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Charlotte-Mecklenburg Urban Planning Department

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ALBERT PERLEY

SENIOR INTEGRATIVE PROJECT:
INTERNSHIP

ARCHITECTURAL STUDIES
CONNECTICUT COLLEGE
2012



CONNECTICUT
COLLEGE

Charlotte-Mecklenburg Urban Planning Department

Albert Perley
Summer 2011

Department Overview:

- Government department responsible for enforcing zoning codes and property ordinances.
- Responsible for helping develop public use spaces (parks, greenways, squares etc.) that fall within city domain.



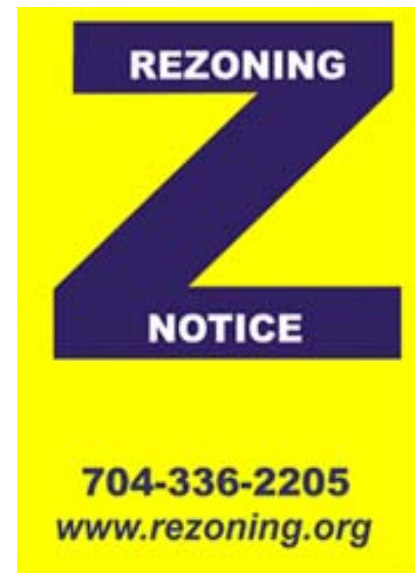


Overview Continued...

- Responsible for assigning every plot of land within the city limits into zoning categories corresponding to their allowed usage.
- Help develop a light-rail system, and possible expansion, as well as transit-oriented development along the newly constructed routes.

My Mentors/Advisors:

- Dan Thilo- Urban Design Planning Manager
- Alan Goodwin- Principal Planner
- Principal Planners:
 - Jaya Dhindaw
 - Michelle Jones
 - Solomon Goodman
 - Shad Turner





Daily Duties Within Planning Department:

- Zoning meeting
- Site visits
- Project research and development
- Collaboration with developers, architects, and designers



Zoning Meetings

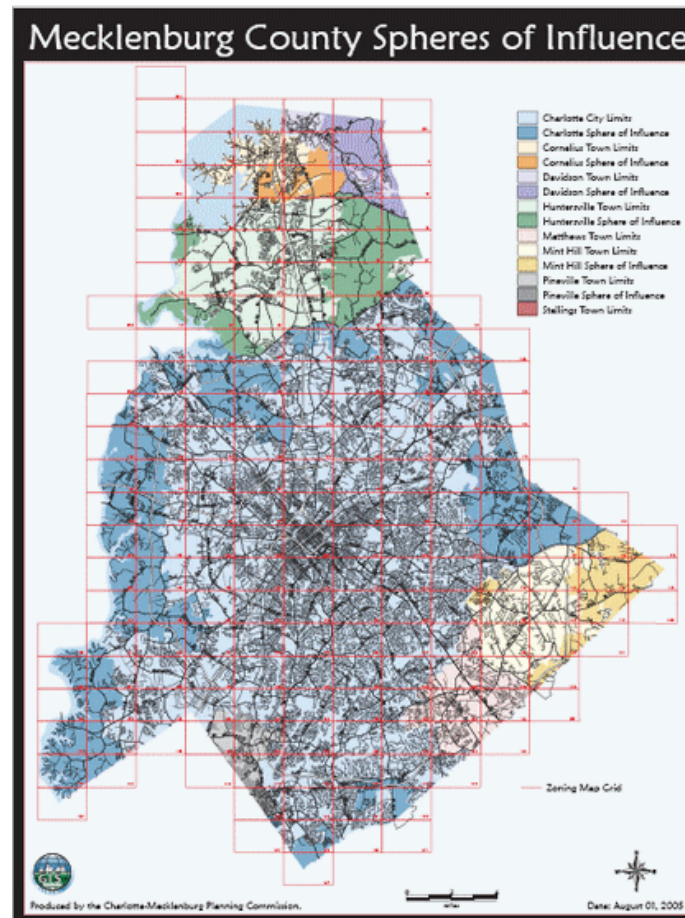
- A collective meeting between developers, architects, and members of every department in the city government building
- Developers present plans for a new building or project.
- Open forum discussion on whether a zoning petition can proceed towards a more formal hearing in front of City Council.



