



October 12, 2011

Chairperson Stephen Rosenburgh  
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, October 18, 2011 at 5:00 p.m. in Room 280** located on the 2<sup>nd</sup> Floor of the Charlotte-Mecklenburg Government Center. At this meeting, the Committee will be asked to receive public comment on the draft *Midtown, Morehead and Cherry Area Plan*, make recommendations on the draft *Steele Creek Area Plan* and Mandatory Referrals #11-13 and #11-14.

Attached are copies of the minutes from the September 20, 2011 meeting, the *List of Potential Revisions to the Draft Steele Creek Area Plan*, and Mandatory Referrals #11-13 and #11-14. The draft *Midtown, Morehead and Cherry Area Plan*, draft *Steele Creek Area Plan*, and the *List of Potential Revisions to the Draft Steele Creek Area Plan* are available on the Planning Department's website and by pressing control and clicking the following links:

- [Midtown, Morehead, Cherry Area Plan \(Draft\)](#)
- [Steele Creek Area Plan \(Draft\)](#)
- [Draft Steele Creek Area Plan Revisions](#)

If you cannot attend the October 18<sup>th</sup> meeting, please contact me at (704) 336-5993 or [mmcullough@charlottenc.gov](mailto:mmcullough@charlottenc.gov) at your earliest convenience.

Sincerely,

Melony C. McCullough,  
Planning Coordinator  
Charlotte-Mecklenburg Planning Department

c. Planning Staff  
Tim O'Brien, City Real Estate



**Charlotte-Mecklenburg Planning Committee Meeting**  
**October 18, 2011**  
**CMGC – 2<sup>nd</sup> Floor, Room 280, 5:00 p.m.**  
**Meeting Agenda**

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**I. Call to Order and Introductions**

**II. Approve September 20, 2011 Meeting Minutes. *Attachment 1***

**III. Receive Public Comment on the draft *Midtown, Morehead and Cherry Area Plan***

*Background:* The *Midtown Morehead Cherry* plan area encompasses approximately 455 acres and is generally bounded by South Tryon Street and the John Belk Freeway (I-277) on the north; East Fourth Street and Queens Road on the east; Henley Place on the south; and the Dilworth plan area on the west. The plan establishes a vision for the area and provides policy direction to guide future growth and development, while preserving historic and natural features important to the community.

A public meeting to receive input on the draft plan was held on September 15, 2011 and the Planning Committee received an overview of the plan on September 20, 2011.

Copies of the draft plan are available at [www.charlotteplanning.org](http://www.charlotteplanning.org) or by contacting the staff resources below.

Staff Resources: Kent Main, Planning  
Alberto Gonzalez, Planning

Action Requested: Receive public comment on the draft *Midtown, Morehead and Cherry Area Plan*

**IV. Recommendation on the Draft *Steele Creek Area Plan***

*Background:* The *Steele Creek* plan area is comprised of approximately 27,000 acres and is generally bounded by Shopton Road on the north, the State Line on the south, I-485 on the east, and the Catawba River on the west. The Planning Committee received public comment on the draft plan at their April 19, 2011 meeting and City Council received public comment on the draft plan at their September 26, 2011 meeting.

Copies of the draft plan and proposed changes to the draft plan are available at [www.charlotteplanning.org](http://www.charlotteplanning.org) or by contacting the staff resources below. ***Attachment 2***

Staff Resources: Melony McCullough, Planning  
Brent Wilkinson, Planning

Action Requested: Recommend adoption of the draft *Steele Creek Area Plan, Volume I: The Concept Plan* with recommended changes and receive *Volume II: The Implementation Plan* as information.

**V. M.R. #11-13: Proposed Latta Plantation Nature Preserve Expansion**

*Background:* Mecklenburg County proposes to acquire approximately 115 acres of vacant land located on Sample Road adjacent to Latta Plantation Nature Preserve, which is within the Town of Huntersville. Acquisition of this property will create 1,536 acres of contiguous nature preserve property. **Attachment 3**

*Staff Resources:* Alberto Gonzalez, Planning  
Jacqueline McNeil, County Real Estate

*Action Requested:* Approve Planning staff recommendation for M.R. #11-13.

**VI. M.R. #11-14: Proposed Acquisition for Trailhead and Parking Amenity – Dixon Branch and Long Creek Greenways**

*Background:* Mecklenburg County proposes to purchase approximately 3.44 acres of vacant land located off West W. T. Harris Boulevard between I-485 and Northlake Centre Parkway, adjacent to Dixon Branch Greenway. This purchase will allow for a satellite parking amenity for the future Dixon Branch and Long Creek greenways. **Attachment 4**

*Staff Resources:* Alysia Osborne, Planning  
Jacqueline McNeil, County Real Estate

*Action Requested:* Approve Planning staff recommendation for M.R. #11-14.

**VII. Area Plan Status and Meeting Report**

*Background:* Committee members will provide an update on area plans.

*Committee Resources and Upcoming Area Plan Meetings:*

Area Plan	Assigned Commissioner(s)	Scheduled Meetings	Meeting Location
Midtown, Morehead and Cherry Area Plan	Commissioners Dodson and Lathrop	Adoption Process	TBD

*Action Requested:* None, for information only.

**VIII. Adjourn**

**Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Minutes  
CMGC – Conference Room 280, 2nd Floor  
September 20, 2011**

**Commissioners Present:** Stephen Rosenburgh (Chairperson), Margaret Nealon (Vice-Chairperson), Tracy Finch Dodson, Karen Labovitz, and Tony Lathrop

**Commissioners Absent:** Steven Firestone and Dr. Dwayne Walker

**Planning Staff Present:** Kathy Cornett, Alberto Gonzalez, Alan Goodwin, Sonda Kennedy, Melony McCullough, Bryman Suttle, Jonathan Wells, and Brent Wilkinson

**Others Staff Present:** Brian Horton (Transportation) and Jacqueline McNeil (County Real Estate)

**Call to Order**

Chairperson Rosenburgh asked Vice-Chairperson Nealon to chair the meeting. Vice-Chairperson Nealon called the meeting to order at 5:10 p.m.

