

Date	UDO Section	Public Comment
12/16/2021	1.2 Authority	I think the whole thing is great and as a property owner I thank the Council for doing this
12/17/2021	1.2 Authority	In general, being that this document is 608 pages and features so many over arching details, this is a gross attempt by the City Of Charlotte to "deny personal property ownership by continuing to act in ways that benefits multimillion dollar operations while completely screwing over "the average homeowner", added to that, the County Stormwater Authority which has already shown its heavy handed behavior, this is an insult to "property owners"!
10/8/2021	1.3 Purpose and Intent	1.3.G should read "Promote principles of sustainability and resiliency to climate change."
10/8/2021	1.3 Purpose and Intent	1.3.I should read "Provide for the protection of public investment in transportation, water, stormwater management systems, sewage treatment and disposal, solid waste treatment and disposal, public schools, recreation, public facilities, open space, and other public requirements."
10/20/2021	1.3 Purpose and Intent	1.3 A does not align with NCG160D (vital services);
10/20/2021	1.3 Purpose and Intent	1.3 I - the City had NO impact on schools which are a County function
10/20/2021	1.3 Purpose and Intent	1.3 J- Smart Growth is not defined in UDO or by Statute
10/20/2021	1.3 Purpose and Intent	1.3 L- What does the sentence mean. needs better clarity;
11/9/2021	1.3 Purpose and Intent	As a member of the community, I want to express support for CBAs. It is vital to the character of a community that its residents feel informed and empowered as it develops.
12/17/2021	1.3 Purpose and Intent	I do not support duplex or other multi-family housing development to be intermixed with single family housing developments.
12/17/2021	1.3 Purpose and Intent	I disagree with the with the premise and purpose of this document. Neither the city, the county, nor the state own my property. As the property owner, my rights to do what I wish with my property is my primary concern. This purpose of this ordinance should not be to limit what I can do with my property; rather, its entire scope should be to limit what the city can force me to do or not do with my property. This ordinance, combined with the many that have come before it, make me less an property owner and more of a lessee whose lease/land may be forfeited at any moment for nonconformity to the whim of the council. is my decision to build or not build, to cut down a tree (regardless of its circumference) or plant one, or to rent my property for an hour, a day, a week, or a year. Do as you like with your property and I will do as I like with mine.
11/1/2021	1.3 Purpose and Intent	1.3 A does not align with NCG160D (vital services); 1.3 I - the City had NO impact on schools which are a County function
11/1/2021	1.3 Purpose and Intent	1.3 J- Smart Growth is not defined in UDO or by Statute

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11/1/2021	1.3 Purpose and Intent	1.3 L- What does the sentence mean. needs better clarity
12/16/2021	1.3 Purpose and Intent; 1.4 Jurisdiction and Applicability; 1.5 Transition Rules; 1.6 Relationship to Other Regulations; 1.7 Current Versions and Citations; 1.8 State of Emergency; 1.9 Severability; 1.10 Effective Date	As a charlotte home owner. I do not agree with the proposal to require a permit for tree removal, renovation projects on my property including building decks or pools, or permits for using my residence as a short term rental or airbnb. As a homeowner and tax payer I do not beleave the city should infringe on my rights as a homeowner. The city already receives revenue from the collection of taxes and additional fees would create more burden on home owners. Will there be vote on these changes? And if so when will it be held? The council should allow homeowners an opportunity to vote in regards to such sweeping changes.
11/27/2021	1.3 Purpose and Intent; 1.5 Transition Rules	1.3 A does not align with NCG160D (vital services)
11/27/2021	1.3 Purpose and Intent; 1.5 Transition Rules	1.3 I - the City had NO impact on schools which are a County function
11/27/2021	1.3 Purpose and Intent; 1.5 Transition Rules	1.3 J- Smart Growth is not defined in UDO or by Statute
11/27/2021	1.3 Purpose and Intent; 1.5 Transition Rules	1.3 L- What does the sentence mean. needs better clarity;
11/27/2021	1.3 Purpose and Intent; 1.5 Transition Rules	1.5 intro sentence incorrectly includes "Pending" - thus indicating that all submissions, not approved, as Subject to the new rules. this violates 160D-108 and conflicts with the correct Applicability sentence on page 38-19 (section 38.7)
11/27/2021	1.3 Purpose and Intent; 1.5 Transition Rules	Building Height definition incorrectly measures height in the middle of the structure (highest point). Height is measured at the setback since that is where you have the concerns of overpowering an adjacent use (presumed reason that Katrina the previous ZA made up the math)

