



December 14, 2011

Chairperson Yolanda Johnson  
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, December 20, 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 continue to receive public comment and make a recommendation on the draft *Midtown Morehead Cherry Area Plan* as well as Mandatory Referral #11-15.

Attached are copies of the minutes from the November 15, 2011 meeting and Mandatory Referral #11-15. The draft *Midtown Morehead Cherry Area Plan*, proposed revisions to the plan, and historical information on the plan area are available on the Planning Department's website and by pressing control and clicking the following links:

- [Midtown Morehead Cherry Area Plan \(Draft\)](#)
- [Proposed Revisions to Draft Document as of November 21, 2011](#)
- [Historical Background](#) (to be added to Existing Conditions Section)

If you cannot attend the December 20<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  
Katherine Bowen, CMS Real Estate  
Tim O'Brien, City Real Estate  
Jacqueline O'Neil, County Real Estate

**Charlotte-Mecklenburg Planning Committee Meeting**  
**December 20, 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 November 15, 2011 Meeting Minutes. *Attachment 1***

**III. Continue Public Comment and make a recommendation on the draft *Midtown Morehead Cherry Area Plan***

*Background:* The plan establishes a vision for the area and provides policy direction to guide future growth and development while preserving historic and natural features that are important to the community.

Copies of the draft plan are available by clicking the following link: [Midtown Morehead Cherry Area Plan \(Draft\)](#) or contacting the staff resource below.

*Staff Resources:* Kent Main, Planning

*Action Requested:* Continue to receive public comment and make a recommendation on the draft *Midtown Morehead and Cherry Area Plan*.

**IV. M.R. #11-15: Proposal to Accept Donated Land near J. T. Williams School**

*Background:* Charlotte-Mecklenburg Schools proposes to accept a 2.8 acre parcel of vacant land located on Tipton Drive, adjacent to J. T. Williams School. CMS has no plans to develop the land; however, its acquisition could serve a number of purposes in the future. ***Attachment 2***

*Staff Resources:* Alberto Gonzalez, Planning  
 Katherine Bowen, CMS Real Estate.

*Action Requested:* Approve Planning staff’s recommendation for M.R. #11-15.

**V. 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 Meeting(s)	Meeting Location
Park Woodlawn	Karen Labovitz	CAG - January 12, 2012 6:00 p.m.	YWCA – Central Carolinas 3420 Park Road

*Action Requested:* None, for information only.

**VI. Adjourn**

**Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Minutes  
CMGC – Conference Room 280, 2nd Floor  
November 15, 2011**

**Commissioners Present:** Chairperson Yolanda Johnson, Vice-Chairperson Margaret Nealon, Commissioners Karen Labovitz, Tony Lathrop, and Dwayne Walker

**Planning Staff Present:** Sonda Kennedy, Melony McCullough, and Kent Main

**Others Staff Present:** Brian Horton (Transportation)

**Call to Order**

Chairperson Yolanda Johnson called the meeting to order at 5:12 p.m.

**Approval of Meeting Minutes**

*A motion was made by Commissioner Labovitz and seconded by Commissioner Walker to approve the October 18, 2011 minutes. The vote was unanimous (5-0) to approve the October 18, 2011 minutes.*

**Continue Public Comment and make a recommendation on the draft Midtown Morehead Cherry Area Plan**

Chairperson Johnson stated that this is the only agenda item and observed that no citizens were present for public comment. Melony McCullough (Planning Staff) said that staff has been working with citizens in the Cherry area to address some of their concerns. Kent Main (Planning Staff) added that he was expecting some people from the Cherry neighborhood to be present. He also said that a lot of discussion took place at a meeting with Cherry area residents on Thursday, November 10. Mr. Main handed out the latest version of the proposed changes to the draft plan and stated that most of the outstanding issues have been addressed. However, he has not had the opportunity to share the information with interested citizens. Ms. McCullough asked the Committee to continue public comment and make a recommendation on the draft plan at their December meeting. The Committee stayed for fifteen minutes in case someone arrived for public comment.

*A motion was made by Commissioner Walker and seconded by Vice-Chairperson Nealon to continue public comment on the draft plan at the December meeting. The vote was unanimous (5-0) to continue public comment.*

**Area Plan Status and Meeting Report**

Chairperson Johnson reminded Committee members how to govern themselves when attending citizen advisory group meetings.

