

November 9, 2026
Work Session

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
November 9, 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 Oct 12, 2026 Work Session Minutes – *Attachment 1*
  - Discussion on Information in Review Packet
  - Approved Executive Committee Minutes (7/20) *Attachment 2*
  - City Council Zoning Meeting Results (10/19) – *Attachment 3*
  - Zoning Committee Results (11/4) - *Attachment 4*
  - Planning Committee Minutes (9/15) – *Attachment 5*
  - Charlotte Regional Transportation Planning Organization Agenda (10/21) - *Attachment 6*
  - Historic District Commission Board Meeting Agenda (10/14) - *Attachment 7*
  - Approved Upcoming Meeting Dates (Nov-Dec 2026) – *Attachment 8*

3. **New Business** (12:10 – 2:00 p.m.)
   - What is a Data Center? *Kevin McNulty, Director of Public Affairs for Digital Realty* (20 minutes)
   - Experience as a Data Center Neighbor, *Missy Epps, Community Member* (20 minutes)
   - The Economic Impact of Data Centers on Several Local Communities, *Mark Vitner, Piedmont Crescent Capital (20 minutes)*
   - Data Centers in Charlotte & UDO Text Amendment Update, *David Hittle, Deputy Director of Planning* (30 minutes)
   - Director's Update, *Monica Holmes, Planning Director* (10 minutes)
   - Comments from the Chair, *Chair Welton* (5 minutes)
     - Commission Community Engagement Activities reports
   - Commissioner Research/Homework, *Chair Welton* (5 minutes)

	Future Agenda Topics	Meeting Date
Planning Commission	• National Science Foundation Grid Modernization Project • Legislative Update • Planning Department Strategic Plan	December 14
Planning Committee	• Mandatory Referrals • Seam Trail • Park and Recreation Update	November 17

Attachment 1

Charlotte-Mecklenburg Planning Commission

Work Session Summary Minutes
October 12, 2026
CMGC Room 267

Attendance

Commissioners Present: Douglas Welton (Chairperson), Rebekah Whilden (Vice Chair), Shana Neeley, Carolyn Millen, Erin Shaw, Robin Stuart, Clayton Sealey, Melissa Gaston, Terry Lansdell, Andrew Blumenthal, Evan Kettler, Robert Allen

Planning Commissioners Absent: Wil Russell (Excused Absent), Michael Caprioli

Planning Staff Present: Monica Holmes, Planning Director, David Hittle, Deputy 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 began introductions.

Minutes and Reports

Approval of July 13, 2026 Work Session Minutes

A motion was made by Commissioner Stuart and seconded by Commissioner Whilden to approve the July 13, 2026, minutes. The vote was unanimous to approve the minutes. Commissioner Allen abstained from voting due to not being on the Planning Commission Board in July.

Approval of FY 2027 Charlotte – Mecklenburg Planning Commission Work Program

A motion was made by Commissioner Lansdell and seconded by Commissioner Gaston to approve the FY 2027 Charlotte – Mecklenburg Planning Commission Work Program. The vote was unanimous to approve the FY 2027 Charlotte – Mecklenburg Planning Commission Work Program.

New Business

Metropolitan Public Transportation Authority (MPTA) Update, David Howard, MPTA Chair

David Howard began his presentation by highlighting transit accomplishments, including the expansion of the Blue Line and the extension of the Gold Line, while noting limited progress on bus services and the Red and Silver Lines. The 1% Transportation Sales Tax went into effect in July 2026, generating $19.4 billion for transportation improvements. MPTA's immediate goals are to establish the institution and adopt the FY2027 budget, achieve financial independence through the NC Capital Management Trust, transfer the transit system through an agreement with the City of Charlotte, and build leadership capacity through a national CEO recruitment process. MPTA's implementation timeline includes finalizing operating models and establishing human resources, IT, finance, and procurement functions by January 1, 2027. David also reviewed the 2055 Transit System Plan, which would include improving bus routes, microtransit services in West Charlotte and Beatties Ford, providing special transportation services, and vanpool options. The floor was opened to commissioners for questions and feedback.