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10/20/2021	1.5 Transition Rules	1.5 intro sentence incorrectly includes 'Pending' - thus indicating that all submissions, not approved, as Subject to the new rules. this violates 160D-108 and conflicts with the correct Applicability sentence on page 38-19 (section 38.7)
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12/13/2021	1.6 Relationship to Other Regulations	<p>What do you think about this verbiage for 1.6 C?</p> <p>This Ordinance does not nullify any private easements, restrictions, covenants, or other agreements between parties. However, where this Ordinance is more restrictive than such private easements, restrictions, covenants, or other agreements, this Ordinance controls. In the event that recorded restrictions or covenants are more restrictive than matters contained in this Ordinance, the restrictions or covenants shall control. The City will not enforce any private agreement or covenant,</p> <p>Restrictions and Covenants are pretty much the same thing, but I think both terms should be mentioned as that are both used in deeds.</p>
11/6/2021	2.1 Rules of Construction	In 2.1D Please allow the fractional requirements to provide for an extra unit if the fraction is .5 or higher instead of going down to the next lower number. Minor increase in density.
12/16/2021	2.1 Rules of Construction	I am concerned that construction permits would put an undue burden and additional costs on homeowners and slow down projects.
10/8/2021	2.3 Definitions of General Terms	2.3 doesn't define the Planning Commission as the Charlotte Mecklenburg Planning Commission and/or its constituent groups.;
10/8/2021	2.3 Definitions of General Terms	2.3 defines a Drive-Through Establishment as "A business where transactions only occur directly with customers via a service window, kiosk, or other configuration where customers remain in their vehicle" and a Drive-Through Lane as "An on-site driveway approach to a building opening, including windows or mechanical devices, where customers initiate and complete their transaction." Hopefully these will be further described as legal nonconforming uses grandfathered in by current zoning.
11/17/2021	2.3 Definitions of General Terms	As formatted, the definitions take up nearly 40 continuous pages. I submit that the "normalization" of definitions across Articles is the improvement here though, and think the whole ordinance would be more usable if definitions were moved to their applicable Articles again (WITH the normalized definitions). Even if some definitions may be used across several articles. In this manner the component articles could be easily referenced as single files or printouts with a focused set of attached definitions.
11/27/2021	2.3 General Definitions	missing definitions of: Accessory Dwelling Unit, XCLT (page 2-9), Chief Urban Forester; Tree Canopy Preservation Program in the definition of Conservation Area Agreement; Bone Fide Farm per NCGS 160D-903(c); Public Property is not defined (see Section 29-2)
11/27/2021	2.3 General Definitions	Breakwater is defined & not used. obviously copied from another town as we have no ocean shoreline
11/27/2021	2.3 General Definitions	typo in City Tree page 2-10 line 2- remove the phrase 'occurring naturally'