**Approval of Meeting Minutes**

*A motion was made by Chairperson Rosenburgh and seconded by Commissioner Tracy Finch Dodson to approve the July 19, 2011 minutes. The vote was unanimous (5-0) to approve.*

**Continuation of Public Comment and Recommendation on the draft *Elizabeth Area Plan***

Alan Goodwin (Planning Staff) stated that tonight the Committee will be asked to continue to receive public comment and make a recommendation on the draft *Elizabeth Area Plan*. He gave an overview of the planning process, public input process, concept plan, and draft plan policies. A final public meeting was held in the Elizabeth community on May 12, 2011 to present the draft plan. However, staff continued to meet with the Citizen Advisory Group over the past several months to address concerns about the draft plan. Public concerns centered on the plan vision, goals, neighborhood preservation, transportation, infrastructure, East Seventh Street PED Overlay, and transit station areas.

Planning staff met with area residents to discuss their concerns about the draft plan. As a result of these meetings, a list of potential revisions to the draft plan was developed. City Council is scheduled to receive public comment on the draft plan along with the proposed revisions on September 26 and take action on November 14. There was no one signed up to comment on the draft *Elizabeth Area Plan* and the Committee thanked staff for their hard work and working with the community to address their concerns.

Commissioner Rosenburgh asked about valet parking at the Epicentre. He shared his observation of valet parking's impact on traffic flow around the EpiCentre and asked if there are guidelines for valet parking on busy streets. Brian Horton (Transportation) stated that a curbside study of Uptown streets is underway and updates will be given to the Council's Transportation Committee.

*Action Requested: A motion was made by Chairperson Rosenburgh and seconded by Commissioner Finch Dodson to recommend adoption of the draft Elizabeth Area Plan with recommended revisions.*

### **Overview of the Draft Steele Creek Area Plan**

Melony McCullough (Planning Staff) provided background information on the draft plan and recognized other staff members who worked with her on this plan. She reminded the Commissioners that the Committee received public comment on the draft plan in April. Although some citizens spoke in support of the plans, others expressed concern about the plan. Council Transportation and planning Committee directed staff to continue working with citizens to address their concern. Staff met with the Citizen Advisory Group 4 times since that time and worked with staff to develop a list of potential revisions to the draft plan. Concern centered around references to South Tryon Street/York Road (NC 49), boundaries of the Westinghouse Industrial Center and Whitehall/Ayrsley Mixed Use Activity Center, and the community design guidelines.

City Council is scheduled to receive public comment on September 26 and the Planning Committee will be asked to make a recommendation on the draft plan at their October 18<sup>th</sup> meeting.

### **Overview of the Draft Midtown, Morehead and Cherry Area Plan**

Kent Main (Planning Staff) described the plan area boundaries and shared background information on the plan area. He noted that the Midtown Morehead Cherry plan area includes three adjoining neighborhoods just outside of Uptown and I-277 encompassing about 455 acres. It is bounded generally on the north by South Tryon Street and the John Belk Freeway (I-277); to the east by East Fourth Street and Queens Road; to the south by Henley Place; and to the west by the rear property lines of various properties along East Morehead Street that abut the Dilworth plan area.

The plan establishes a vision for the area and provides policy direction to guide future growth and development, while preserving historic and natural features important to the community. He stated that there was a strong proponent group for a historic district; however, it may have to be approached as a conservation district. He mentioned that the proposed PED Overlay received good support from the CAG. Important components include building height plane, streetscape, round-a-bouts in the Cherry neighborhood, and bike lanes along Kenilworth. The hospital zone allows for more intensive uses. Committee members asked about pedestrian crossings, underground utility lines, and proposed retail uses. Mr. Main explained that underground utilities are cost prohibitive. The Planning Committee will receive public comments on the draft plan at their October meeting.

**M.R. #11-12: Proposed Land Exchange Involving County Owned Land at Hillside Avenue at Little Sugar Creek**

Alberto Gonzalez (Planning Staff) presented the mandatory referral request received by Mecklenburg County Real Estate for a property exchange with a private development interest. The property is located along Little Sugar Creek, Willow Oak Road and Hillside Avenue. This exchange allows for the private developer to build a subdivision with better connectivity. The land that the County will receive is located in the floodplain along Little Sugar Creek.

Mr. Gonzalez stated that the proposed development is consistent with recommendations in adopted land use plans for the area. Committee members had questions about the lots, access to driveways/greenways and buffers. A site plan was not available for review. Chairperson Rosenburgh asked if the County will keep development rights with the land swap. Ms. Jacqueline McNeil (Mecklenburg County Real Estate) stated that she did not know and that the transfer of development rights was not discussed.

*A motion was made by Chairperson Rosenburgh to approve Planning staff's recommendation for M.R. #11-12 and seconded by Commissioner Lathrop. The vote was 3-2 to approve. Chairperson Rosenburgh, Vice Chairperson Nealon, and Commissioner Lathrop voted to approve. Commissioners Finch Dodson and Labovitz were opposed.*

**Area Plan Status and Meeting Report**

Commissioner Finch Dodson stated that she attended the Midtown, Morehead and Cherry Area Plan public meeting on Thursday, September 15<sup>th</sup>.

**Adjourn**

Vice Chairperson Rosenburgh thanked everyone for attending and the meeting adjourned at 7:00 p.m.





## Steele Creek Area Plan Potential Revisions to Draft Plan

## DRAFT

September 19, 2011

The attached maps and matrix below show proposed changes to the draft *Steele Creek Area Plan* document. In addition to the proposed revisions below; minor graphic, text, and typographical changes that do not impact the intent of the plan will be made.