DRAFT

Comprehensive Safety Action Plan (CSAP), Will Snyder, Project Lead, Charlotte Regional Transportation Planning Organization (CRTPO)

Will Snyder opened his presentation by identifying Iredell County, Mecklenburg County, and the urban area of Union County as part of the Comprehensive Safety Action Plan (CSAP). The plan is guided by the Vision Zero framework and the Safe System Approach, which emphasizes that roadway safety is a shared responsibility. Key components include safe vehicles, safe speeds, safe roads, post-crash care, and safe road users. CSAP formalizes the region's public commitment to Vision Zero. The project team is analyzing crash trends, risk factor data, policies, plans, and guidelines while engaging the community to identify projects and strategies that will reduce serious injuries and fatal crashes. In 2023, CRTPO received $3.15 million in Safe Streets and Roads for All (SS4A) funding to develop a regional Safety Action Plan covering 17 member communities across the CSAP counties. Local policy initiatives include coordinating with the North Carolina Department of Transportation (NCDOT) to advance Vision Zero efforts, keeping stakeholders informed, and building momentum through implementation. CRTPO will adopt and maintain a regional safety vision by integrating data and research into decision-making processes to prioritize safety investments. Phase One public engagement took place from September 14 through October 25 and included the "Safety Is No Accident" campaign. The campaign reached communities through social media and educational materials available at community events. Next steps include reviewing public feedback, updating the prioritized investment network, and finalizing locations for road safety audits. The floor was open for feedback and questions.

Planning Director's Update, Monica Holmes, Planning Director

Candice Rorie, Division Manager, provided a Planning update on behalf of Monica Holmes.

1. Planning Academy: The academy received more than 200 applications, with only 30 spots available. Candice thanked Commissioner Kettler for participating. The program educates residents on community planning, urban design, planning history, transportation, and related topics.
2. Charlotte Historic Districts 50th Anniversary: Charlotte Historic Districts and PlaceCLT, the Planning Department's new nonprofit, hosted an event on September 24 at the Carolina Theatre that attracted more than 150 attendees. Updates highlighting historic district stories and milestones will be shared throughout the upcoming year.
3. Data Center Moratorium: City Council is scheduled to consider extending the data center moratorium this evening. Regardless of the outcome, community engagement on the topic will continue. Deputy Director Dave Hittle is leading the Planning Department's efforts.
4. Strategic Plan: The Strategic Plan has been finalized and will be released soon. Implementation of the plan is underway. The Planning staff had their Strategic Plan training on October 7, 2026 to prepare the staff to implement the plan. Candice will present the Strategic Plan to the Planning Commissioners within the next few months.

Comments from the Chair

Commission Community Engagement Activities Reports

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

Comments from the Chair
Commissioner Research/Homework, Chairperson Welton
Chair Welton assigned four articles for the commissioners to review. The first slide, titled "A Housing Reform Agenda for North Carolina," highlights a Mercatus Center article examining how state laws could be reformed to encourage housing development. John Locke referenced the report and published an article explaining how its recommendations apply to North Carolina.
WWW.JOHNLOCKE.ORG/A-HOUSING-SUPPLY-REFORM-AGENDA-FOR-NORTH-CAROLINA-PART-1

The second slide is titled "What Happens When All the Housing Is Affordable Housing?" This highlights a Wall Street Journal real estate article about Portland. Mercatus.org explores how affordable housing can sometimes cost more to develop than market-rate housing. This article examines the circumstances that contribute to why affordable housing costs are higher.
https://www.wsj.com/real-estate/portland-real-estate-is-such-a-mess-that-all-housing-is-affordable-housing-26bbea6a

The third slide features an article from The Conversation, titled "Beyond the 15-Minute City: What Really Makes People Want to Walk." Chair Welton compared his walking experience from the Salisbury train station to Charlotte's, noting the importance of location and surroundings. The article highlights key factors that encourage walking, including accessibility, safe routes, sidewalks, greenery, and street amenities such as benches that make walking more comfortable and enjoyable.
https://theconversation.com/beyond-the-15-minute-city-what-really-makes-people-want-to-walk-287040

The fourth slide features an article from Planetizen, titled "A Taxonomy of Sprawl." Chair Welton presented an image illustrating the progression of land-use zones. Beginning with a Natural Zone Park, followed by Rural, Suburban, Urban Center, and Urban Core zones, and ending with a Special District–Industrial Park. The article examines how these different zones relate to one another and illustrates patterns of development and urban sprawl.
https://www.planetizen.com/blogs/138486-transect-sprawl

Adjournment: The meeting adjourned at 1:55 p.m.

