

# Planning Committee Agenda Packet

November 19, 2013 |  
Room 280  
5:00 p.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

November 19, 2013 – 5:00 p.m.  
CMGC – 2<sup>nd</sup> Floor, Room 280

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### 1. Call to Order and Introductions

### 2. Approve October 15, 2013 Minutes. *Attachment 1*

### 3. Receive an Overview of the Planning Process for the *University City Area Plan - Blue Line Extension Transit Station Area Plans*

*Background:* The *Blue Line Extension (BLE) Transit Station Area Plans* for the first six stations (Parkwood to Tom Hunter) were adopted earlier this year. Transit station area plans were completed for four BLE stations as part of the *University City Area Plan (UCAP)*. However, as a part of the preliminary engineering work, some of the stations were renamed and combined. The planning process to update the *UCAP* and incorporate these changes will begin this fall.

*Staff Resource:* Amanda Vari, Planning

*Action Requested:* None, for information only.

### 4. M.R. #13-22: Proposal by Charlotte-Mecklenburg Storm Water Services to Acquire Property Located on Slater Road

Charlotte-Mecklenburg Storm Water Services proposes to accept the donation of a 0.52 parcel of vacant land located on Slater Road and along the west bank of Kennedy Branch, a tributary to Irwin Creek (PID 041-125-12). Storm Water Services may consider stream improvements along the creek. *Attachment 2*

*Staff Resources:* Amanda Vari, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #13-22.

### 5. M.R. #13-24: Proposal by Mecklenburg County Park and Recreation to Acquire Property Located off Walkers Ferry Road

Mecklenburg County Park and Recreation proposes to purchase approximately 9 acres located off Walkers Ferry Road (a portion of PID 113-171-02) for the expansion of Berryhill Nature Preserve. *Attachment 3*

*Staff Resources:* Alberto Gonzalez, Planning  
Jacqueline McNeil, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #13-24.

**6. M.R. #13-25: Proposal by Mecklenburg County Park and Recreation to Acquire Property Located on Old Statesville Road in Cornelius**

Mecklenburg County Park and Recreation proposes to purchase approximately 43 acres located on Old Statesville Road (Highway 115) in the Town of Cornelius (PID 005-021-09) for park land and a recreation center to serve the northern Mecklenburg County towns. **Attachment 2**

*Staff Resources:* Alberto Gonzalez, Planning  
Jacqueline McNeil, County Asset and Facility Management

*Action Requested:* Approve Planning staff’s recommendation for M.R. #13-25.

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

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

Area Plans	Assigned Commissioners	Scheduled Meetings
<b>University City Area Plan - Blue Line Extension Transit Station Area Plans</b>	Commissioner(s) to be assigned	<b>Planning Committee Tour</b> Monday, December 2 10:00 a.m. ( <i>tentative</i> )  <b>Public Workshop</b> Tuesday, December 10 4:30-6:30 p.m. Oasis Shriner’s Temple
<b>Prosperity Hucks Area Plan</b>	Commissioner Phipps	To be determined

*Action Requested:* Assign commissioner(s) to the Blue Line Extension Area Plans.

**8. Adjourn**

**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Agenda (DRAFT)**  
**October 15, 2013 - 5:00 p.m.**  
**CMGC - Second Floor, Room 280**

**ATTACHMENT 1**

**Attendance:**

Commissioners Present: Chairperson Tony Lathrop, Vice-Chairperson Raymond Eschert, Randy Fink, Dionne Nelson, Greg Phipps, Michael Sullivan and Andy Zoutewelle

**Planning Staff Present:** Sonda Kennedy, Melony McCullough, Bryman Suttle, Catherine Stutts and Jonathan Wells

**Other Staff Present:** Timothy J. O'Brien (City Real Estate) and Denice Beteta (Neighborhood & Business Services)

**Call to Order and Introductions**

Chairperson Tony Lathrop called the meeting to order at 5:10 p.m. He welcomed everyone and introductions were held. Chairperson Lathrop explained that this is not a public hearing and that the Committee will follow the meeting rules. However, the Committee may vote to suspend the rules to ask specific questions, if necessary.

**Approve September 17, 2013 Minutes**

*A motion was made by Commissioner Zoutewelle and seconded by Commissioner Phipps to approve the September 17, 2013 minutes. The vote was 7-0 to approve the minutes.*

Chairperson Lathrop stated that at the last Committee meeting Jonathan Wells presented information about the mandatory referral process. He reiterated that the Committee's scope of review is advisory. The factors that are to be considered are land use related factors such as consistency with adopted land use policies, compatibility with surrounding land uses, impact on infrastructure and opportunities for joint use. Factors that cannot be considered include costs and alternative locations.