No.	Page / Section Title	Current Text, Map or Graphic in Draft Plan	Proposed Revision ( <b>Bold and Underlined Text</b> )
1.	Pages throughout document	References to S. Tryon Street and York Road (NC 49) throughout the plan document.	Clarify references to S. Tryon Street/York Road (NC 49) throughout the plan document. Label NC 49 as S. Tryon Street (NC 49) within the city limits and York Road (NC 49) within the County.
2.	Page ii  Page 7: Vision Statement	The community will implement this vision through the following actions: <ul style="list-style-type: none"> <li>▪ Protecting the Catawba River, McDowell Nature Center and Preserve, natural features and historic places;</li> </ul>	The community will implement this vision through the following actions: <ul style="list-style-type: none"> <li>▪ Protecting the Catawba River <b>and its access</b>, McDowell Nature Center and Preserve, natural features and historic places;</li> </ul>
3.	Page iii Page 23: Activity Centers	Westinghouse Industrial Center transverses through the center of the plan area and is the largest industrial core in the Carolinas. While this area is developed with over 20 million square feet of industrial development, additional industrial development is appropriate for the area.	Westinghouse Industrial Center transverses through the center of the plan area and is the largest industrial core in the Carolinas. While this area is developed with over 20 million square feet of industrial development, additional industrial development <b><u>and employment serving retail land uses are appropriate in strategic locations within this Activity Center.</u></b>
4.	Pages iii and 23 Community Design	Goal: Encourage sustainable development that promotes accessibility for pedestrians and cyclists while integrating green amenities and environmentally sensitive features.	Encourage <b><u>sustainable</u></b> development that promotes accessibility for pedestrians and cyclists while integrating green amenities and <b>protecting</b> environmentally sensitive features.
5.	Page iii and 8	Other opportunities include preserving the neighborhoods and natural environmental features; convenience of Activity Centers for shopping, entertainment and employment; and availability of parks and greenways.	Other opportunities include <b><u>preservation of</u></b> neighborhoods and natural environmental features; convenience of Activity Centers for shopping, entertainment and employment; <del>and</del> , availability of parks and greenways, <b><u>and recognition of the historical significance of “York Road” in street signage along NC 49.</u></b>
6.	Page 10 Map 2: Concept Map	<i>Map 2: Concept Map</i>	<b><u>Delete road through Siemen’s property.</u></b>

No.	Page / Section Title	Current Text, Map or Graphic in Draft Plan	Proposed Revision (Bold and Underlined Text)
7.	Page 13 <i>Map 3: Recommended Land Use</i>	The map currently in the draft document does not show recommended and approved greenways and overland connectors.	<b><u>Add recommended and approved greenways and overland connectors to <i>Map 3: Recommended Land Use</i>.</u></b>
8.	Page 15 Wedge Policies Policy 5  Page 42 Parks and Recreation Policy 40  Page 13 <i>Map 3: Recommended Land Use</i>	<b>The Red Fez Club which is located on Lake Wylie just south of York Road (NC 49).is an institutional use.</b> However, if the site were to redevelop, the land use recommendation is for residential at up to four dwelling units per acre.	<b>The Red Fez Club which is located on Lake Wylie just south of York Road (NC 49) is an institutional use.</b> However, if the site were to redevelop <b><u>from Institutional, consideration will be given to a retail use such as a restaurant. the land use recommendation is for residential at up to four dwelling units per acre.</u></b>  <b><u>This site is also appropriate for consideration to provide public access to the Catawba River.</u></b>  <b><u>Modify Map 3: Recommended Land Use to reflect this change.</u></b>
9.	Page 15 Wedge Policies 6a	The approved site plan for The Palisades, a large mixed use development located off York Road (NC 49).near Lake Wylie, allows for 225,000 square feet of retail and office land uses. However, the approved plan notes that an additional 100,000 square feet of retail is allowed with a plan amendment. This additional 100,000 square feet is warranted to serve the needs of the large number of residential units in the vicinity of the Palisades neighborhood but should not exceed 325,000 square feet.	The approved site plan for The Palisades, a large mixed use development located off York Road (NC 49) near Lake Wylie, allows for 225,000 square feet of retail and office land uses. However, the approved plan notes that an additional 100,000 square feet of retail is allowed with a plan amendment. This additional 100,000 square feet is warranted to serve the needs of the large number of residential units in the vicinity of the Palisades neighborhood <del>but should not exceed 325,000 square feet.</del> <b><u>Additional residential, office and/or retail development may be considered if part of a well designed master plan that is pedestrian-oriented and that meets the community design and transportation guidance provided in this plan. In particular, buildings should be oriented toward the street and well integrated into the overall town center site, with on-street and/or shared parking provided internal to the</u></b>

No.	Page / Section Title	Current Text, Map or Graphic in Draft Plan	Proposed Revision (Bold and Underlined Text)
			<p><u>site. Scale (floor area and building height) should be compatible with scale and character of adjacent Palisades neighborhood. The size and number of free standing single tenant buildings should be kept to a minimum so as not to compromise walkability or to overburden the surrounding transportation network. Civic and/or cultural facilities are also appropriate if well integrated with surrounding uses.</u></p>
10.	<p>Page 15 Wedge Policies Policy 6c</p> <p><i>Map 3: Recommended Land Use</i></p> <p><i>Graphic 4: Shopton Road Industrial Center</i></p>	<p>Add New Policy - 6c</p> <p>The document does not currently include any text for area 6c (property located on the southerly side of Steele Creek Road between Brown-Grier Road and I-485). However; the recommended land use, shown on <i>Map 3: Recommended Land Use</i> for this area is residential/office/retail.</p>	<p><u>Recommend residential up to 6 dwelling units per acre (dua). However, consideration will be given to a mixture of residential, office and retail land uses along Steele Creek Road. Retail development should be limited to a convenience size center (70,000 square feet maximum).</u></p> <p><u>Modify Map 3: Recommended Land Use and Graphic 4: Shopton Road Industrial Center to show residential up to 6 dwelling units per acre.</u></p>
11.	<p>Pages 18-19 RiverGate Mixed Use Activity Center Policy 10c</p>	<p>Buildings should front streets with parking at the rear of the site and consideration may also be given to on street parking.</p>	<p>Buildings should front streets with parking at the rear of the site and consideration may also be given to on street parking <u>along internal streets.</u></p>
	<p>Page 20 Westinghouse Boulevard Industrial Center Policy 11a</p> <p>Page 13 <i>Map 3: Recommended Land Use</i></p> <p>Page 19 <i>Graphic 2: Westinghouse Industrial Center</i></p>	<p><b>Modify the Westinghouse Boulevard Industrial Center boundaries</b> as shown on <b>Graphic 2</b> to include property that is more appropriate for industrial development. A portion of the Siemens property, located off Shopton Road West, is separated from the larger parcel by Armour Creek (one of the fingers off of the Catawba River). This property is currently located in the Wedge area and zoned I-2. It should be added to the Industrial Center.</p>	<p><del>Modify the Westinghouse Boulevard Industrial Center boundaries as shown on <b>Graphic 2</b> to include property that is more appropriate for industrial development. A portion of the Siemens property, located off Shopton Road West, is separated from the larger parcel by Armour Creek (one of the fingers off of the Catawba River). This property is currently located in the Wedge area and zoned I-2. It should be added to the Industrial Center.</del></p> <p><u>Modify Map 3: Recommended Land Use and Graphic 2: Westinghouse Boulevard Center to allow the Siemens' property to remain in the Wedge.</u></p>

