



Ordinance Advisory Committee Meeting Notes – February 22, 2018

Attendees:

Committee Members: Shannon Binns, Collin Brown, Astrid Chirinos, Nate Doolittle, Rebecca Fant, Walter Fields, Jim Guyton, Peggy Hey, Bryan Holladay, Tobe Holmes, Tony Lathrop, Keith MacVean, Jim Merrifield, David Miller, Jon Morris, Cheryl Myers, John Porter, Theresa Rosa, Wil Russell, Richard Saltrick, Irv Schwebel, Charles Thomas, David Walters, Jeff Wells, Dick Winters

Staff: Scott Adams, Liz Babson, Kathy Cornett, Shannon Frye, Alan Goodwin, Laura Harmon, Monica Holmes, Taiwo Jaiyeoba, Garet Johnson, Grant Meacci, Ed McKinney, Sandra Montgomery, Tracy Newsome, Tim Porter, Johanna Quinn, Mandy Rosen, Karen Weatherly, Josh Weaver, Katrina Young

- **Welcome and Introductions (Tony Lathrop, Chair)**

Advisory Committee Chair Tony Lathrop opened the meeting, noting that since the previous committee meeting in December 2017, there is now a new City Council and new Planning Director. Former Interim Planning Director and now Assistant Planning Director for Strategic Planning Ed McKinney introduced the new Planning Director, Taiwo “Tai” Jaiyeoba, who spoke about his vision for the UDO and the Advisory Committee.

- **Reorganization of OAC Into Two Sub-Groups (Taiwo Jaiyeoba, Planning Director)**

The Planning Director presented the idea of the OAC being modified to include two sub-groups, with a common Chairperson, Tony Lathrop, and a common facilitator, to be named soon. The two sub-groups would consist of approximately 20 members each, with a Development/Design Professionals group and a Neighborhoods/Sustainability group. The committee members had discussion and questions for the Planning Director regarding this plan.

Q: There are eight vacancies on the Neighborhoods/Sustainability group – are they for other neighborhoods? What will the selection criteria be?

A: They will likely be based on geographic distribution.

Q: If we know someone, can we provide recommendations to staff?

A: Yes, certainly.

Q: When you split a group, it deprives everyone of the opportunity for dialog.

A: Every three months, the two groups will come together, with an emphasis on a common Chairperson and Facilitator.

Q: You’ll get completely different viewpoints that need to be considered by staff, so who will make a recommendation? How will we understand how those decisions are made?

A: We want people to feel comfortable speaking up. We will take detailed minutes and share the summary of the other meetings.

Q: How can we share information with our neighborhoods?

A: I hope that neighborhood leaders are sharing information and that City Council becomes more informed and engaged, especially through their Town Hall meetings.

Q: When will meetings be scheduled?

A: Both sub-groups will meet on the same day, with professionals at mid-day and neighborhoods in the evening.

Q: This is a scope problem. We don't have a defined scope.

A: We are considering a charter to help define mission and roles.

Q: With 9 new members, it will be difficult to bring them in without the background discussions particularly if we don't have clear goals and mission and roles that are clear to the new members.

A: There will be a group orientation for new members.

Q: With divided groups by skill set – will they cover the same topics?

A: Yes.

Q: What if there are different opinions?

A: The facilitator will bridge that gap.

Q: Can there be some multi-family representatives in the neighborhood group? We need more renters represented.

A: Staff will explore ways to include renters.

Q: Do we need to give any indication of OAC support for this strategy of two groups or is it just going to happen?

A: Let's test this plan and see how it works.

- **Quick Wins/Short-Term Changes (Shannon Frye, Subdivision Administrator, Charlotte Planning Dept. and Tim Porter, City Arborist, Engineering & Property Management)**

Shannon Frye presented planned phases of work on specific items highlighted in the UDO Issues Matrix including Density Bonuses for Affordable Housing, Right-of-Way for Tree Save, Perimeter tree spacing, Tree save on urban sites, PCSO and zoning buffer overlap, Sidewalks required with building reuse, and Projects straddling existing Centers and Wedges within the existing Centers, Corridor, Wedges policy framework.

Q: For items under admin column, which staff is providing the interpretation and policy? They don't currently work together.

A: The staff administers the respective sections, with input from other development services staff.

Q: How do we address competing interests?

A: Specific issues may go through DSTAC (Development Services Technical Advisory Committee).

Q: Some issues seem like staff recommendations. People in the room may want background info on why they are listed here. Cleaning up CCW is a good idea – we have old area plans.

A: We can provide where comments came from.

Q: What is the conflict resolution process?

A: Requests/issues come in through permitting (Nan Peterson, Engineering & Property Management) with staff review – takes about 5-10 days.

Q: Administrative changes will go through DSTAC so that's good. A process to evaluate the CCW [Centers, Corridors, Wedges] boundary issue would solve a lot of issues – can that be done administratively?

A: That has yet to be determined.

Q: The subgroup came in with a detailed list and it seems to keep expanding. All of the staff comments are covering such a range of issues that shouldn't be addressed or we'll be here forever.

A: The listed referred to is intended to be for the larger UDO, not short term issues. We can touch base with Nate Doolittle to confirm their initial listed was captured.

- **Transit Oriented Development (TOD) New DRAFT District, TOD-A (Monica Holmes, Planning Coordinator, Charlotte Planning Dept.)**

Monica Holmes introduced the new DRAFT TOD-A district, noting that it reflects 11 years of learning since the original Blue Line LYNX light rail line opened in 2007. TOD-A is intended to be the most urban and intense TOD district in immediate proximity (1/4 mile) of transit stations. "TOD-A" is reflective of the current thinking on naming convention, with lower intensity TOD districts to follow (eg. TOD-B, TOD-C, TOD-D, etc.) TOD-A is a working draft, so Planning staff welcomes questions/comments on it to help refine and guide its development. After a brief presentation on the district's highlighted changes, OAC members offered questions/comments.

Q1: Why put height limits in TOD-A? Why are we considering a special use permit again? We did away with those – just put the standards in the ordinance.

Q2: I agree with the height comment. What would be helpful is to see TOD-B, TOD-C, and TOD-D to compare.

A: We can provide a general idea of the standards that will differ across the districts in April 2018.

Q: Assuming this is a test case for the UDO – I don't see anything about the tree ordinance or stormwater ordinance being included. There aren't a lot of architects in the room and many design elements need their review.

A: The relationship to other ordinances is addressed in handouts. We are focusing on the zoning regulations at this time, and not yet looking at other ordinances.

Q: I see bonuses for rental vehicles, do bikes count?

A: We haven't included detailed information on bike share at this time, but automobile/bicycle share is certainly a consideration as part of the ordinance.

Q: Can you do by-right development? What is the attitude toward corrective rezonings?

A: Yes, the intent of all base TOD districts and their standards is to allow by-right development. Corrective rezonings will need to be determined at a later date.



**Charlotte Unified Development Ordinance (UDO)
Advisory Committee**

Meeting Summary – February 22, 2018

Q: Is this an overlay?

A: No, it's a base zoning district.

Q: So it's by-right – do you have to go through a rezoning?

A: We are still working out how the new districts will be mapped.

Q: Can we have a real TOD example to see how this is applied?

A: Yes, we will be testing sites.

Monica Holmes indicated that comments on TOD-A are due March 23, 2018. The meeting ended with discussion of tentative next OAC meeting date of April 5, 2018 and March 21, 2018 orientation for new Neighborhoods/Sustainability group. Final dates will be determined by Staff and e-mailed out to OAC members.