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11/27/2021	2.3 General Definitions	typo in Connectivity: it is Or walkways not and walkways
11/27/2021	2.3 General Definitions	Courtyard definition starts off saying unobstructed but the the last sentence lists things that are allowed obstructions
11/27/2021	2.3 General Definitions	a cul-de-sac in no a 'street that will not reasonably be extended in the future' that is the definition of a stub street
11/27/2021	2.3 General Definitions	Density is the number of units per GROSS acres (missing word Gross)
11/27/2021	2.3 General Definitions	Discharge Point is the point at which concentrated flow OF DISCHARGE leaves (not of runoff)
11/27/2021	2.3 General Definitions	a Deck can be roofed or unroofed (lattice or otherwise)
11/27/2021	2.3 General Definitions	Fenestration has typo: it is the Arrangement of opening not openings
11/27/2021	2.3 General Definitions	per the definition of Commercial flags an Easter Flag promoting the holiday is commercial. fix that definition
11/27/2021	2.3 General Definitions	Floor Area doesn't match the normal definition of heated living area. it needs clarity
11/27/2021	2.3 General Definitions	Garage should sayportion of a principal building DESIGNED OR BUILT TO BE used for the storage...
11/27/2021	2.3 General Definitions	Greenway definition says it is undeveloped land yet it meets the definition of development on page 2-12
11/27/2021	2.3 General Definitions	Groundcover definition doesn't match page 28-9 should bestable against accelerated erosion...
11/27/2021	2.3 General Definitions	Impervious should say COMPACTED gravel areas on line 2
11/27/2021	2.3 General Definitions	Loading Area sould be Loading Space (see pg 20-1)
11/27/2021	2.3 General Definitions	Flag lot definition on page 2-19 conflicts with pg 16-1
11/27/2021	2.3 General Definitions	remove the last 4 words in definition of Lot Area (incorporated within the property isn't needed for the definition)

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11/27/2021	2.3 General Definitions	Pier definition incorrect for pages 18-4; 27-9, 27-15, 27-19, 27-24
11/27/2021	2.3 General Definitions	A Porch is NOT covered. should be Might be covered by a roof
11/27/2021	2.3 General Definitions	Right-of-way is land publicly owned OR DEDICATED....
11/27/2021	2.3 General Definitions	Steep Slope definition is inadequate. What % = steep? page 29-7 says 33%. page 32-4 has no%; page 33-5 says <15%.
11/27/2021	2.3 General Definitions	Under Street: the definition would include horses, golf carts & utility vehicles is that the intent?
11/27/2021	2.3 General Definitions	Sub Lot & Sub Plot need to say for Sale OR RENT to comply with state law
11/27/2021	2.3 General Definitions	Sunshades are not all horizontal (aka 90%)
11/27/2021	2.3 General Definitions	why are tasting rooms only for micro-facilities. where are the non-micro facilities?
11/27/2021	2.3 General Definitions	definition of tree disturbing area #3 is too broad. Should only apply to heritage trees to match article 29
11/27/2021	2.3 General Definitions	The definition of waste is not correct. just look at the next word 'wastewater' to see that waste as used in that wastewater definition doesn't work. Doesn't work in Yard Waste either
11/27/2021	2.3 General Definitions	Retail & Shipping Service Lockers definition needs to EXCLUDE Cluster Mail Box Units (CBU's) so that all of the location & design regulations further in the document are not in conflict with federal & state laws that prohibit regulation of Mailboxes
11/27/2021	2.3 General Definitions	definitions are also found in the backs of some sections. this is too confusing. all definitions should be in Article 2
11/27/2021	2.3 General Definitions	in Article 2 the Change in the definition of Heritage tree by not taking species into account is a problem for most of Article 29. a 30" pine is ready to die, a 30" magnolia has a long life ahead.
1/12/2022	2.3 Definitions of General Terms	"Setback - 3. On a corner lot, the location of side and rear setbacks shall be determined by the property owner." Reword to eliminate the rear setback and consider all interior lot lines side setbacks. Corner lots are typically smaller or feel smaller. Front setbacks are typically largest. Side setbacks are typically shorter than the rear. This would give owners more buildable area, particularly residential. Plus no one has to keep track of what owner decided what their setback was.
1/11/2022	2.3 General Definitions	CANOPY- must they alway have columns to the ground? (If yes, then without columns is it an AWNING?)

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1/11/2022	2.3 General Definitions	SETBACK- Do the definitions fully cover that the 'side setback' extends from front property line to rear property line, running through the 'rear setback' area? This was the subject of a zoning committee hearing on subdivision that went to several courts. In other words, the adjacent perpendicular property is not abutting a "rear yard", as the "side yard" separates that property from the other.