No.	Page / Section Title	Current Text, Map or Graphic in Draft Plan	Proposed Revision (Bold and Underlined Text)
12.	<p>Page 23 Activity Center Policies Add New Policy – 12h</p> <p>Page 13 <i>Map 3: Recommended Land Use</i></p> <p>Page 21, <i>Graphic 3: Whitehall/ Ayrley Mixed Use Activity Center</i></p> <p>Page 22, <i>Graphic 4: Shopton Road Industrial Center</i></p>	<p>The document does not currently include any text for area 12h (property located north of West Arrowood Road and east of I-485). However; the recommended land use, shown on Map 3: Recommended Land Use for this area is residential up to 6 dwelling units per acre.</p>	<p><b><u>A mixture of residential and office land uses are appropriate in this area. However, residential development should serve as a buffer between existing single family development and non residential development.</u></b></p> <p><b><u>Modify Map 3: Recommended Land Use, Graphic 3 Whitehall/Ayrley Mixed Use Activity Center, and Graphic 4: Shopton Road Industrial Center to show a mixture of residential / office land uses for area 12h.</u></b></p>
13.	<p>Page 24 Residential Design Policies - Building Architecture and Site Design Policies 14E - 14I</p>	<p>14E. Provide a variety of housing types (floor plans, exterior treatments and materials, massing, and roof forms).</p> <p>14F. Porches should be a minimum of 6’ deep and at least half the width of the façade (excluding garages).</p> <p>14G. Design residential garages to reduce visual impact from the street.</p> <p>14H. Vary horizontal and vertical plane of elevations to break up the mass and scale of large buildings.</p> <p>14I. Distinguish ground level of buildings from upper stories through use of materials, articulation or a combination thereof.</p>	<p>14E. Provide a variety of housing types (<del>floor plans, exterior treatments and materials, massing, and roof forms</del>).</p> <p><del>14F. Porches should be a minimum of 6’ deep and at least half the width of the façade (excluding garages).</del></p> <p><del>14G. Design residential garages to reduce visual impact from the street.</del></p> <p><del>14H. Vary horizontal and vertical plane of elevations to break up the mass and scale of large buildings.</del></p> <p><del>14I. Distinguish ground level of buildings from upper stories through use of materials, articulation or a combination thereof.</del></p>
14.	<p>Page 25 Residential Design Policies - Natural Environment Policies 15 A, I, J, K</p>	<p>15A. Provide a meaningful amount of usable and accessible open space. In single family development, this should be common open space.</p> <p>15I. Create a gradual transition between the open</p>	<p>15A. Provide a meaningful amount of usable and accessible open space. In single family development, <b><u>this should be consider incorporating common open space.</u></b></p> <p><del>15I. Create a gradual transition between the open space and the built environment where development</del></p>

No.	Page / Section Title	Current Text, Map or Graphic in Draft Plan	Proposed Revision (Bold and Underlined Text)
		<p>space and the built environment where development adjoins natural areas/open spaces.</p> <p>15J. Buffer development along South Tryon St /York Road (NC 49) through a combination of landscaping treatments and/or retention of existing trees.</p> <p>15K. Encourage “green” site design and building practices.</p>	<p><del>adjoins natural areas/open spaces.</del></p> <p>15 J. Buffer development along South Tryon St./York Road <b><u>(NC 49) Street through a combination of</u></b> with landscaping. <del>treatments and/or retention of existing trees.</del></p> <p><del>15K. Encourage “green” site design and building practices.</del></p>
15.	Page 26 Residential Pedestrian and Vehicular Network Policy 16M	16M. Use landscaping to break surface parking lots into smaller pockets.	<del>16M. Use landscaping to break surface parking lots into smaller pockets.</del>
16.	Page 26	Residential photos.	<b><u>Replace residential photos.</u></b>
17.	Page 28 Non-Residential Design Policies - Building Architecture and Site Design Policies 17F and 17K	<p>17F. Design buildings with human scale and visual interest in mind.</p> <p>17K. Distinguish ground level of buildings from upper stories through use of materials, articulation or a combination thereof.</p>	<p><del>17F. Design buildings with human scale and visual interest in mind.</del></p> <p><del>17K. Distinguish ground level of buildings from upper stories through use of materials, articulation or a combination thereof.</del> <b><u>Break down the mass of the building horizontally and vertically to provide for human scale and visual interest.</u></b></p>
18.	Page 29 Non-Residential Design Policies - Natural Environment Policies 18C and 18G	<p>18C. Consider using pervious pavement for overflow parking.</p> <p>18G. Encourage the use of green roofs to reduce storm water runoff and provide other environmental benefits.</p>	<p><del>18C. Consider using pervious pavement for overflow parking.</del> <b><u>Minimize impervious areas.</u></b></p> <p><del>18G. Encourage the use of green roofs to reduce storm water runoff and provide other environmental benefits.</del></p>