The livestream can be viewed at: https://www.youtube.com/@CLTPlanning/streams

Charlotte-Mecklenburg Planning Commission **Attachment 2**
APPROVED Executive Committee Minutes
July 20, 2026, 4:00 p.m.
CMGC – Conference Room 278

Attendance
Executive Committee Members present: Chair Douglas Welton, Vice Chair Rebekah Whilden, Commissioner Shaw
Commissioner Absent: Andrew Blumenthal

Planning Staff present: Monica Holmes, Planning Director, David Hittle, Deputy Director, Candice Rorie, Kathy Cornett, Catherine Mahoney, and Elle Knight.

Call to Order
Chair Welton called the Executive Committee meeting to order at 4:03 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Whilden and seconded by Commissioner Shaw to approve the June 15, 2026, Executive Committee Minutes. The vote was unanimous to approve the minutes.

Future Work Session Topics

Planning Commission
Chair Welton reviewed the agenda topics for the upcoming Planning Commission Work Session. In August, there is no Planning Commission Work Session meeting.

September Planning Commission Retreat - Commissioners discussed the retreat schedule and recommended that it not be an all-day event. Chair Welton asked Candice to invite the mayor to attend the retreat. Commissioners also discussed the retreat agenda and a potential team-building activity. The proposed activity would involve a scavenger hunt before the retreat, with Commissioners sharing videos or selfies related to their findings, such as a favorite street or development site. Chair Welton is having a meeting with management at the Pearl building regarding the availability of their space. Commissioner Whilden will check the availability of the Bechtler Museum, and Commissioner Shaw offered to explore the availability of a conference room at her workplace, which can include validated parking. Chair Welton asked Commissioner Shaw to reserve the room for September 10, 2026. If needed, we could always cancel the reservation. Monica suggested contacting Jordan Paschal regarding a legislative and Data Center update.

October Work Session - Chair Welton will compile a list of potential topics for the remainder of 2026 along with 2027; he will present the list to the Commissioners at the October Work Session.
Chair Welton stated the Urban Land Institute (ULI) has a group that studies data centers. Chair Welton said Heather Bullock, Data Center's Project Manager, or Dave could provide an update on data centers. Monica Holmes also recommended including data centers on the October agenda to ensure all Commissioners have sufficient information. Ms. Holmes reviewed the City Council timeline, including the October 1 filing deadline and the October 26 City Council business meeting. Monica stated the moratorium will remain in effect until City Council takes action to approve or decline the matter. She noted that a decision must be made by mid-October; otherwise, the moratorium may be extended, with November 5th identified as a decision date. Monica emphasized the importance of ensuring

Commissioners have sufficient information and understand how to engage in the data center discussion. Chair Welton will provide written materials for Commissioners to review, and the Chair proposed holding smaller meetings with four or five Commissioners at one time. Commissioner Whilden suggested combining the data center discussion with Charlotte Water.

January Work Session - Chair Welton stated the topic tentatively may be Data Centers overall.

Planning Committee
July Meeting - Commissioner Whilden indicated mandatory referrals as the topic, and there are fewer referrals. Kathy Cornett indicated Jason Pauling will have a summary of the mandatory referrals at the meeting. Chair Whilden liked that idea because this is the first Planning Committee meeting with the newly appointed commissioners. Commissioner Whilden is interested in having Parks and Recreation and Charlotte Water.

Comments from Chair Welton:
Chair Welton provided an overview of preparations for the upcoming fiscal year. Chair Welton noted that the Zoning Committee meetings are consistently scheduled on the Tuesday of National Night Out. Carolyn Millen may have a recurring conflict with the Neighborhood Leader Meeting, which could affect her ability to attend the Zoning Committee meeting. The committee raised the scheduling conflict for consideration in next year's calendar, and Monica said she would bring it to Holly's attention.

Approval of Upcoming Meeting Dates for September - October 2026
A motion was made by Commissioner Whilden and seconded by Commissioner Shaw to approve the September - October 2026 calendar with the addition of Sept 10, 2026, for Planning Commission Retreat during 9:00 am – 4:00 p.m. The vote was unanimous to approve the calendar.

Approval of Charlotte Mecklenburg Planning Commission Work Session Calendar and Executive Committee Meeting Calendar
A motion was made by Commissioner Whilden and seconded by Commissioner Shaw to approve the Work Session calendar beginning September - December 2026 and January – December 2027, along with the Executive Committee meetings beginning September – December 2026 and January – December 2027. The vote was unanimous to approve the calendar.

Adjournment - The meeting was adjourned at 4:45 p.m.