*A motion was made by Commissioner Walker and seconded by Commissioner Labowitz to adjourn.*

**Adjourn**

Chairperson Johnson adjourned the meeting at 5:22 p.m.

**Submitted by:** Katherine Bowen, CMS Real Estate Dept.

**Initiated by:** Katherine Bowen, CMS Real Estate Dept.

**MANDATORY REFERRAL REPORT NO. 11-15  
Charlotte Mecklenburg Schools Proposal to Accept Donated Land Near J.T. Williams School**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools has been approached by a property owner in the vicinity of the J.T. Williams school campus in Charlotte with a proposal to donate a 2.8 acre parcel of land to the school district. The parcel (PID 077-031-01) has a Tipton Drive address although it lacks access frontage on Tipton. Zoning of the property according to the Charlotte Zoning Ordinance is I-1(CD) – Light Industrial with conditions (petition #94-96). The majority of the parcel lies within a floodplain. The real estate taxes currently due on the property total \$1,949; while the donor has requested no funds for the value of the property, assistance from CMS with taxes and other costs associated with the proposed transfer has been requested.

J.T. Williams School has for many years served as a middle school, housing grades 6 through 8. In spring 2011, facing fiscal challenges, the Board of Education voted to close J.T. Williams and to move the Right Choices Program into the building. The Right Choices Program provides a constructive intervention and early support program for students who have violated the CMS Code of Student Conduct. Right Choices is a six weeks placement that provides a more structured alternative setting with support services from various human services agencies for aggressive students.

While CMS has no specific or immediate plans to develop this parcel, its acquisition could serve a number of purposes:

- The parcel could serve as a buffer between the school campus and the I-77/I-85 interchange that is immediately adjacent to the parcel
- Land banking the property has the potential of securing the property either for future school district site development (or other public purpose) or for redevelopment opportunities at very little cost to the taxpayer
- The parcel has limited development potential without combining it with adjoining parcel(s) inasmuch as it has no direct street frontage.
- Public ownership of the property could serve to protect portions of the floodplain from development.

**PROJECT JUSTIFICATION:**

The proposed action would add real estate to an existing school site for future development or expansion at little cost.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

No existing policies specifically apply to the proposed acquisition.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (1993) recommends Greenway use for the portion of the parcel (majority of the parcel) that is within the floodplain and Light Industrial land uses for the remainder of the parcel. A greenway use is considered consistent with use of the property as a school campus.

**PROJECT IMPACT:**

The proposed action should have no impact inasmuch as no development is anticipated at this time.

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

Given the frequency of rollover accidents on ramps in the I-77/I-85 interchange, the Mecklenburg-Union Metropolitan Planning Organization (MUMPO) is proposing that an interchange redesign study be undertaken (which likely would be completed within the next 24 months). Eventual reconstruction of this interchange could potentially involve the need for additional interstate right-of-way. Since the subject parcel shares a boundary with the current interstate right-of-way, it could be impacted by a potential road project.

**ESTIMATED PROJECT COMPLETION DATE:**

The goal is to complete this transaction by December 31, 2011.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

