Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
Charlotte-Mecklenburg Government Center, Room 280
November 15, 2022 | 5 p.m.

1. Call to Order and Introductions

2. Approval of October 18, 2022 Minutes. Attachment 1

3. M.R. #22-51 | Mecklenburg County Park and Recreation proposes to acquire ~0.042 acres (PID# 045-241-13) in the City of Charlotte for Park and Recreation purposes. The property is located on Fincher Blvd and is adjacent to the County’s Allen Hills Park to the east. Attachment 2. Staff Resource: Alberto Gonzalez, Planning Caroline Sawyer, Asset and Facility Management

4. M.R. #22-52 | Mecklenburg County Park and Recreation proposes to acquire ~1.0 acres (PID# 193-161-10) in the Town of Matthews for Park and Recreation purposes. The parcel is in the floodplain of Irvins Creek. Attachment 3. Staff Resource: Alberto Gonzalez, Planning Caroline Sawyer, Asset and Facility Management

5. M.R. #22-53 | Mecklenburg County proposes to acquire ~0.509 acres in east Charlotte (PID# 111-143-33). The parcel will be incorporated into the County’s adjoining +/- 10.75 acres, which was purchased in March of 2022. Attachment 4. Staff Resource: Alberto Gonzalez, Planning Caroline Sawyer, Asset + Facility Management

6. M.R. #22-54 | Mecklenburg County Park + Recreation proposes to acquire ~0.79 acres (PID# 025-103-08) on Northlake Centre Parkway in the extraterritorial jurisdiction (ETJ) of the City of Charlotte for Park and Recreation purposes. Attachment 5. Staff Resource: Alberto Gonzalez, Planning Caroline Sawyer, Asset + Facility Management

8. Community Area Plan Update (30 minutes)
   Staff Resource: Kathy Cornett, Planning

9. Adjournment
Planning Committee Meeting
DRAFT Minutes
October 18, 2022 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Keba Samuel, Vice Chairperson Andrew Blumenthal; and Commissioners Terry Lansdell, Shana Neely, and Clayton Sealy

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Gretchen Flores, Alberto Gonzalez, Catherine Mahoney and Alysia Osborne.

Other Staff Present: Caroline Sawyer, Mecklenburg County Real Estate, and Dennis LaCaria, CMS Facilities Planning

Welcome and Introductions
Chairperson Keba Samuel called the meeting to order at 5:01 p.m., welcomed everyone, and introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines
The meeting was livestreamed on YouTube. A link for the public to view the meeting’s livestream is posted on the Planning, Design & Development Department’s webpage.

Approval of Minutes
A motion was made by Vice-Chairperson Blumenthal and seconded by Commissioner Sealy to approve the September 20, 2022, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals
A request to pull any mandatory referrals for discussion was made by Chairperson Samuel. An approval motion was made after hearing no affirmative response.

M.R. #22-40 | Mecklenburg County Park and Recreation proposes to acquire all or portions of ~20 acres (PID #s 003-351-18, 003-071-99, 003-351-12, 003-351-04, 003-071-07 + 003-071-13) in the Town of Davidson’s Extraterritorial Jurisdiction (ETJ). The property is located between Shearer Road + Rocky River + is adjacent to the County’s existing Rocky River Bluff Nature Preserve.

M.R. #22-41 | Mecklenburg County Park and Recreation proposes to acquire ~2.36 acres (PID# 135-365-99) in the Town of Mint Hill for the Park and Recreation purposes. The property is located at the confluence of Irvin Creek and Irvin Creek Tributary 2 and lies directly north of the Timber Ridge Drive and Beaver Dam Lane intersection in Mint Hill.

M.R. #22-42 | Mecklenburg County Park and Recreation proposes to acquire ~2.201 acres (PID #s 069-093-34, 069-094-03, 069-094-04, 069-094-05, 069-094-08, 069-094-09, 069-094-10, 069-094-11, 069-094-12, 069-081-21) in northwest Charlotte, east of Beatties Ford Road, north of the Brookshire Freeway, + south of Interstate 85 for Park + Recreation purposes.