Attachment 3

City of Charlotte

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

Zoning Agenda

Monday, October 19, 2026

RESULTS

Council Chamber

City Council Zoning Meeting

Mayor Robert Harrington
Mayor Pro Tem James Mitchell
Council Member Dimple Ajmera
Council Member Dante Anderson
Council Member JD Mazuera Arias
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Renee 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 8 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: 2025-011 by Garrison Road Holdings, LLC

Approved

Location: Approximately 4.51 acres located on the east side of Garrison Road, south of West Boulevard, and west of I-485. (Council District 3 - Mayo).

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)

4. Rezoning Petition: 2025-137 by Blue Azalea Asset Management, LLC

Approved

Location: Approximately 3.07 acres located east of Colony Road, north of Sharon View Road, and west of Allison Avenue. (Council District 6 - Owens).

Current Zoning: N1-A (neighborhood 1-A) and R-20MF(CD) (multi-family residential, conditional)
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

5. Rezoning Petition: 2026-029 by Rachel Regalado

Approved

Location: Approximately 3.06 acres located west of Henderson Circle, south of Henderson Valley Lane, and north of Judal Lane. (Council District 2 - Graham).

Current Zoning: MHP (manufactured home park district)
Proposed Zoning: N1-C (neighborhood 1-C)

6. Rezoning Petition: 2026-033 by The Drox Group LLC

Approved

Location: Approximately 6.4 acres located on the west side of Sandy Porter Road, north of Brown-Grier Road, and south of Williams Glenn Road. (Council District 3 - Mayo).

Current Zoning: N1-A ANDO (neighborhood 1-A, airport noise disclosure overlay)
Proposed Zoning: N2-A(CD) ANDO (neighborhood 2-A, conditional, airport noise disclosure overlay)

7. Rezoning Petition: 2026-041 by Owl Services
Pulled from Consent – Approved

Location: Approximately 0.88 acres located on the south side of Forest Pine Drive, north of Arrowood Road. (Council District 3 - Mayo).

Current Zoning: B-2(CD) (general business, conditional)
Proposed Zoning: CG(CD) (general commercial, conditional)

8. Rezoning Petition: 2026-044 by Hendrick Automotive Group
Approved

Location: Approximately 1.03 acres located north of Farmingdale Drive, east of East Independence Boulevard, and west of Amity Place. (Council District 5 - Mazuera Arias).

Current Zoning: OFC (office flex campus)
Proposed Zoning: CG(CD) (general commercial, conditional)

DECISIONS

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

City Council voted to withdraw this petition

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)

HEARINGS

10. Rezoning Petition: 2026-042 by Eminent Investments LLC

City Council deferred hearing to December 21, 2026

Location: Approximately 5.46 acres located south of West Arrowood Drive, east of Deboer Avenue, and west of Arrowpoint Boulevard. (Council District 3 - Mayo).

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

11. Rezoning Petition: 2026-027 by C4 Investments, LLC dba Crosland Southeast

City Council deferred hearing to November 16, 2026

Location: Approximately 39.41 acres located on the east and west side of Josh Birmingham Parkway, north of Wilkinson Boulevard, and south of Interstate 85. (Council District 3 - Mayo).

Current Zoning: RAC ANDO (regional activity center, airport noise disclosure overlay)
Proposed Zoning: CG(CD) ANDO (general commercial, conditional, airport noise disclosure overlay) and CAC-1(CD) ANDO (community activity center-1, conditional, airport noise disclosure overlay)

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

City Council deferred hearing to November 16, 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)

13. Rezoning Petition: 2026-030 by Olympia & Wright LLC

Public Hearing Held

Location: Approximately 0.15 acres located on the south side of West Boulevard, east of Morning Drive. (Council District 3 - Mayo).

Current Zoning: CG (general commercial)
Proposed Zoning: N1-E (neighborhood 1-E)

14. Rezoning Petition: 2026-034 by Sam's Mart, LLC

Public Hearing Held

Location: Approximately 7.60 acres located west of I-485, north of Windtree Lane, and south of Robinwood Drive. (ETJ - BOCC: 4-Jerrell; Closest CC 5- Mazuera Arias).

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

15. Rezoning Petition: 2026-050 by Mid-America Apartments, L.P.

Public Hearing Held

Location: Approximately 3.65 acres located south of Fairview Road, east of Cammeron Valley Parkway, and north of Garden Terrace Court. (Council District 6 - Owens).