Commissioner Fink stated that as a new member, he was grateful to staff for their responsiveness to his inquiries, and he especially thanked Ms. McCullough and Ms. Beteta for responding to questions he asked outside the meeting.

**M.R. #13-18: Proposal by the City Of Charlotte's Neighborhood and Business Services Department (NBS) to Transfer Five (5) Residential Properties for Rehabilitation and Re-Occupancy**

Alberto Gonzalez (Planning staff) presented Mandatory Referral #13-18, a proposal by the City to transfer five city-owned residential properties scattered throughout the City to nonprofit development organizations and Community Development Corporations (CDC) for rehabilitation and re-occupancy. The properties are located in the Belmont, Villa Heights, Smallwood, Grier Heights and Reid Park neighborhoods. These properties are vacant residential structures that came to the City as a result of mortgage foreclosures. The organizations will be provided with a list of these properties to solicit their interest in acquiring the properties. If these organizations are not interested in acquiring the properties, the properties will be offered for public sale.

Commissioner Zoutewelle asked if these are single family houses. Chairperson Lathrop asked if the City was the first lien holder. Denice Beteta (Neighborhood & Business Services) answered yes to both questions. Commissioner Phipps asked if these five dwellings are considered affordable housing because they meet the City's locational policies. Ms. Beteta said that affordability applies to the person and their income more than the neighborhood. Commissioner Phipps also asked if the properties are not acquired by non-profit organizations, can they be sold to others. Ms. Beteta replied yes.

*A motion was made by Vice-Chairperson Eschert and seconded by Commissioner Nelson to approve Planning staff's recommendation for Mandatory Referral #13-18. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-18.*

**M.R. #13-20: Proposal by the City of Charlotte to Acquire a Strip of Land for Fire Station #20 Expansion**

Catherine Stutts (Planning staff) presented Mandatory Referral #13-20, a proposal by the City to purchase a strip of land (50' x 200') from Central Piedmont Community College - Harper Campus to allow for Fire Station #20 building renovations and expansion. The fire station property is located in an area with vacant land and institutional uses. Central Piedmont Community College (CPCC) owns the adjoining vacant property, a portion of which is proposed to be transferred to the City for expansion of the fire station. The proposed land use is consistent with the adopted land use plan. Commissioner Fink asked if they are expanding to accommodate additional fire engines. Ms. Stutts stated that the building was built in the 1970's and additional space as well as improvements are needed. Commissioner Zoutewelle asked if Hebron Street is considered a thoroughfare and how it is classified. Bryman Suttle (Planning staff) said it is a thoroughfare but the map does not indicate the street classification.

*A motion was made by Commissioner Zoutewelle and seconded by Commissioner Sullivan to approve Planning staff's recommendation for Mandatory Referral #13-20. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-20.*

**M.R. #13-21: Proposal by Central Piedmont Community College to Acquire Land located on Morris Field Drive to Expand the Harris Campus**

Mr. Gonzalez presented Mandatory Referral #13-21, a proposal to purchase approximately 13.5 acres located on the south side of Morris Field Drive between CPCC - Harris Campus and Capitol Drive. This acquisition will provide land for the long term expansion of the Harris Campus. CPCC will develop the property in accordance with the approved conditional rezoning, Petition 2013-058. Commissioner Sullivan asked if this Mandatory Referral is connected to the previous agenda item. Mr. Gonzalez said the agenda items are not connected. Commissioner Zoutewelle stated that he is excited about this opportunity for CPCC. Chairperson Lathrop noted that this is a nice corridor that has good synergy with the airport.

*A motion was made by Commissioner Zoutewelle and seconded by Commissioner Phipps to approve Planning staff's recommendation for Mandatory Referral #13-21. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-21.*

### **Area Plan Status and Meeting Report**

Commissioner Phipps gave an update on the Prosperity Hucks planning process. He reported that he has been in contact with stakeholders in the area who are concerned about the street name changes, particularly Curt Walton Way. He stated that Doreen Szymanski, Charlotte Department of Transportation, informed him it may be too late to make changes to some of the street names. Commissioner Phipps said he was told that North Carolina Department of Transportation (NCDOT) held meetings in the area and has time lines that have to be met for address changes. However, Ms. Szymanski will check on this.