M.R. #22-43 | Mecklenburg County Park + Recreation proposes to acquire ~9.549 acres (PID# 031-095-01) in northwest Charlotte, east of Interstate 485 and directly north of Mount Holly Road for the Park and Recreation purposes.

M.R. #22-44 | Charlotte-Mecklenburg Schools (CMS) proposes to acquire ~20 acres (PID# 22916101) located at 11315 Tom Short Road in the Rea Farms neighborhood for a new, baseline middle school.

M.R. #22-45 | Charlotte-Mecklenburg Schools proposes to sell ~15 acres, located at 4000 Applegate Road, (PID# 14909432) in the Collinswood neighborhood.
M.R. #22-46| Charlotte-Mecklenburg Schools proposes to sell ~1.178 acres (PID# 12522502) located at 510 S. Torrence Street in the Cherry neighborhood.

M.R. #22-47| Charlotte-Mecklenburg Schools proposes to sell ~.253 acres (PID#s 08111423 + 08111426) located at 1425 E.10th Street + 815 Louise Avenue in the Belmont neighborhood.

M.R. #22-48| Charlotte-Mecklenburg Schools proposes to sell ~3.28 acres (PID# 11907801) located at 428 West Boulevard in the Wilmore neighborhood.

M.R. #22-49| Charlotte-Mecklenburg Schools proposes to lease ~5.333 acres (PID# 0910980) located at 1000 Anderson Street in the Noda neighborhood.

M.R. #22-50| Charlotte-Mecklenburg Schools proposes to lease ~10.74 acres (PID# 06509119) located at 3127 Kalynne Street in the Lakewood neighborhood.

A motion was made by Vice Chairperson Blumenthal and seconded by Commissioner Landsdale stating that the Planning Committee reviewed M.R. #22-40, M.R. #22-41, M.R. #22-42, M.R. #22-43, M.R. #22-44, M.R. #22-45, M.R. #22-46, M.R. #22-47, M.R. #22-48, M.R. #22-49 and M.R. #22-50, on October 18, 2022, and has no additional comments for the submitting agencies. The motion was unanimously approved. 5-0

Community Area Plan Engagement
Catherine Mahoney, Senior Project Manager, presented an update on engagement for the Community Area Planning process. The presentation focused on the project scope, schedule, draft communication, engagement strategies, and needed engagement tactics/partnerships. In her talk, she discussed the importance of Alignment Rezoning in conjunction with Community Area Planning.

Action Item
- Staff was requested to provide two separate overlay maps. A map that shows BOCC Alignment for the Board of County Commissioners by district. The other map should show City Council districts. These maps are for internal use by commissioners while coordinating engagement sessions and researching the different geographic areas.

- Staff is to send a copy of the Community Area Plan Engagement Presentation to commissioners.

2040 Comprehensive Plan Implementation
Robyn Byers, Planning Program Manager provided an update regarding Charlotte’s Future 2040 Implementation and committee support. Dr. Byers also shared the expected schedule for updates to the Annual Report Draft and the Implementation Dashboard. It is anticipated that the publication will take place in late Summer 2023.

Adjourn – The meeting adjourned at 6:03 pm.
MANDATORY REFERRAL | REPORT NO. 22-51
Proposal to acquire property along Fincher Blvd in Charlotte for Park and Recreation use

PROJECT PROPOSAL AND LOCATION:
Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 045-241-13 (+/- 0.042 acres) in the City of Charlotte for Park and Recreation purposes. The property is located on Fincher Blvd and is adjacent to the County’s Allen Hills Park to the east. Surrounding uses include single-family residential and public parkland. The parcel is zoned R-4.

PROJECT JUSTIFICATION:
The County owns +/- 19 acres of parkland immediately east of this parcel. This property will be incorporated into the adjoining Allen Hills Park.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:
Acquisition of this property is consistent with Meck Playbook, the County’s guide for providing recreation, open space, and natural habitat protection. Additionally, the acquisition is supported by the County’s Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum parkland acreage of 19:1,000 residents.