Current Zoning: MUDD-O SPA (mixed use development-optional, site plan amendment)
Proposed Zoning: RAC(CD) (regional activity center, conditional)

Attachment 4

City of Charlotte

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

Zoning Agenda

Wednesday, November 4, 2026

RESULTS

Innovation Station, Conference Room 886

Charlotte-Mecklenburg Government Center

Zoning Committee Work Session

Douglas Welton, Chairperson
Andrew Blumenthal
Melissa Gaston
Carolyn Millen
Shana Neeley
Wil Russell
Robin Stuart

Zoning Committee Work Session

Call to Order: 5:30 pm **Adjourned: 5:56 pm**

Zoning Committee Members

Douglas Welton ✓	***Shana Neeley*** ✓	***Melissa Gaston*** ✓
Carolyn Millen ✓	***Andrew Blumenthal*** ✓	***Robin Stuart*** ☒
Wil Russell ✓		

1. Rezoning Petition: 2025-036 by Rangeworks

Update: Petitioner is requesting deferral to December 1, 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: Neeley **2nd: Russell** **Vote: 6:0**

2. Rezoning Petition: 2026-023 by Middleburg

Update: Petitioner is requesting deferral to December 1, 2026

Location: Approximately 20.15 acres located south of Wilkinson Boulevard, north of Willilyn Lane, and west of Sam Wilson Road. (Council District 3 - Mayo).

Current Zoning: CG (general commercial)
Proposed Zoning: N2-B(CD) (neighborhood 2-B, conditional)

Motion: Neeley **2nd: Russell** **Vote: 6:0**

3. Rezoning Petition: 2026-025 by Olympia & Wright Homes

Update: Petitioner is requesting deferral to December 1, 2026

Location: Approximately 3.80 acres located south of DeArmon Road, west of Hampton Place, and east of Mineral Ridge Way. (Council District 4 - Johnson).

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

Motion: Neeley **2nd: Russell** **Vote: 6:0**

4. Rezoning Petition: 2026-030 by Olympia & Wright LLC
Recommended for Approval

Location: Approximately 0.15 acres located on the south side of West Boulevard, east of Morning Drive. (Council District 3 - Mayo).

Current Zoning: CG (general commercial)
Proposed Zoning: N1-E (neighborhood 1-E)

Motion: Millen **2nd: Neeley** **Vote: 6:0**

5. Rezoning Petition: 2026-034 by Sam's Mart, LLC
Recommended for Approval

Location: Approximately 7.60 acres located west of I-485, north of Windtree Lane, and south of Robinwood Drive. (ETJ - BOCC: 4-Jerrell; Closest CC 5- Mazuera Arias).

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

Motion: Blumenthal **2nd: Millen** **Vote: 6:0**

6. Rezoning Petition: 2026-050 by Mid-America Apartments, L.P.
Recommended for Approval

Location: Approximately 3.65 acres located south of Fairview Road, east of Cammeron Valley Parkway, and north of Garden Terrace Court. (Council District 6 - Owens).

Current Zoning: MUDD-O SPA (mixed use development-optional, site plan amendment)
Proposed Zoning: RAC(CD) (regional activity center, conditional)

Motion: Gaston **2nd: Russell** **Vote: 6:0**

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

APPROVED Minutes: September 15, 2026– 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Rebekah Whilden, Vice Chairperson Erin Shaw, and Commissioners; Michael Caprioli, Terry Lansdell, Clayton Sealey, and Evan Kettler

Planning Staff Present: Zenia Duhaney, Catherine Mahoney, Cadice Rorie, and Jason Pauling

Welcome and Introductions
Chairperson Whilden called the meeting to order at 5:01 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.

Approval of Minutes

A motion was made by Commissioner Sealy and seconded by Vice Chairperson Shaw to approve July 21, 2026, minutes. The minutes were unanimously approved. 6-0

Mandatory Referrals

Mandatory Referral Legislation, Process, and Role of the Joint Use Task Force
Staff provided an overview of the Mandatory Referral process and the Joint Use Task Force (JUTF), including their history, purpose, review process, and role in promoting collaboration among local government agencies.

