmental impacts throughout Charlotte.

Having reviewed the South Outer Community Area Plan + recommended edits + having considered the consistency statement prepared by staff to approve this plan, I move that we recommend approval of the amendments to the South Outer Community Area Plan as modified as follows:

Item Number 1 – To ensure future residential infill development is compatible with the character of existing neighborhoods, the City should adopt policies that the maximum heights of new homes are consistent with the established place type.

Item Number 2 - To respect the character of existing neighborhoods, the city should provide guidance for the future development of triplex buildings to ensure consistency within the established place type.

Item Number 3 - To encourage the development of new homes that are compatible with the character of existing neighborhoods, the City should collaborate with the County to establish an expedited permitting process for appropriate residential infill development.

Item Number 6 - To ensure new and emerging land uses are compatible with existing neighborhoods, the City should establish guidance for data centers to ensure appropriate location and design.

Item Number 12 - To reduce construction waste and support environmental sustainability, the City should explore tools and policies to encourage salvaging and

recycling building materials before they are sent to the landfill and the adoption of the consistency statement.

A motion was made by Commissioner Sealey and seconded by Vice Chairperson Whilden to approve the South Outer Community Area Plan on March 23, 2026. The motion was approved. 5-0

Consistency Statement - Southwest Middle Community Area Plan

The Southwest Middle Community Area Plan is found to be consistent with the 2040 Comprehensive Plan based the draft documents + the changes recommended in the document entitled, “Community Area Plan Staff Changes for the Final Document”, the public hearing + because;

- The plan complements the Charlotte Future 2040 Comprehensive Plan + are an important part of the city’s planning framework which ensures that all planning efforts are aligned + aimed at implementing Charlotte’s vision for the future.

Therefore, we find the Southwest Middle Community Area Plan to be reasonable + in the public interest, based on the draft documents + the changes recommended in the document entitled, “Community Area Plan Staff Changes for the Final Document”, the public hearing + because;

- The Charlotte Future 2040 Comprehensive Plan identifies the development of Community Area Plans for the entire city as part of the Implementation Strategy.
- The Community Area Plans build upon the vision + goals in the Comprehensive Plan + provide more detailed guidance for growth + development, including land use, building form + design, transportation, open space + infrastructure.
- The guidance within these plans helps ensure future growth will increase access to daily goods + services, housing choices, job opportunities + reduce environmental impacts throughout Charlotte.

Having reviewed the Southwest Middle Community Area Plan + recommended edits + having considered the consistency statement prepared by staff to approve this plan, I move that we recommend approval of the amendments to the Southwest Middle Community Area Plan as modified as follows:

Item Number 1 – To ensure future residential infill development is compatible with the character of existing neighborhoods, the City should adopt policies that the maximum heights of new homes are consistent with the established place type.

Item Number 2 - To respect the character of existing neighborhoods, the city should provide guidance for the future development of triplex buildings to ensure consistency within the established place type.

Item Number 3 - To encourage the development of new homes that are compatible with the character of existing neighborhoods, the City should collaborate with the County to establish an expedited permitting process for appropriate residential infill development.

Item Number 6 - To ensure new and emerging land uses are compatible with existing neighborhoods, the City should establish guidance for data centers to ensure appropriate location and design.

Item Number 12 - To reduce construction waste and support environmental sustainability, the City should explore tools and policies to encourage salvaging and recycling building materials before they are sent to the landfill and the adoption of the consistency statement.

A motion was made by Vice Chairperson Whilden and seconded by Commissioner Russell to approve the Southwest Middle Community Area Plan on March 23, 2026. The motion was approved. 5-0

Consistency Statement - Southwest Outer Community Area Plan

The Southwest Outer Community Area Plan is found to be consistent with the 2040 Comprehensive Plan based the draft documents + the changes recommended in the document entitled, "Community Area Plan Staff Changes for the Final Document", the public hearing + because;

- The plan complements the Charlotte Future 2040 Comprehensive Plan + are an important part of the city's planning framework which ensures that all planning efforts are aligned + aimed at implementing Charlotte's vision for the future.