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19.	Page 30 Pedestrian and Vehicular Network Policies 19F, H, K, N, Q, R	<p>19F. Establish clear “way-finding” signage for pedestrians and automobile drivers.</p> <p>19H. Provide safe and secure transit waiting facilities.</p> <p>19K. Integrate landscaping with seating along facades when possible and; when practical, work to integrate the existing tree canopy into the site design.</p> <p>19N. Provide and encourage accessibility to Catawba River through better connected streets, sidewalks and trails.</p> <p>19Q. Design parking lots on a street/block pattern to minimize large surface lots.</p> <p>19R. Minimize large surface parking lots with smaller pods and extensive landscaping.</p>	<p>19F. Establish clear “way-finding” signage for pedestrians and automobile drivers, <b><u>where appropriate.</u></b></p> <p>19H. Provide safe <b><u>and secure</u></b> transit waiting facilities.</p> <p>19K. Integrate landscaping with seating along facades when possible <b><u>and where appropriate.</u></b> When practical, work to integrate the existing tree canopy into the site design.</p> <p>19N. <del>Provide and encourage accessibility to Catawba River through better connected streets, sidewalks and trails.</del></p> <p>19Q. <del>Design parking lots on a street/block pattern to minimize large surface lots.</del> Design parking lots on a street/block pattern <b><u>and break up large surface lots with landscaping.</u></b></p> <p><del>19R. Minimize large surface parking lots with smaller pods and extensive landscaping.</del></p>
20.	Page 32 Transportation Policy 21	Nations Ford Road is not currently listed.	<b><u>Nations Ford Road.</u></b>
21.	Page 33 Transportation Policy 22  Page 50 Implementation Strategies Policy 22	Brown-Grier Road currently not listed.	<b><u>Widen Brown-Grier Road (2 to 4 lanes) from Arrowood Road to Steele Creek Road (NC 160).</u></b>

No.	Page / Section Title	Current Text, Map or Graphic in Draft Plan	Proposed Revision (Bold and Underlined Text)
22.	<p>Page 33 Transportation Policy 24</p> <p>Page 35 <i>Map 4: Future Transportation Network</i></p>	<p>The intersection of Steele Creek and Erwin roads is not currently included in the list of intersections recommend to be improved.</p> <p>Recommended and approved greenways and overland connectors are not shown on <i>Map 4: Future Transportation Network</i>.</p>	<p>Add the <b><u>intersection of Steele Creek and Erwin roads to the list of intersections recommend to be improved.</u></b></p> <p><b><u>Add recommended and approved greenways and overland connectors.</u></b></p> <p><b><u>Modify Map 4: Future Transportation Network to reflect these changes.</u></b></p>
23.	Page 36 Transportation Policy 31	Complete the Steele Creek Greenway.	Complete <b><u>greenways in</u></b> the Steele Creek <b><u>Greenway</u></b> area.
24.	Page 37 Transportation Policy 33	As development occurs, provision of an 8' - 10' foot minimum shared-use path should be requested along Shopton Road West to create an overland connector to McDowell Nature Center and Preserve.	As development occurs, provision of an 8' - 10' foot minimum shared-use path should be requested along Shopton Road West to <b><u>create connect with</u></b> the overland connector <b><u>along York Road</u></b> (NC 49) to McDowell Nature Center and Preserve.
25.	Page 41 Policy 35	Sewer service to the southwest part of the plan area is difficult to provide due to changes in topography and the area's distance from the Steele Creek Pump Station. This pump station, located on Choate Circle, transfers sewage to the McAlpine Wastewater Treatment Plant and will be redesigned in the future to accommodate additional flow.	Sewer service to the southwest part of the plan area is difficult to provide due to changes in topography and the area's distance from the Steele Creek Pump Station. This pump station, located on Choate Circle, transfers sewage to the McAlpine Wastewater Treatment Plant and will be redesigned in the future to accommodate additional flow. <b><u>There are a total of 11 pump stations located in the plan area, including three in the Palisades development.</u></b>
26.	Page 41 Water and Sewer Policy 36	When a proposed development requires a rezoning, the rezoning process offers the opportunity to assess infrastructure impacts and to direct more intense development into areas where the infrastructure is in place to support it.	When a proposed development requires a rezoning, the rezoning process offers the opportunity to assess infrastructure impacts and <b><u>to help guide</u></b> more intense development into areas where the infrastructure is in place to support it.
27.	Page 42 Storm Water Policy 37	Therefore, preservation of the tree canopy, open space, limited grading and compact development contribute to the protection of the area's natural resources and reduce storm water runoff.	Therefore, measures such as <b><u>preserving tree canopy, providing more open space, limiting impervious area, and compact development help</u></b> contribute to the protection of the area's natural resources and reduce storm water runoff.

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28.	Page 42 Parks and Recreation Policy 40	<p><b>40. Seek opportunities to improve public access to the Catawba River.</b></p> <p>As development occurs along the River, consideration should be given to providing land to allow for future public boat access points. Although, Copperhead Island provides boat access in the plan area, residents desire additional public access points to the Catawba River.</p>	<p>As development occurs along the River, consideration should be given to providing land to allow for future public boat access points. Although, Copperhead Island provides boat access in the plan area, residents desire additional public access points to the Catawba River.</p> <p><b><u>The Red Fez Club, if redeveloped, is an appropriate location and topography.</u></b></p>
29.	Page 43 Fire Policy 44	<p>There are two fire stations located within the plan area. Station 37 is located on South Tryon Street.</p>	<p>There are <del>two</del> <b><u>three</u></b> fire stations located within the plan area. Station 37 is located on <del>South Tryon Street</del> <b><u>South Tryon Street-York Road (NC 49).</u></b></p> <p><b><u>Station 26 is located on South Tryon St. near Westinghouse Boulevard.</u></b></p>
30.	Page 45 Water Quality Policy 49	<p>Development practices that utilize minimal clearing, grading and soil compaction have less impact on the water quality.</p> <p>Protection of the quality of the area's water supply is very important.</p>	<p>Development practices that utilize minimal clearing, grading, <b><u>paving, impervious areas</u></b> and soil compaction have less impact on the water quality.</p> <p>Protection of the quality of the area's water <b>resources</b> is very important.</p>
31.	Page 49 Land Use & Community Design Policies 14-20	<p>Consider appropriate zoning ordinance revisions including those recommendations in the Residential Design Standards (RDS), and the Heights in Residential Districts (H.I.R.D.) stakeholder processes currently underway.</p>	<p><del>Consider appropriate zoning ordinance revisions including those recommendations in the recently adopted Heights in Residential Districts (H.I.R.D.) and Residential Design Standards (RDS) and the stakeholder processes currently underway.</del></p>
32.	Page 50 Transportation and Streetscape Policy 21	<p>Upgrade Farm-to-Market Roads as shown on Map 4, Farm-to-Market upgrades include:</p>	<p><del>Upgrade Farm to Market Roads as shown on Map 4, Farm-to-Market upgrades include:</del> <b><u>Improve the following streets via the City's Farm-to-Market Upgrade program:</u></b></p>
33.	Page 51 Transportation and Streetscape Policy 31	<p>Complete Steele Creek Greenway.</p>	<p>Complete <b><u>all planned greenways in the Steele Creek area.</u></b></p>