- **Origin and Scope:** Required by North Carolina law since 1973 for certain public real estate transactions and capital projects. No city or county governmental unit in Mecklenburg County may acquire or sell property until the proposal goes through the Planning Commission, which delegates the review to the Planning Committee. The law was amended in 1977 to clarify standards and set a 30-day review window, and again in 1985 to exclude solid waste facilities, rights-of-ways-, easements, short-term leases, and projects in the six small towns.
- **Advisory Role:** The Planning Committee's response is advisory only. The committee reviews proposed property acquisitions and sales and provides an advisory recommendation, generally within 30 days.
- **What the committee considers:** Opportunities for joint use and collaboration, consistency with adopted plans and policies, compatibility with surrounding land uses (using Place Types and the Policy Map), and infrastructure impacts. It does not weigh real estate cost, whether the purchase is justified, or whether a better location exists. Members can ask those questions, but they aren't part of the review.

- **Staff reports:** Packets contain property, project, and policy maps, plus analysis of 2040 Plan conformance analysis, with most content gathered from departments via Google Form instead of emailed word files.

Commissioner Discussion Mandatory Referrals
Committee discussion focused on the Joint Use Task Force's role and reporting process, coordination among participating agencies, identifying Mandatory Referrals requiring additional review, and follow-up-on referral outcomes.

Chairperson Whilden asked whether any Mandatory Referrals should be pulled for discussion; otherwise, the items could proceed for approval. During the motion for mandatory referrals Vice Chairperson Shaw recused herself from consideration and voting on M.R.# 26-31. The item was considered separately from M.R. #26-32 and M.R. #26-33.

MR 26-31 – Mecklenburg County Park and Recreation is acquiring 29.2 acres in Pineville along Sugar Creek for future greenway, including construction, maintenance and pedestrian access for nearby residents (PID's: 20507123, 26).

MR 26-32 – Mecklenburg County Park and Recreation is acquiring a 2.85-acre parcel off Alleghany Street in Charlotte to relocate park operations at Camp Greene Park (PID: 06711342).

MR 26-33 – Mecklenburg County is acquiring a 3-acre property located at 511 Yellowstone Drive to temporarily house County staff while the Catherine Wilson building undergoes renovations. (PID: 06904138).

A motion was made by Commissioner Lansdell and seconded by Commissioner Caprioli stating that the Planning Committee reviewed M.R.#26-31, on September 15, 2026, and has no additional comments for the submitting agencies. The motion was approved. 5-0

A motion was made by Commissioner Lansdell and seconded by Commissioner Sealey stating that the Planning Committee reviewed M.R.#26-32, and M.R.#26-33 on September 15, 2026, and has no additional comments for the submitting agencies. The motion was approved. 6-0

The Chairperson encouraged members to submit ideas for future presentations and noted that upcoming meeting topics would be planned.

With no further business before the committee, the meeting adjourned.

Adjourn – The meeting adjourned at **5:28** p.m.

Attachment 6

CRTPO Board Members

Brad Richardson, Chair
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 | Village of Marvin | Town of Matthews | Mecklenburg County | Metropolitan Public Transportation Authority | 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.

CRTPO
CHARLOTTE REGIONAL
TRANSPORTATION PLANNING ORGANIZATION

Board Meeting
Agenda Packet
Wednesday, October 21, 2026
6:00 PM

CRTPO Staff Contact:
Neil Burke, AICP PTP
704-336-2205
Neil.Burke@charlottenc.gov

Charlotte-Mecklenburg Government Center, 600 E. 4th Street
Room 267 (Second Floor)
Charlotte, NC 28202

Agenda Items

- Consent Agenda
  - 2026-2035 TIP Amendments
- Linking Land Use and Transportation Planning Education Session #1
- 2026-2035 TIP and 2055 MTP Project Deletions
- 2028-2037 TIP Development Process (NCDOT Prioritization 8.0)
- Safety is No Accident Project Update
- FY 2026 CRTPO Public Involvement Report

Non-Discrimination and Americans with Disabilities Act 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.

In compliance with the Americans with Disabilities Act (ADA), reasonable accommodations will be provided for persons who require assistance to participate in CRTPO meetings. The CRTPO will use a "five business day" notification statement to accommodate public requests. If assistance is needed or to request documents in an alternative format, please contact CRTPO at 704-336-2205 or send an email to email@crtpo.org.

CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION

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

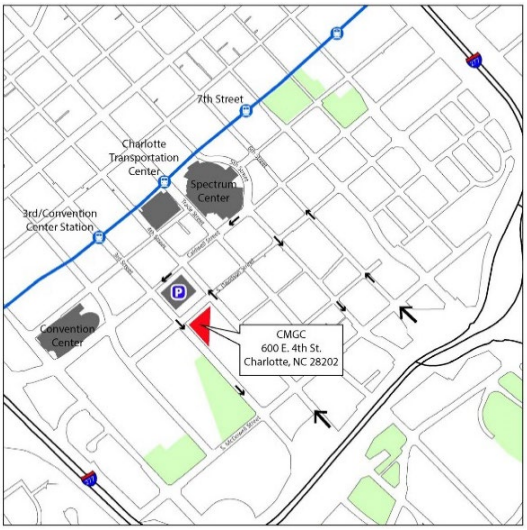
It is the policy of CRTPO to ensure that no person shall, on the ground of race, color, sex, age, national origin, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil 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 3rd and 4th 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.



Board Meeting
October 21, 2026
Charlotte-Mecklenburg
Government Center, Room 267

6:00 PM Meeting Agenda

1) Call to Order — **Brad Richardson**

2) Adoption of the Agenda — **Brad Richardson**

3) Public Comment Period — **Brad Richardson**

CRTPO bylaws limit speakers to three minutes each and the comment period to 20 minutes.

4) Ethics Awareness & Conflict of Interest Reminder — **Neil Burke**

5) Consent Agenda — **Brad Richardson**

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) September 23, 2026 CRTPO Board Minutes
b) 2026-2035 TIP Amendments

Attachments: September 23, CRTPO Board Minutes; 2026-2035 TIP Amendments Memorandum; 2026-2035 TIP Amendments Report

6) Linking Land Use and Transportation Planning Education Session #1
Kendall Clanton & Erin Musiol, RS&H

Action Requested: FYI

Background:

- While the Linking Land Use and Transportation Planning: Education Campaign originated from a Beyond 77 initiative, the training series also supports goals in other CRTPO planning initiatives (Strategic Plan and MTP).
- This effort is a Beyond 77 Coalition initiative and is designed to address short-term strategy: Aligning land use and transportation (PR-53).
- Land use and transportation decisions have impacts that extend beyond local boundaries and directly affect how people live, move, and access destinations every day.
- This education session will cover the following topics:
  - Overview of the relationship between land use and transportation

- How land use decisions impact travel choices
- How transportation system decisions affect land use

7) 2026-2035 TIP and 2055 MTP Project Deletions

Tamira Weeks, Statesville

Action Requested: FYI

Background:

- See Attached memorandum.

Attachments: Statesville 2026-2035 TIP and 2055 MTP Project Deletions Memorandum, Bethlehem Road Resolution, Brookdale Connector Resolution, U-6054 Memorandum, U-6153 Memorandum

8) 2028-2037 TIP Development Process (NCDOT Prioritization 8.0)

Travis Johnson

Action Requested: FYI.

Background:

- NCDOT Prioritization 8.0 (P8) will develop the 2028-2037 TIP.
- The process will conclude with the release of the draft 2028-2037 TIP in January of 2027.
- The purpose of this presentation is to provide an update on the outcome of the local inputs points process for P8.0 Regional Impact projects and review updated revenue estimates within NCDOT Division 10 and 12 for the Division Needs tier.

Attachments: CRTPO P8 Regional Impact Project Lists

9) Safety is No Accident Project Update — Will Synder & Matt Maher, Stantec

Action Requested: FYI.

Background:

- This presentation will provide an update on the progress of the CRTPO Comprehensive Safety Action Plan, "Safety is No Accident," including recent accomplishments and next steps in the development of the planning area's first traffic safety study.
- The Community Engagement Window opened on September 14 and will close on October 25.
- View project and engagement updates at www.safestreetsforus.com.

10) FY 2026 CRTPO Public Involvement Report — Merritt McCully

Action Requested: FYI.

Background:

- The purpose of this presentation is to provide a report on the CRTPO's FY 2026 public involvement activities.
- This presentation will also provide an update on anticipated public involvement activities throughout FY 2027.

11) **Upcoming Agenda Items** — **Neil Burke**
12) **NCDOT Division 10 & Division 12 Updates** — **Felix Obregon & Mark Stafford**
13) **Board Member Comments** — **Brad Richardson**
14) **Adjourn**

CHARLOTTE HISTORIC PRESERVATION

CHARLOTTE HISTORIC DISTRICT COMMISSION
October 14, 2026
CMGC ROOM 280/WebEx Option for Public Participation

HDC WORKSHOP 12:00 PM
Staff Announcements
Design Standards Public Hearing
Approve Minutes
Pre-Application Review

HDC MEETING: 1:00 – 7:00 PM
- Call to Order
- Applications for Certificates of Appropriateness
- Adjourn