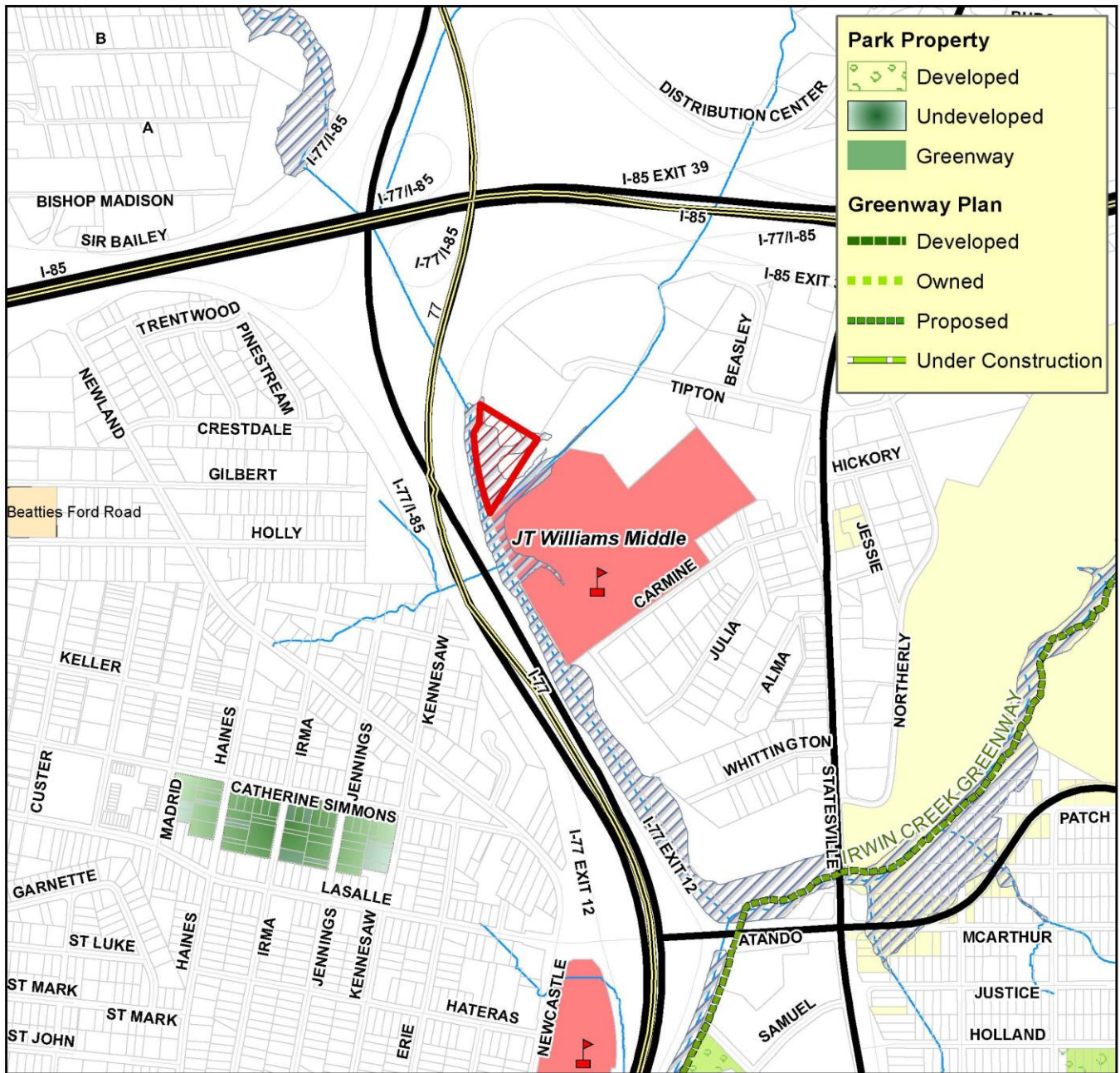
The Joint Use Task Force reviewed this matter at their December 7, 2011 meeting. The Park & Recreation representative stated interest in collaboratively examining greenway opportunities in the future.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land donation to Charlotte-Mecklenburg Schools.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their December 20, 2011 meeting, the Planning Committee recommended

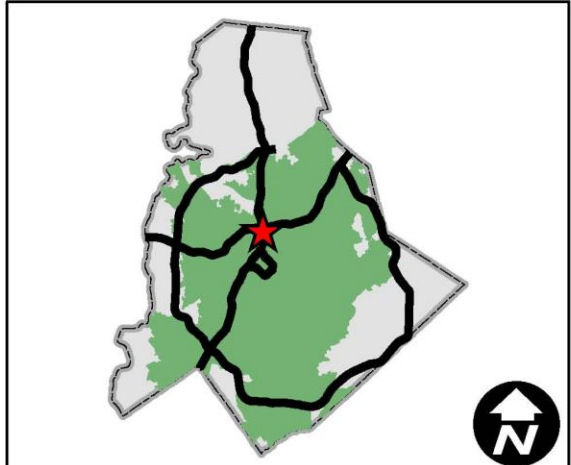


**Park Property**

- Developed
- Undeveloped
- Greenway

**Greenway Plan**

- Developed
- Owned
- Proposed
- Under Construction



# Mandatory Referral 11-15

Submitted & Initiated by: CMS Real Estate

- Mandatory Referral
- County Property
- City Property
- FEMA 100 Year Floodplain