No.	Page / Section Title	Current Text, Map or Graphic in Draft Plan	Proposed Revision (Bold and Underlined Text)
34.	Pages 50 -51 Transportation and Streetscape Policies 22, 28, & 30	As development occurs.	<b><u>As funding becomes available and/or as development occurs</u></b>
35.	Page 53 Environment Policies 46-50	Use the rezoning and subdivision process to implement land use and environmental policies	Use the rezoning <b><u>process</u></b> and Subdivision <b><u>Ordinance process</u></b> to implement land use and environmental policies.
36.	Page 53 Environment Policies 46-50	Limit the amount of land cleared, graded or compacted during the land development process to maximum allowable built upon area, detailed in the watershed overlay zoning districts that apply.	<b><u>Use</u></b> the <del>amount of land cleared, graded or compacted during the</del> land development process to <b><u>approve the amount of land cleared, graded or compacted to the</u></b> maximum allowable built upon area, detailed in the watershed overlay zoning districts that apply.
37.	Page 54 Future Transportation Projects Policy 18	The <i>2009 Feasibility Study</i> recommends a connection between South Ridge Drive and Moss Road. The connection will be considered only if parcels located on the west side of Moss Road are redeveloped.	<b><u>The 2009 Feasibility Study recommends a connection between South Ridge Drive and Moss Road. The connection will be considered only if parcels located on the west side of Moss Road are redeveloped and have fulfilled legal requirements associated with the property.</u></b>
38.	Page 59 Major Employers	Continental Tire North America.	<b><u>Continental Tire North America.</u></b>
39.	Page 65 Steele Creek Multi-Tenant Retail Centers	Food Lion, Kerr Drugs.	Food Lion, <b><u>Kerr Drugs Dollar Tree.</u></b>
40.	Page 73 Street Classifications - Thoroughfares	<b><i>Thoroughfares:</i></b> Sam Neely Road, and Winget Road are major thoroughfares serving the Steele Creek area.	<b><i>Thoroughfares:</i></b> Sam Neely Road, and Winget Road are major thoroughfares serving the Steele Creek area. <b><u>Sam Neely and Winget roads are a part of the future Carowinds Boulevard Extension.</u></b>
41.	Page 78 Historic Landmark Photos	Remove photos of Robinson House, William Grier, Hayes-Byrum Store, John Douglas House, and James Coffey House ( <i>these historic structures have been demolished or moved out of the study area</i> ).	<b><u>Delete photos of the Robinson House, William Grier, Hayes-Byrum Store and House, John Douglas House, and James Coffey House.</u></b>



Submitted by: Jacqueline McNeil, Real Estate Services Dept.  
Dept.

Initiated by: Jim Garges, Director, Park & Recreation

**MANDATORY REFERRAL REPORT NO. 11-13**  
**Proposed Latta Plantation Nature Preserve Expansion**

**PROJECT PROPOSAL AND LOCATION:**

This project is the proposed acquisition of +/- 115 acres (Tax Parcel 023-201-02) on Sample Road in the northwesterly portion of the County within the Town of Huntersville. The parcel was a previously planned 70 lot luxury home subdivision. The property is currently vacant and will add to the existing Latta Plantation Nature Preserve. The County has other nature preserves within close proximity to this one, including Gar Creek Nature Preserve, Auten Nature Preserve, and Rural Hill Nature Preserve. Once acquired the subject property will create +/- 1,536 acres of contiguous nature preserve property. The property is zoned R (rural) under Huntersville's zoning ordinance.

**PROJECT JUSTIFICATION:**

This parcel is immediately adjacent to the Latta Plantation Nature Preserve and the proposed acquisition is consistent with the *2008 Mecklenburg County Parks Master Plan* objectives. The *Master Plan* has the protection of critical habitat areas as one of its highest priorities. This parcel was identified as a Tier 1 priority level for acquisition in the Natural Area Protection category. Acquisition of this parcel will protect rare and unique habitat on the property as well as remove the threat of future development next to the existing nature preserve.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is tied to the *2008 Parks Plan* and to objectives focused on expanding existing open space/park sites where feasible.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The Town of Huntersville's *Beatties Ford Road Corridor Small Area Plan* (2007) recommends the site for residential use (based in large measure on the previously approved subdivision plan for the parcel). The parcel lies within an "Equestrian Use Corridor" and adjoins a recommended Nature Preserve / Passive Open Space (on the south and west) land use classification. The Town of Huntersville's Planning staff considers the proposed land purchase and use to be consistent with their adopted plan for the area.

**PROJECT IMPACT:**

This project takes this tract out of play for future residential development and expands the County's nature preserve land holdings. (The property was previously planned for a 70 lot luxury home development.)

