

Development Services Technical Advisory Committee (DSTAC)

🗨️ Please place questions in the chat. DSTAC members, identify yourself prior to speaking.

📅 **Date:** Wednesday, October 15, 2025

🕒 **Time:** 3:00 PM – 4:00 PM

📍 **Location:** In-person for membership; virtual access for all others

Announcements & Updates

- **NCDOT Gateway Checklist Update** – *Zach Gardner*
 - **SCM Subcommittee Update** – *Robbey Zink / Brendan Smith*
 - Corrected CO hold language update
 - Process for faster review of plats (for Built-Upon Area only)
 - Process improvements for residential lot SCM as-builts
 - Exploring alternatives for easier identification of properties with SCMs
 - **CLT Water Subcommittee** – *Nick Stanziale*

Topics under review:

 - a. Re-evaluation and clearer flexibility on master meter activation requirements
 - b. Alternatives for water line in COS
 - c. Pressure issues: 1. Backflows – if not BF, then Double Check (DC); if not DC, then what? 2. Public lines – how to make hydrant test results available through CMUD (similar to as-built info)
 - d. CLT Water hooding fire hydrants
 - e. Use of master meters vs. public meters within the same neighborhood, incorporating flexibility
 - f. Process for easement acquisition for access to public sewer
 - **Public Record Notice:**

In North Carolina, land development plans are public records and accessible through local government offices. Charlotte will be adding this notice to **Accela Citizen Access** to alert submitters. Staff are also coordinating with the City's Accela team to clarify that **full architectural plans are not required** for the Individual Residential Lot application and incorporate this, also, in Accela Citizen Access
 - **Reminder:**

DSTAC information and past meeting materials are available on the **CLT Development Center website**.
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Agenda Items

1. **Stormwater Easements** – *Robbey Zink/Bob Jarzemsky*

2. **City Zoning Review** – *Jennifer Short / Solomon Fortune*

- a. Continue discussion of *Commercial Zoning Review for Townhomes* (applicability).
- b. Discuss:

1. “First in, first out” approach
2. On-schedule project reviews
- c. Clarify zoning calculation for *height measurement* for townhomes — classified as **Single-Family Attached** by Building Code and by individual sale with private yards.

3. UDO / Rezoning – *Dave Pettine*

- a. Update from OAC meeting / Text Amendment discussion

4. Bonding Process Clarification – *Eric Lemieux*


- a. When and what bonding applies
 - b. Development of a summary sheet for reference
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Anticipated November Agenda

- **Charlotte Tree Manual Update** – *Tim Porter*
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To Submit Agenda Items

Please submit requests by the **Friday prior to the meeting** to:

 **Karla Knotts** – karlahk@knottsdevelopment.net

 **Robbey Zink** – robert.zink@charlottenc.gov