

Development Services Technical Advisory Committee (DSTAC) Minutes of 11/19/25

1. Updates

- A. CLT Water Small Group** – Nick Stanziale. See attached Summary for the minutes of the first meeting
- B. CLTW Developer Liaison** – Nick Stanziale. See attached Summary for the minutes of the first meeting
- C. CLT Zoning Height Calculations** – Solomon Fortune reviewed the current guidelines used for training (attached) to demonstrate how to measure the average grade and the roof height. You must show your average grade math. Link Wilson offered to draw an example of a row townhome (aka Single family attached) to show the effect on TH's. Shannon Frye said that DSTAC could bring forward a change to the UDO, if needed, and would be outside the text amendment schedule of every 6 months.
- D. Tree Exemption from Disaster Bill** was extended in the NC Budget Bill for the western counties of NC until 10/1/26. Mecklenburg is not extended.
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2. Agenda Items

CDOT –Discussion about the need to allow Ride share loading zone striping/signs in urban districts. Jake agreed to take the policy question to the Curbside Management subgroup of Mobility Planning and come back to a future meeting.

- **Request for new notes on RTAPs** – If you submit an RTAP, the CDOT Notes (ie. Inspector) need to be updated; CDOT reviewers are instructed that a request for new Notes on an approved plan will not delay a cycle

Reviewer Comments

1. **“preference” vs. “requirement”** is still the NC law and the issue could be staff education. If you have a review comment you are questioning, take it to the supervisor.
2. Requirements to show **public street profile and plan view on the same sheet**- is a preference but it allows an easier review since the data is on the same page.
3. **RTAP requirements** – concern about errors from duplicating sheets with no changes – if the changes are noted then the reviewers are only looking at the changes they requested, even though the entire plan set has to be uploaded. City will investigate technological alternatives that some of the industry is using.
4. **Requirement to add charts** for:
 - Lot Data Table – If the data is written on the Lot it does not need to be in a table. Data not written on the Lot needs to be shown and a table is one place it could be put. (i.e. driveway widths)
 - Site Development Data for ADA ramps – data only needed for the Mitigated ramps
 - Centerline Curve Data table for public streets and private alleys -is a request for missing data and can be accomplished without adding the table.

Subcommittee for stormwater easements – Jeff Orsborn and Nick Stanziale agreed to sit on the subcommittee. Karla and Robbey will recruit additional members before December 1.

Deferred to December: City Accela

1. Process to “unclose” (re-open) a cycle – Ashley Botkin
2. Managing new or renumbered sheets in subsequent submittals – Nan Peterson
3. Accela process for Limited Minor & Minor subdivisions – Josh Weaver
4. Process for Sub-lot (TH/Duplex/Triplex) platting – Josh Weaver
5. NCDOT Gateway checklist after last round of edits – Zach G
6. City Bonding requirement summary sheet – Brendan
7. SCM Subcommittee update – Robbey/Brendan
8. Further discussion of Streets Manual Driveway Location Hardship Criteria - Jake