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This property is to be utilized as nature preserve and critical habitat protection. It does not affect any other known public projects in this area.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land acquisition only and is expected to be completed by the end of December, 2011.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

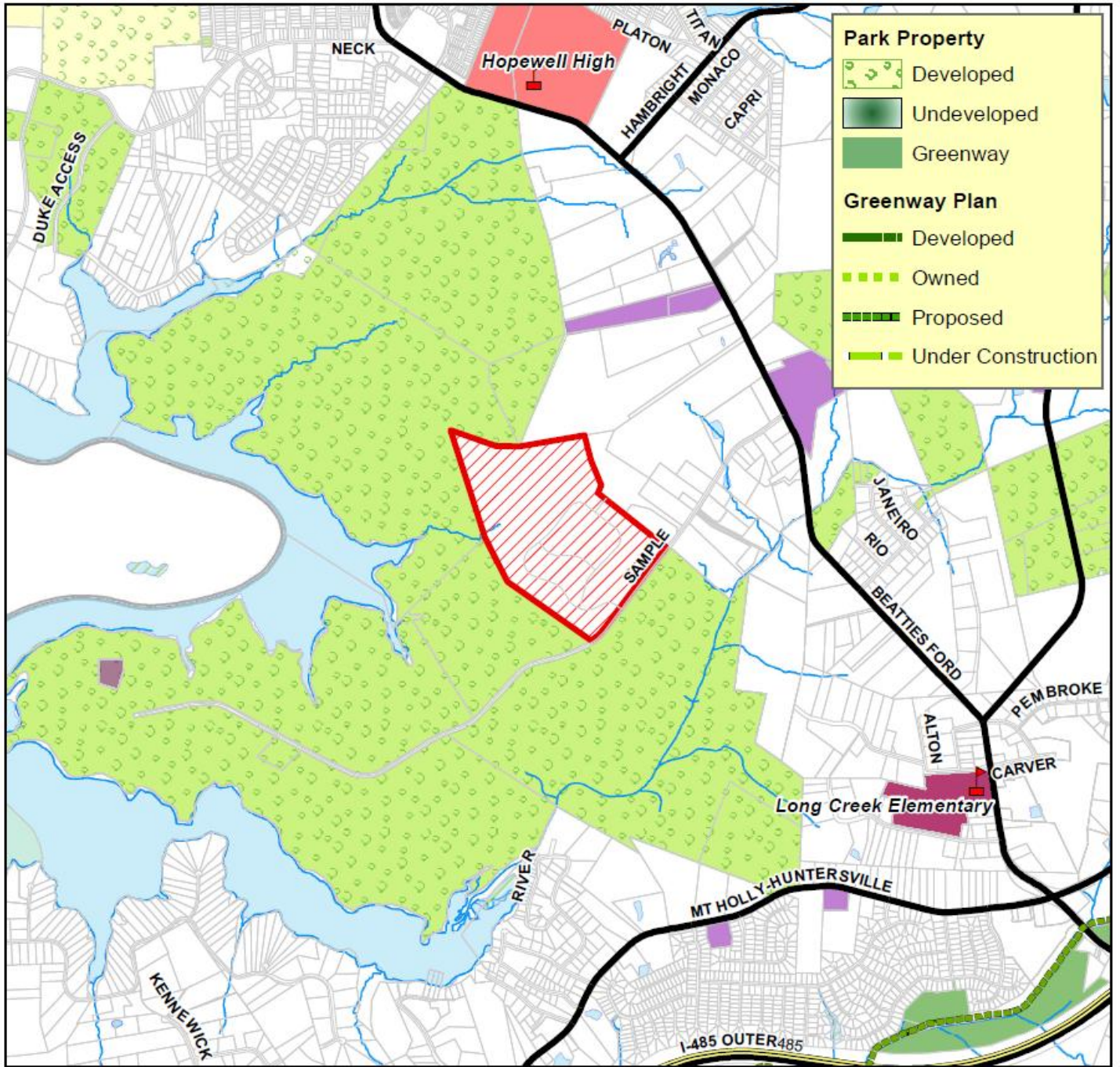
The Joint Use Task Force discussed the matter at their October 4, 2011 meeting and there were no pertinent comments offered.

**PLANNING STAFF RECOMMENDATION:**

Town of Huntersville's Planning staff recommends approval of the proposed land purchase and land use. Correspondingly, Charlotte-Mecklenburg Planning Department staff recommends approval.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their October 18, 2011 meeting, the Planning Committee

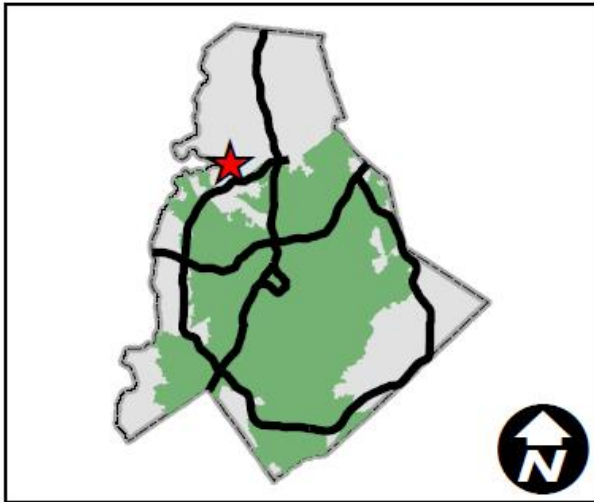


**Park Property**

- Developed
- Undeveloped
- Greenway

**Greenway Plan**

- Developed
- Owned
- Proposed
- Under Construction



# Mandatory Referral 11-13

Submitted by: County Real Estate  
 Initiated by: Park & Recreation

- Mandatory Referral
- County Property
- Local Historic Landmark



**Submitted by:** Jacqueline McNeil, Mecklenburg County Real Estate Services    **Initiated by:** Jim Garges, Mecklenburg County Park & Recreation

**MANDATORY REFERRAL REPORT NO. 11-14**  
**Proposed Acquisition for Trailhead and Parking Amenity – Dixon Branch and Long Creek Greenways**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase Tax Parcel 025-291-03 (+/- 3.44 acres) off W. WT Harris Boulevard in the northwestern portion of Charlotte to provide a satellite parking amenity for the future Dixon Branch and Long Creek greenways. This parcel is vacant and partially wooded with the western portion within the 100-year floodplain. It is zoned CC (Commercial Center) and is surrounded by a shopping center to the east and undeveloped floodplain property to the west that is owned by Mecklenburg County.