A public meeting has not been scheduled to discuss the draft plan. Commissioner Fink stated that the final plan has not been posted and asked if there are any updates. He also asked if there will be a public hearing before the document is available. Ms. McCullough said that Mr. Main can provide a brief update next month. She also said a date has not been set for public comment on the plan. Staff is still working on the revisions to the draft plan. Commissioner Zoutewelle asked about planned improvements to Hucks Road. Commissioner Phipps answered that he is not aware of any updates on this road project. A tour of the plan area is scheduled for Monday, November 4<sup>th</sup> at 10 a.m.

**Meeting Adjourn at 5:30 p.m.**





Submitted by: Katie Daughtry, BSSA-Asset and Facility Management

Initiated by: David Love, County Storm Water Services

**MANDATORY REFERRAL REPORT NO. 13-22**  
**Proposed Donation of Property on Slater Road to County Storm Water Services**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Storm Water Services proposes to accept the donation of tax parcel 041-125-12 located on Slater Road in north Charlotte. The property is .52 acres of vacant land on the west bank of Kennedy Branch, a tributary to Irwin Creek. The property is zoned R-4 (Single Family Residential) according to the City of Charlotte Zoning Ordinance and the property is located in a residential area, west of Interstate 77. At a future date, Storm Water Services may consider stream improvements along the creek.

**PROJECT JUSTIFICATION:**

The subject parcel is located in a FEMA-designated floodplain. Acceptance by Storm Water Services of the proposed donation will allow additional control over future development thereby minimizing future risk of loss of life and or property damage.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this parcel is consistent with Storm Water Services program goals of 1) preventing and reducing the loss of life, property damage, and service disruptions and 2) restoring natural and beneficial functions of the floodplain. These goals were first expressed in the *Mecklenburg County Floodplain Management Guidance Document* (adopted by the Board of County Commissioners on December 3, 1997) and more recently in the *Flood Risk Assessment and Risk Reduction Plan* (adopted by the Board of County Commissioners on May 1, 2012).

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The property lies within the *Northwest District Plan* (adopted 1990), which recommends the location of a greenway and single family land uses on the vacant parcel. The use of the property for flood management and stream improvements is consistent with the adopted plan.

**PROJECT IMPACT:**

Acceptance of the proposed donation will contribute to a reduction in property damage and potential loss of life as well as add to the water quality/open space needs of the community.

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

The parcel proposed for donation abuts a County-owned parcel acquired after an August 2011 flood event. Although nothing is planned at this time, the combination of the two parcels presents opportunities for a future water quality improvement project.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be complete by the end of 2013.