Therefore, we find the Southwest Outer Community Area Plan to be reasonable + in the public interest, based on the draft documents + the changes recommended in the document entitled, "Community Area Plan Staff Changes for the Final Document", the public hearing + because;

- The Charlotte Future 2040 Comprehensive Plan identifies the development of Community Area Plans for the entire city as part of the Implementation Strategy.
- The Community Area Plans build upon the vision + goals in the Comprehensive Plan + provide more detailed guidance for growth + development, including land use, building form + design, transportation, open space + infrastructure.

- The guidance within these plans helps ensure future growth will increase access to daily goods + services, housing choices, job opportunities + reduce environmental impacts throughout Charlotte.

Having reviewed the Southwest Outer Community Area Plan + recommended edits + having considered the consistency statement prepared by staff to approve this plan, I move that we recommend approval of the amendments to the Southwest Outer Community Area Plan as modified as follows:

Item Number 1 – To ensure future residential infill development is compatible with the character of existing neighborhoods, the City should adopt policies that the maximum heights of new homes are consistent with the established place type.

Item Number 2 - To respect the character of existing neighborhoods, the city should provide guidance for the future development of triplex buildings to ensure consistency within the established place type.

Item Number 3 - To encourage the development of new homes that are compatible with the character of existing neighborhoods, the City should collaborate with the County to establish an expedited permitting process for appropriate residential infill development.

Item Number 6 - To ensure new and emerging land uses are compatible with existing neighborhoods, the City should establish guidance for data centers to ensure appropriate location and design.

Item Number 12 - To reduce construction waste and support environmental sustainability, the City should explore tools and policies to encourage salvaging and recycling building materials before they are sent to the landfill and the adoption of the consistency statement.

A motion was made by Commissioner Russell and seconded by Commissioner Neely to approve the Southwest Outer Community Area Plan on March 23, 2026. The motion was approved. 5-0

Consistency Statement Revised Policy Map

The Revised Policy Map is found to be consistent with the 2040 Comprehensive Plan based the draft documents + the changes recommended in the document entitled, "Community Area Plan Staff Changes for the Final Document", the public hearing + because;

- The plan complements the Charlotte Future 2040 Comprehensive Plan + are an important part of the city's planning framework which ensures that all planning efforts are aligned + aimed at implementing Charlotte's vision for the future.

Therefore, we find the Revised Policy Map, to be reasonable + in the public interest, based on the draft documents + the changes recommended in the document entitled, “Community Area Plan Staff Changes for the Final Document”, the public hearing + because;

- The Charlotte Future 2040 Comprehensive Plan identifies the development of Community Area Plans for the entire city as part of the Implementation Strategy.
- The Community Area Plans build upon the vision + goals in the Comprehensive Plan + provide more detailed guidance for growth + development, including land use, building form + design, transportation, open space + infrastructure.
- The guidance within these plans helps ensure future growth will increase access to daily goods + services, housing choices, job opportunities + reduce environmental impacts throughout Charlotte.

Having reviewed the Revised Policy Map + recommended edits + having considered the consistency statement prepared by staff to approve this plan, I move that we recommend approval of the amendments to the Revised Policy Map as modified as follows:

Item Number 1 – To ensure future residential infill development is compatible with the character of existing neighborhoods, the City should adopt policies that the maximum heights of new homes are consistent with the established place type.

Item Number 2 - To respect the character of existing neighborhoods, the city should provide guidance for the future development of triplex buildings to ensure consistency within the established place type.

Item Number 3 - To encourage the development of new homes that are compatible with the character of existing neighborhoods, the City should collaborate with the County to establish an expedited permitting process for appropriate residential infill development.

Item Number 6 - To ensure new and emerging land uses are compatible with existing neighborhoods, the City should establish guidance for data centers to ensure appropriate location and design.

Item Number 12 - To reduce construction waste and support environmental sustainability, the City should explore tools and policies to encourage salvaging and recycling building materials before they are sent to the landfill and the adoption of the consistency statement.

A motion was made by Commissioner Neely and seconded by Commissioner Russell to approve the Revised Policy Map on March 23, 2026. The motion was approved. 5-0

Following discussion, the meeting was adjourned.