**PROJECT JUSTIFICATION:**

Acquisition of this property will accomplish the following objectives:

- (1) Provide an access/trailhead to the future Dixon Branch and Long Creek Greenway trails from the adjacent shopping center; and
- (2) Protect the opportunity to provide a satellite parking amenity for greenway patrons that will help activate use of this section of greenway near non-residential uses.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Dixon Branch and Long Creek are identified as priority greenway corridors in the *10-Year Park and Recreation Master Plan* (adopted in 2008).

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The subject parcel is within the boundaries of the *Northlake Area Plan* (2008) which recommends residential, office and park/open space land uses. Also, civic and or cultural facilities are strongly encouraged in this area and where located should be well integrated with surrounding uses. The proposal is considered to be consistent with the recommended future land use within the *Northlake Area Plan* (2008).

**PROJECT IMPACT:**

This project will have a positive impact on the community by increasing public accessibility to the greenway system.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This property is to be utilized as a greenway amenity area. It does not affect any other known public projects in this area.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring the property by December 31, 2011.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

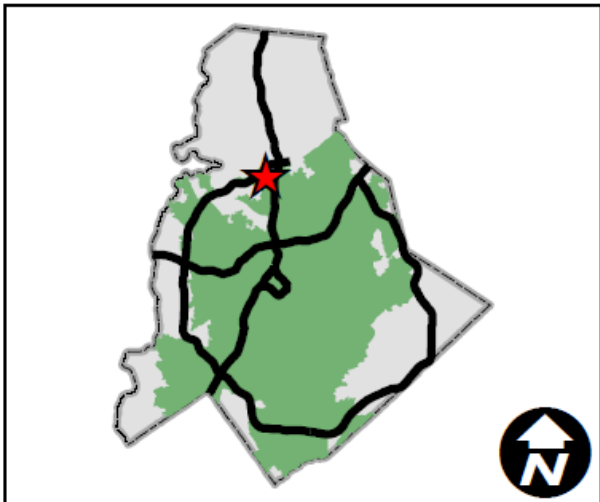
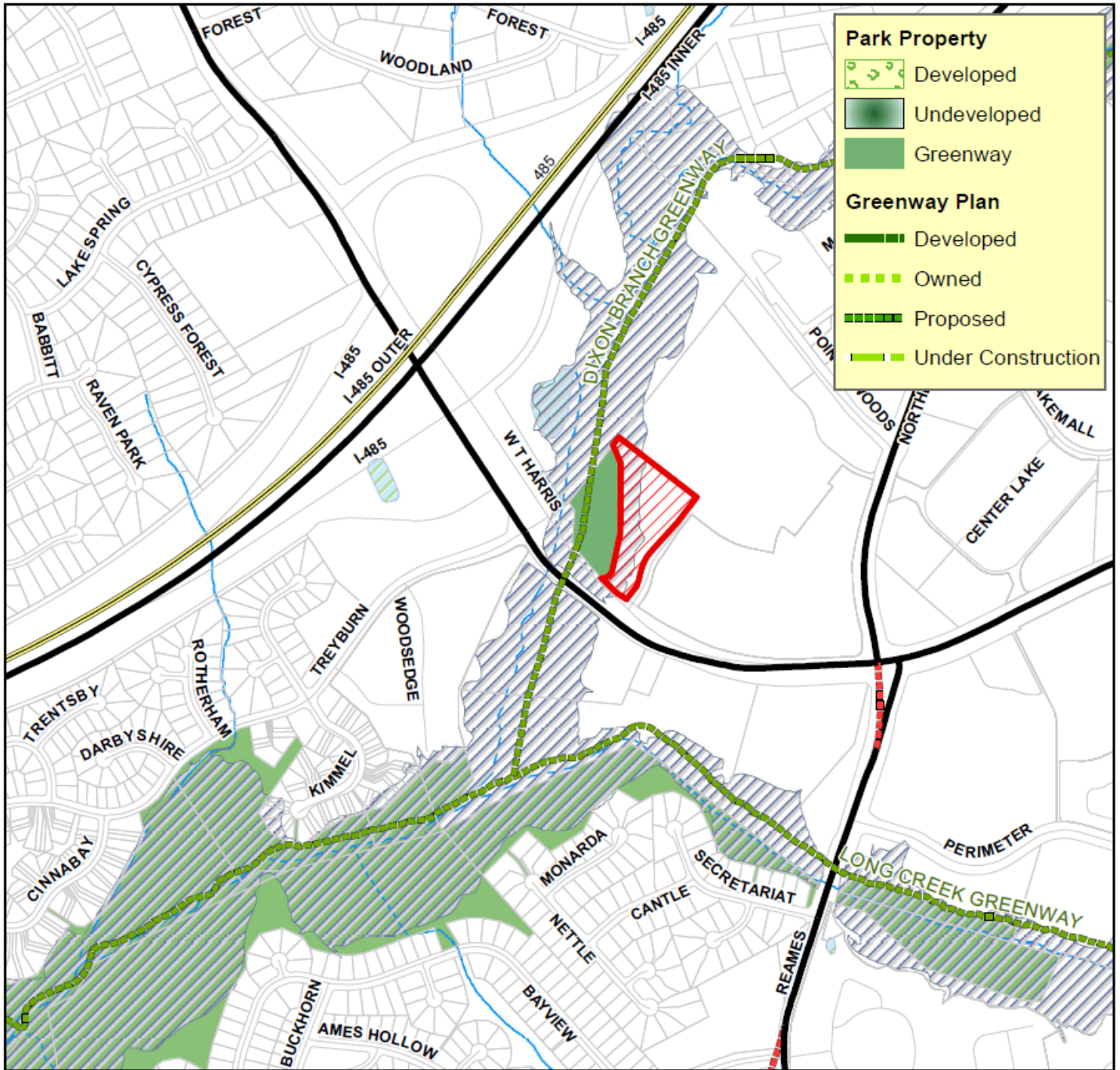
The Joint Use Task Force discussed the matter at their October 4, 2011 meeting and offered no pertinent comments.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the proposed transaction for the intended use.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their October 18, 2011 meeting, the Planning Committee



# Mandatory Referral 11-14

Submitted by: County Real Estate  
 Initiated by: Park & Recreation

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain