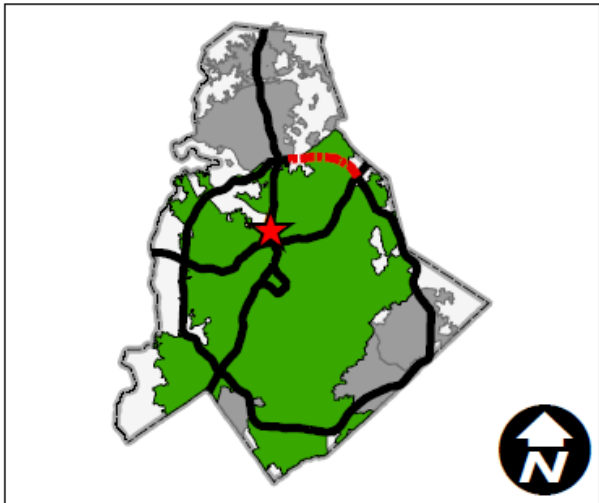
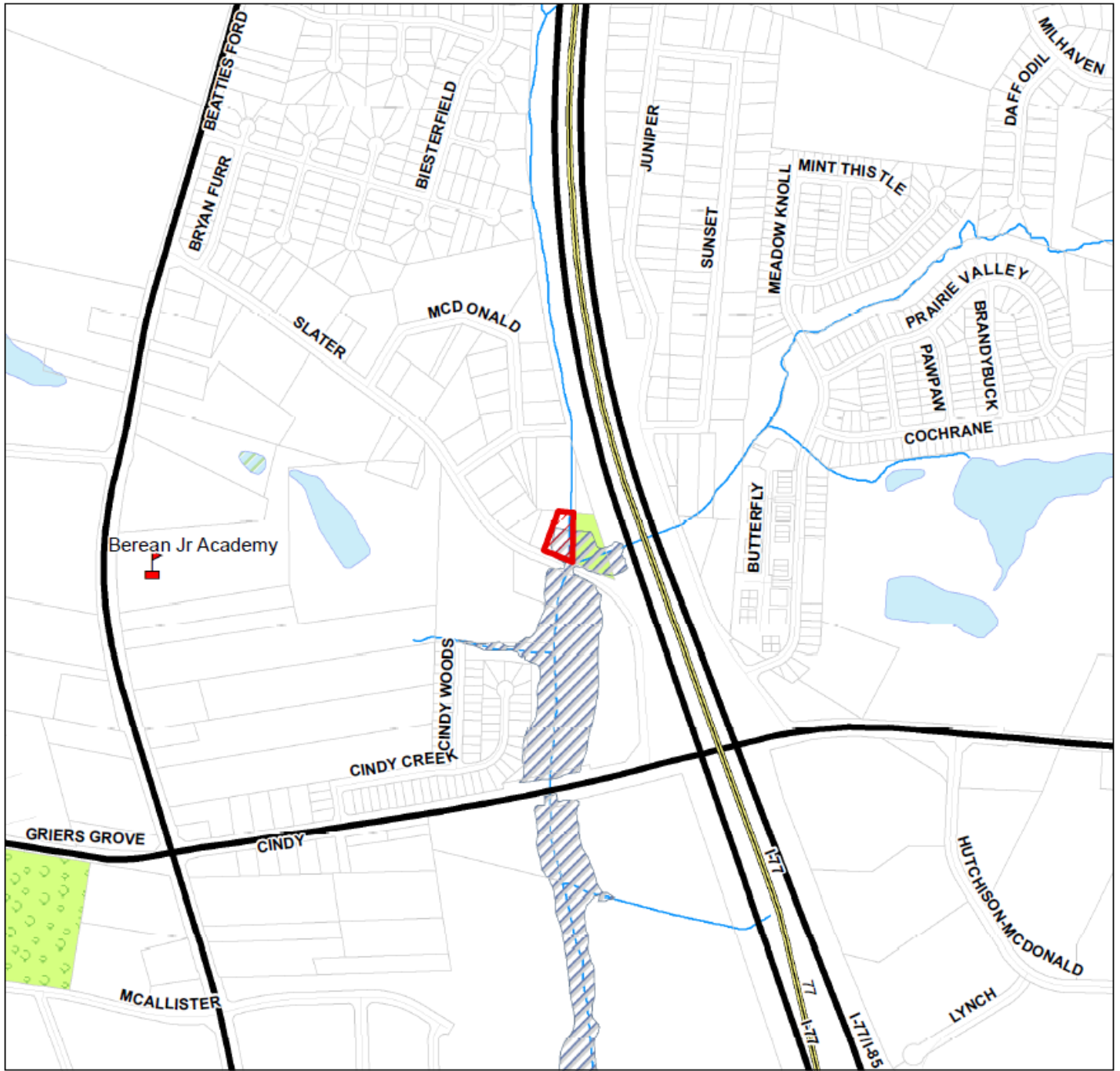
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 6, 2013 meeting and Engineering and Property Management staff suggested this site is a good candidate for reforestation through TreeCharlotte.

**PLANNING STAFF RECOMMENDATION:**

The proposed use of the property as flood mitigation and stream improvements is consistent with adopted land use policies. Staff recommends approval of the land acquisition to be used for storm water mitigation.





**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 13-22

Initiated by: County Storm Water Services

Submitted by: County Real Estate

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



Submitted by: Jacqueline McNeil, BSSA-Asset and Facility Management

Initiated by: Jim Garges, Director, Park & Recreation Dept.

**MANDATORY REFERRAL REPORT NO. 13-24**  
Proposed Expansion of Berryhill Nature Preserve

**PROJECT PROPOSAL AND LOCATION:**

This project is the proposed acquisition of ±8.969 acres located off Walkers Ferry Road (a portion of Tax Parcel 113-171-02) in the City of Charlotte's Extraterritorial Jurisdiction for the expansion of Berryhill Nature Preserve. The property is vacant and zoned R-5 (single family residential) and R-MH (residential – manufactured housing) / LLW-CW (Lower Lake Wylie Critical Watershed) according to the *City of Charlotte's Zoning Ordinance*. The parcel is mostly forested and contains a single family house that will not be part of the proposed acquisition as it will be subdivided from the property proposed for acquisition.

There are low density single family residences dispersed to the northeast and south of the property. Berryhill Nature Preserve occupies the majority of the land to the west and northwest of the parcel.

**PROJECT JUSTIFICATION:**

This property provides for an additional buffer to the existing Berryhill Nature Preserve and has several important natural features. It contains a mix of hardwood forest and most importantly will provide a buffer to the nature preserve from existing and future development.

Additionally, since the property lies in close proximity to lower Lake Wylie, acquisition and preservation of the property will serve to help preserve the watershed and water quality.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with the County's *2008 Parks Master Plan* which encourages the expansion of existing nature preserves.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Dixie Berryhill Strategic Plan* (2003) recommends residential land uses up to four dwelling units per acre (4 DUA) for this site, if the County is not able to acquire it for future park development. Therefore, park acquisition is consistent with the *Plan*.

**PROJECT IMPACT:**

Acquisition of this property takes this tract out of play for future residential development and expands the area protected by the Berryhill Nature Preserve.

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

This property is to be utilized as nature preserve land. 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 late fall 2013.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their November 6, 2013 meeting and there were no joint use comments offered.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land acquisition for nature preserve expansion.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



Submitted by: Jacqueline McNeil, BSSA-Asset and Facility Management

Initiated by: Jim Garges, Director, Park & Recreation Dept.

**MANDATORY REFERRAL REPORT NO. 13-25**  
**Proposed Acquisition of Park Land on Old Statesville Road in Cornelius**

**PROJECT PROPOSAL AND LOCATION:**

This project is the proposed acquisition by Mecklenburg County of Tax Parcel #005-021-09 (+/- 43.16 acres) on Old Statesville Road (Highway 115) in the Town of Cornelius to be used for park property. The property is currently vacant and is zoned IC (Industrial Campus) under Cornelius' Zoning Ordinance. If acquired, it is envisioned that the property will be home to a future recreation center to serve the northern Mecklenburg County towns, including Huntersville, Cornelius and Davidson.

**PROJECT JUSTIFICATION:**

This project is consistent with the *2008 Mecklenburg County Parks Master Plan* objectives which identified the need for additional park land in this area through its greenprinting process. Acquisition of this property will help fulfill the need for additional open space, recreational and greenway trails and amenities in this area of the County. The property is in the vicinity of several large subdivisions and other public facilities such as Caldwell Creek greenway and schools within the Town and once developed will offer residents in the area the opportunity for varied active and passive recreational experiences. Additionally, the open space created by the proposed acquisition will link the future Charlotte to Mooresville trail (envisioned to be developed in conjunction with the CATS Red Line commuter rail) to areas to the west.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with the County's *2008 Parks Master Plan* which identified the need for additional recreation centers in this area of the County. Overall, citizens within the County ranks indoor fitness and exercise facilities as one of their top five recreation needs. Acquisition of this property seeks to address the lack of recreation centers in the northern portion of the County as well as provide a park amenity that is desired by residents.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The proposed use does not align with the adopted *Cornelius Land Use Plan*. Nonetheless, the Town is in favor of the proposed facility at this location, and is discussing an update to its land use plan in the vicinity of the subject site.

**PROJECT IMPACT:**

Acquisition of this property takes this tract out of play for future residential development and expands the recreational and open space needs for a large section of northern Mecklenburg County.

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

This property is to be utilized as open space/park land. 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 late fall 2013. The timeframe for development of future park facilities will be determined at a later date.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