Adjourn – The meeting adjourned at **6:31** pm

**HDC WORKSHOP 12:00 PM**

Staff Announcements
Approve Minutes
Pre-Application Review

- [2213 Wilmore Dr](#)

HDC MEETING: 1:00 – 7:00 PM

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

CONSENT

1. 246 W Park Av (PID 11908816)
HDCRMA-[2026-00169](#)
Wilmore
Veronica DeVita & Katie Martin, Applicants
APPROVED WITH CONDITIONS
2. 1207 Belgrave Pl (PID 12310307)
HDCRMI-[2026-00200](#)
Dilworth
R. Andrew Woodruff, Applicant
APPROVED WITH CONDITIONS

CONTINUED FROM JANUARY 14, 2026 MEETING

3. 316 Rensselaer Av (PID 12307213)
HDCCDEMO-[2025-00676](#)
Dilworth
Garrett Sullivan, Applicant
DEFERRED BY APPLICANT

CONTINUED FROM FEBRUARY 11, 2026 MEETING

4. 300, 304, & 308 E Worthington Av (PID 12105618, 12105617, & 12105616)
HDCCMA-[2025-00874](#)
Dilworth
Tim Finein & Kathryn McDowell, Applicants
APPROVED WITH CONDITIONS
5. 1815 Madison Av (PID 07839910)
HDCRMA-[2025-00779](#)
McCrorey Heights
Cameron Singh, Applicant
CONTINUED

CONTINUED FROM MARCH 11, 2026 MEETING

6. 2019 Park Rd (PID 12108803)
HDCRMA-[2025-00581](#)
Dilworth
Angie Lauer, Applicant
DEFERRED BY APPLICANT
7. 1100 E Worthington Av (PID 12111601)
HDCRMA-[2025-00864](#)

Dilworth
Brian Flynn & Angie Lauer, Applicants
DENIED

NEW CASES**WINDOW CHANGES**

8. 2126 Charlotte Dr (PID 12112508)
HDCRMI-[2025-00877](#)
Dilworth
Carrie Frye, Applicant
CONTINUED

ADDITION

9. 1911 S Mint St (PID 11907603)
HDCRMA-[2026-00026](#)
Wilmore
Angie Lauer, Applicant
CONTINUED

WINDOW REPLACEMENT (AFTER-THE-FACT)

10. 1351 Orvis St (PID 07508212)
HDCRMAA-[2025-00873](#)
Oaklawn Park
Igor Shiper, Applicant
DENIED
11. 1016 Fairmont St (PID 07841202)
HDCRMAA-[2024-00134](#)
McCrorey Heights
Janice & Bertha Michelle Flanders,
Applicants
DENIED

SITE CHANGES (AFTER-THE-FACT)

12. 1510 S Mint St (PID 11908218)
HDCCMIA-[2026-00049](#)
Wilmore
Kate Gussin, Applicant
DENIED

CHANGES TO APPROVED COA (AFTER-THE-FACT)

13. 1824 S Mint St (PID 11907312)
HDCRMAA-[2026-00057](#)
Wilmore
Michael Pirro & Angie Lauer, Applicants
APPROVED WITH CONDITIONS

NEW CONSTRUCTION (SINGLE FAMILY)

14. 1311 Myrtle Av (PID 12309402)
HDCRMA-[2025-00696](#)
Dilworth
Jessica Hindman & Sarah Curme,
Applicants
CONTINUED

Approved
Upcoming Meeting Dates

May, 2026

Mon May 18	4:00 p.m. – 4:30p.m.	Executive Committee Meeting
Tue May 19	5:00p.m. – 7:00p.m.	Planning Committee Meeting

June, 2026

Tue Jun 02	5:30p.m. – 7:30p.m.	Zoning Committee Work Session
Mon Jun 08	12:00p.m. – 2:00p.m.	Planning Commission Work Session
Mon Jun 15	4:00 p.m. – 4:30p.m.	Executive Committee Meeting
Tue Jun 16	5:00p.m. – 7:00p.m.	Planning Committee Meeting