


# Development Services Technical Advisory Committee (DSTAC)

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## Meeting Agenda

 **Date: Wednesday, September 17, 2025**

 **Time: 3:00 PM – 4:00 PM**

 **Location: in Person for Membership. Virtual for all others**

**Please place any questions in CHAT. DSTAC Membership please identify yourself prior to speaking.**

## Announcements:

NCDOT Gateway checklist to be distributed for review – Zach Gardner  
Analytics - % on time. Nan Peterson

<b>CHARLOTTE</b>				
Executi				
<b>Reviews Completed by Project Types:</b>				
Project Type	Number of Projects	Number of Review Tasks	Number of Task On-Time	Percentage of Task Review On-Time
As Built Review	127	233	222	95.28%
Commercial Review	2	11	10	90.91%
Construction Plan	505	7986	7420	92.91%
Pre-Submittal Meeting	35	136	131	96.32%
Residential	1796	11652	10701	91.84%
Subdivision Plan Revision	1	9	8	88.89%
Subdivision Review	2	19	18	94.74%
Urban Review	4	22	22	100.00%
<b>Summary Totals:</b>	<b>2472</b>	<b>20068</b>	<b>18532</b>	<b>92.35%</b>

**July 1, 2025 to September 16, 2025**

DSTAC on Website: CLT Development Center – Nan Peterson

## CLT Development Center News:

### DSTAC Webpage Coming Soon!

A webpage for the Development Services Technical Advisory Committee (DSTAC) is currently under construction. DSTAC gives input on rules and processes that guide development in Charlotte.

For now, please explore the following resources:

- [Members](#) (PDF, 103KB)
- [Charter](#) (PDF, 242KB)
- [Latest agenda](#) (PDF, 4MB)
- [Latest minutes](#) (PDF, 4MB)

## UDO/Rezoning – Dave Pettine

UDO update

A list of UDO sections out of compliance with SL 2024-57 (SB382) that are being handled internally by staff

## Urban Forestry - Tim Porter/Henry Kunzig

Tree Survey – UDO outlines the requirements in 20.18

What fines & to whom are fines issued when CLT Water impacts a City Tree (1) with an active LDIRL; (2) active LDIRL but not because of LDIRL (e.g pool addition and an unrelated street main repair) or (3) no active projects.

If a site has trees in the ROW (i.e. forest encroachment) is there an exception to the mitigation requirements for the developer being told by the city to add public infrastructure i.e. frontage sidewalk (Marc V)

How is tree mitigation fee calculated? When will it be revised? Can the fee differ based on Place type (as an example)?

## Charlotte Water (after discussion a subcommittee may be warranted) Nick Stanziale

CLTW process issues with master meter vaults (hardscape & landscape timing) for meter certification & hold release (Michael F)

- CLT Water / Fire- Pressure issues/ backflow, hooded hydrants (Rob Keidel)

Charlotte water requirements when a by-right development has homes front a green/common open space (Marc / Eric)

- And conversely, Master meter when parcels have road frontage (Marc / Eric)

Irrigation Meter requirement for backflow: for residential SF a split domestic/irrigation service- CLT Water has employees saying/writing that Session law 2024-49 requires a certain type of backflow and annual inspections but that is not what 2024-49 says. Provide clarity. (Karla)

- If the meter/ backflow type is a change in the CMU Design Manual, when will DSTAC be able to review a summary of all the proposed changes in the CMU Design Manual.

## **CDOT and NCDOT – Jake Carpenter**

Ride share loading zone striping / signs & request for new notes on RTAP's (Rob Keidel and Marc)

## **CLT Zoning – Jennifer Short/Solomon Fortune**

When is Commercial Zoning Review for Townhomes applicable?

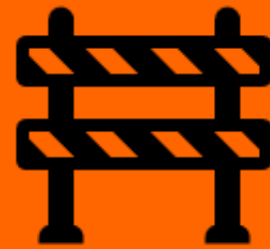
CLT Zoning: since Townhomes are legally Single-Family-Attached homes by Building code and by individual sale with private yards, the Zoning calculation for measurement of height is being questioned by the industry (Alan via Karla)

Upcoming changes to the Commercial Zoning review for County permits

# PERMIT PROCESS CHANGE

## Action Required

### Starting October 6, 2025



\* This change does not affect the current process for projects already requiring Land Development review. \*

Beginning October 6, certain permits will require additional approval by City of Charlotte Commercial Zoning.



Commercial Zoning currently reviews in the County's system



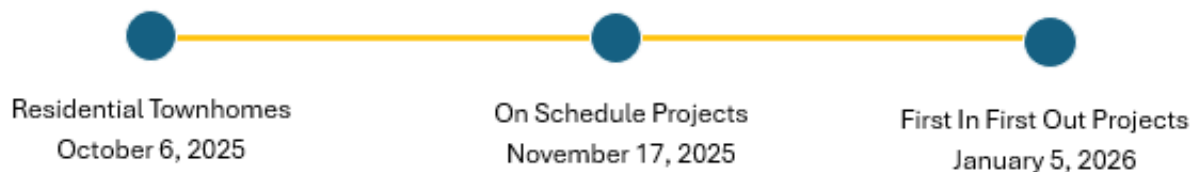
Commercial Zoning review will no longer take place during the County permit review – See below timeline for phasing



County permits will not be issued until any required Commercial Zoning approval has been granted



Submit an application for review through the City's Accela review platform<sup>1</sup>



For more details on this new requirement and what permits may be affected, please visit our website by scanning the QR code.



<sup>1</sup> If you are unsure if a review is triggered, submit a Required Submittal Verification Application (RSVA) through the City's Accela portal to determine whether a Land Development Construction Plan (LDGP), a Commercial Zoning Only (CLZR), a Land

BDC: Name differentiation for County Accella to remove confusion; Timing for parcel # assignments; SW/UF City Holds not being released automatically in Meck-Accella

Process/Accela Improvements committee (MCA?)

UDO Changes/ OAC: the UF changes

**Anticipated October Agenda:**


Charlotte Tree Manual update – Tim Porter


Flood Development Permit requirements (CLT managed by Meck Co) now being told you must have a building permit submitted. Seems like that's a cart before the horse. We should have the knowledge that the no-rise condition and Floodplain development permit is approved and that we can build within/above the floodplain before we submit for a building permit and LDIRL. (Don Ceccarelli has been prepped to discuss)

Clarification on bonding process, when/ what – summary sheet requested (Eric)

**To Submit Agenda Items**

Please send your request by the Friday prior to the meeting to:

 Karla Knotts – [karlahk@knottsdevelopment.net](mailto:karlahk@knottsdevelopment.net)

 Robbey Zink – [robert.zink@charlottenc.gov](mailto:robert.zink@charlottenc.gov)