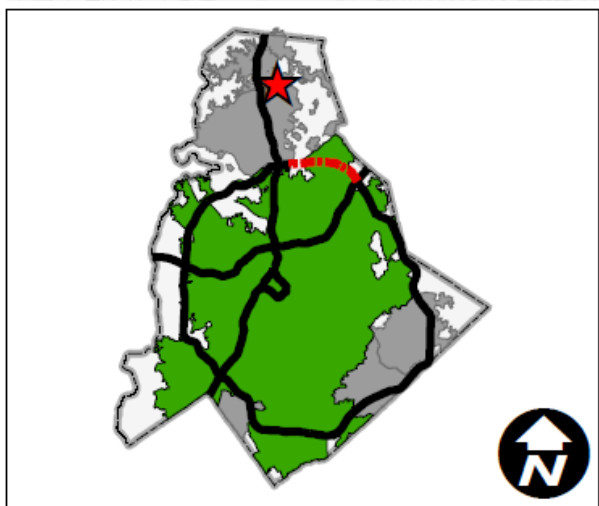
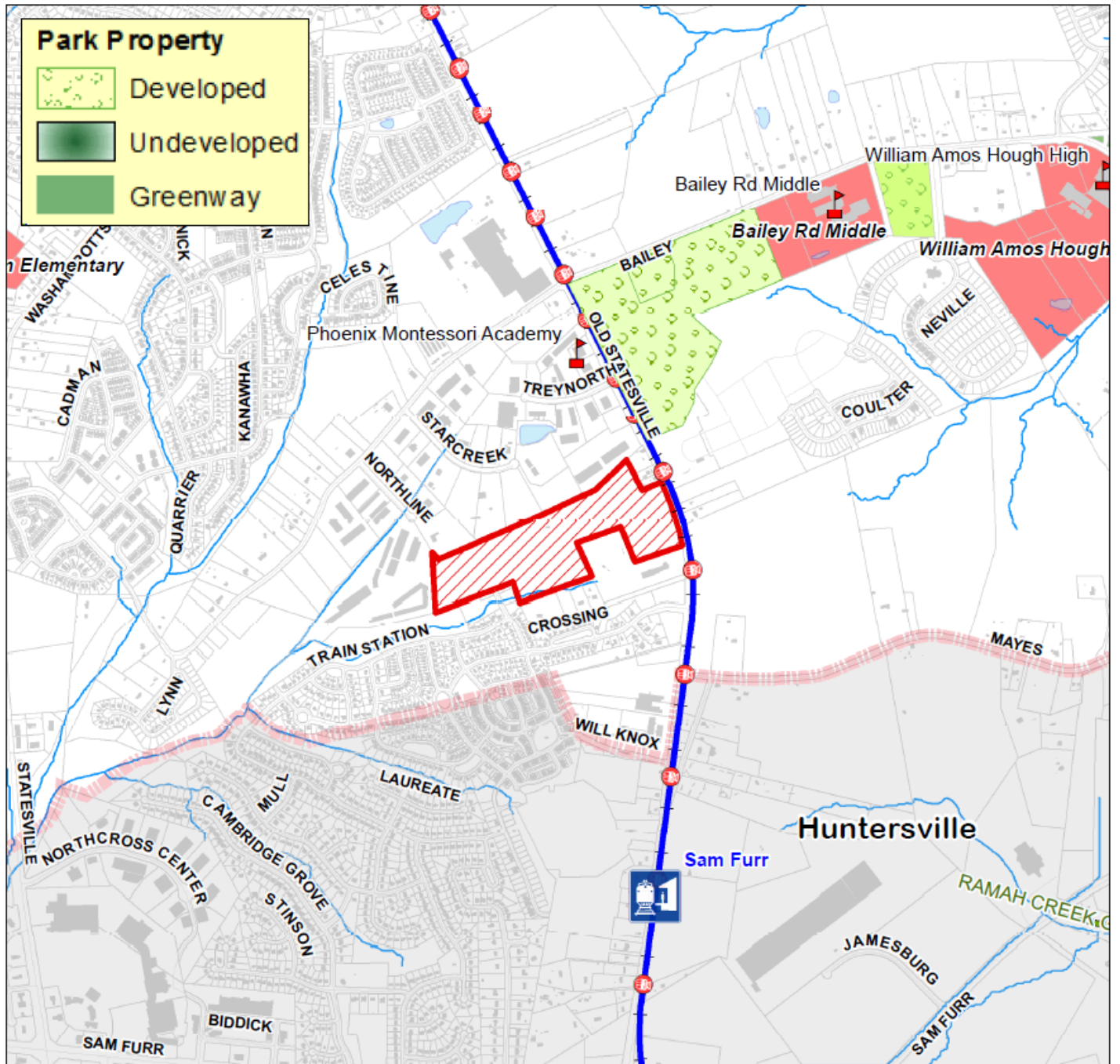
The Joint Use Task Force discussed this matter at their November 6, 2013 meeting and no joint use comments were made.

**PLANNING STAFF RECOMMENDATION:**

Inasmuch as the site is located in the Town of Cornelius and the Town supports the proposed action, Planning staff recommends approval of the transaction.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





# Mandatory Referral 13-25

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

- Mandatory Referral
- Proposed LYNX Red Line