Examples of Zoning Meetings

- A new upscale sushi restaurant to be constructed at the base of an uptown apartment tower
- A chain carwash business wishing to open up a franchise in a residential area.
- A public housing project proposed in a wealthy Charlotte neighborhood.
- A new American style restaurant in uptown Charlotte.

Zoning Map of Charlotte Mecklenburg





Site Visits

- Planners must continually visit past projects in order to ensure they are living up to expectation.
- Planners visit both on foot and from the air in order to get a comprehensive view of their work.
- Also, site visits are useful in scoping areas that are subject to upcoming projects

Examples of Site Visits

- Walked the length of the Little Sugar Creek Greenway
- An aerial view of the entirety of Uptown Charlotte
- A tour of urban spaces



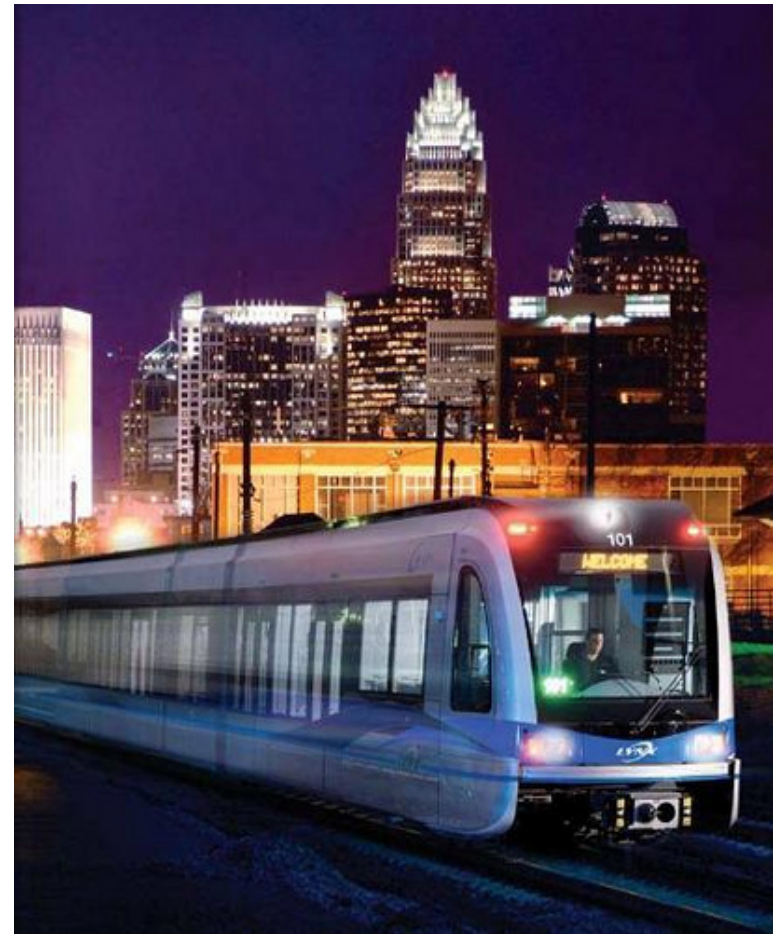


Project Research and Development

- Planners research projects from other cities and past projects
- Research for inner department needs as well, for changes to the zoning code, new software throughout the office, or to assist in design collaborations.
- Development of plans for projects that fall within the city's design process

Examples of Research Projects

- Collaborated with planners in cities across the country to help Charlotte amend their zoning code
- Assisted another planner in developing plans for lighttrail stations along a proposed track extension.
- Researched various photo-storage software products that would ease accessibility to images throughout the department





Collaboration with Developers

- Developers come into the office for assistance with their plans
- Also, allows the planning department to have some influence in the design of a project.



Other Projects

- SketchUp projects
 - Helped create SketchUp maps of neighborhoods and buildings throughout Charlotte
- Assisted in digitizing of planning archives.
 - Involved scanning past plans from the last 40 years into an online database