CONSENT

1. 1800 Thomas Av (PID 08119601)
   HDCRMI-2026-00684
   Plaza Midwood
   Diana Halski, Savanna Smith, & Evan Smith, Applicants
   APPROVED WITH CONDITIONS

CONTINUED FROM JUNE 10, 2026 MEETING

2. 1709 Thomas Av (PID 08118509)
   HDCRMA-2026-00217
   Plaza Midwood
   Haley Azer, Applicant
   APPROVED

CONTINUED FROM AUGUST 12, 2026 MEETING

3. 1025 Isleworth Av (PID 12311209)
   HDCRMA-2026-00452
   Dilworth
   Robert Sapienza, Applicant
   APPROVED WITH CONDITIONS

CONTINUED FROM SEPTEMBER 9, 2026 MEETING

4. 1720 Washington Av (PID 07840210)
   HDCRMA-2026-00450
   McCrorey Heights
   Erik Stockler, Applicant
   CONTINUED

5. 1909 Patton Av (PID 07839104)
   HDCRMA-2026-00451
   McCrorey Heights
   Erik Stockler, Applicant
   CONTINUED

6. 1804 Merriman Av (PID 11909230)
   HDCRDEMO-2026-00449
   Wilmore
   Angie Lauer, Applicant
   APPROVED, DEMOLITION STAY WAIVED

NEW CASES

NEW CONSTRUCTION + ACCESSORY BUILDING

7. 804 Brookside Av (PID 12109332)
   HDCRMA-2026-00578
   Dilworth
   Angie Lauer & Shad Rafferty, Applicants
   APPROVED WITH CONDITIONS

ACCESSORY DWELLING UNIT (ADU)

8. 713-715 Walnut Av (PID 07102214)
   HDCRMA-2026-00556
   Wesley Heights
   Susan Mayer & Sasha Berghausen, Applicants
   CONTINUED

9. 2309 Charlotte Dr (PID 12112611)
   HDCRMA-2026-00702
   Dilworth
   Amanda Bagby & Ryan Windt, Applicants
   CONTINUED

FRONT PORCH ADDITION

10. 1300 Myrtle Av (PID 12305712)
    HDCRMI-2026-00694
    Dilworth
    William Prestwood & Douglas Irmscher, Applicants
    DEFERRED DUE TO LACK OF QUORUM

FRONT ELEVATION CHANGES (AFTER-THE-FACT)

11. 442-444 Walnut Av (PID 07103311)
    HDCRMIA-2026-00389
    Wesley Heights
    Nick Chambers, Applicant
    CONTINUED

WINDOW REPLACEMENT/DOOR CHANGES (AFTER-THE-FACT)

12. 1922 Thomas Av (PID 08119724)
    HDCRMAA-2026-00499
    Plaza Midwood
    Michael Brennan, Applicant
    APPROVED – WINDOW REPLACEMENT
    DENIED – WINDOW REMOVAL

DEMOLITION (RESIDENTIAL)

13. 2009-2011 Thomas Av (PID 08119208)
    HDCRDEMO-2026-00706
    Plaza Midwood
    Christopher Barth, Applicant
    APPROVED WITH CONDITIONS, DEMOLITION STAY WAIVED
    90-DAY STAY FOR NEW CONSTRUCTION PLANS WAIVED

14. 825 Lexington Av (PID 12305307)
    HDCRDEMO-2026-00712
    Dilworth

The public is welcome to attend and submit comments. Written comments or evidence must be submitted to HDC staff at charlottehdc@charlottenc.gov by 12:00 p.m. on Tuesday, October 13, 2026.

Yves Alexandre Habran, Applicant
APPROVED WITH 365-DAY STAY OF DEMOLITION

Approved

Upcoming Meeting Dates

November 2026

Mon Nov 16	**4:00p.m. – 4:30p.m.**	**Executive Committee Meeting**
Tue Nov 17	**5:00p.m. – 7:00p.m.**	**Planning Committee Meeting**

December 2026

Tue Dec 01	**5:30p.m. – 7:30p.m.**	**Zoning Committee Work Session**
Mon Dec 14	**12:00p.m – 2:00p.m.**	**Planning Commission Work Session**
Tue Dec 15	**5:00p.m. – 7:00p.m.**	**Planning Committee Meeting**
Mon Dec 21	**4:00p.m. – 4:30p.m.**	**Executive Committee Meeting**