CONSISTENCY WITH ADOPTED LAND USE PLANS:
The Charlotte Future 2040 Policy Map recommends the Neighborhood 1 Place Type for this parcel.

PROJECT IMPACT:
Acquisition of this property will increase land for recreation and open space.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:
There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:
Acquisition of this property will occur in FY23.

JOINT USE TASK FORCE REVIEW COMMENTS:
The Joint Use Task Force reviewed this proposal during their November 2nd, 2022 meeting and offered no further comments:

PLANNING STAFF REVIEW:
Planning staff has reviewed the proposed and has the following comments:

Conclusions: The acquisition of this parcel is appropriate considering its adjacency to Allen Hills Park, residential uses, and public parkland.


CMPC PLANNING COMMITTEE REVIEW:
At their November 15th, 2022 meeting the Planning Committee reviewed the proposed request and had the following comments:
MANDATORY REFERRAL | REPORT NO. 22-52
Proposal to acquire property along Irvins Creek in Matthews for Park and Recreation use

PROJECT PROPOSAL AND LOCATION:
Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 193-161-10 (+/- 1.0 acre) in the Town of Matthews for Park and Recreation purposes. The property is served by an existing 20’ access easement that crosses through Tax Parcel 193-162-30 and connects to Creek Bend Edge Court. The property is located directly south of Irvins Creek and County-owned Tax Parcel 193-161-14. Surrounding uses include single-family residential, public parkland, and common open space for an adjacent subdivision. The parcel is in the floodplain of Irvins Creek and is zoned R-15.

PROJECT JUSTIFICATION:
The County owns +/- 136 acres to the north of this parcel. Acquisition of this property will add to the County’s existing landholdings along Irvins Creek and will be used as riparian habitat and stream buffer protection.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:
Acquisition of this property is consistent with Meck Playbook, the County’s guide for providing recreation, open space, and natural habitat protection. Additionally, the acquisition is supported by the County’s Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum parkland acreage of 19:1,000 residents.

CONSISTENCY WITH ADOPTED LAND USE PLANS:
The purchase for parks and open space would be consistent with the adopted Town of Matthews Land Use Plan, adopted 2012.

PROJECT IMPACT:
Acquisition of this property will increase land for open space, riparian habitat, and stream buffer protection.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:
There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:
Acquisition of this property will occur in FY23.

JOINT USE TASK FORCE REVIEW COMMENTS:
The Joint Use Task Force reviewed this proposal during their November 2nd, 2022 meeting and offered no further comments.

PLANNING STAFF REVIEW:
Planning staff has reviewed the proposed and has the following comments:
Conclusions: Acquisition of the parcel for stream restoration project is consistent with the adopted land use plan.

Adopted Goals and Policies: Land Use policy statement #5 preserve open space, natural beauty, and environmentally sensitive areas. Natural spaces are integral parts of a community as they provide for stormwater filtration, buffering of disparate adjacent uses, recreation, and aesthetic enjoyment.

CMPC PLANNING COMMITTEE REVIEW:
At their November 15th, 2022 meeting the Planning Committee reviewed the proposed request and had the following comments:
MANDATORY REFERRAL | REPORT NO. 22-53
Proposal to acquire property near Gwynne Hill Road in Charlotte

PROJECT PROPOSAL AND LOCATION:
Mecklenburg County proposes to acquire Tax Parcel 111-143-33 (± 0.509 acres) in east Charlotte. The property is zoned R-4 and is surrounded by single-family uses. The parcel will be incorporated into the County’s adjoining +/- 10.75 acres, which was purchased in March of 2022.

PROJECT JUSTIFICATION:
The County owns +/- 10.75 acres to the west of this parcel. This property will be incorporated into the adjoining County-owned property. While there is not yet a master plan for this land or the adjoining property, potential uses include park and recreation, open space, and other governmental facilities.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:
Acquisition of this property is consistent with Meck Playbook, the County’s guide for providing recreation, open space, and natural habitat protection. Additionally, the acquisition is supported by the County’s Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum parkland acreage of 19:1,000 residents.

CONSISTENCY WITH ADOPTED LAND USE PLANS:
The Charlotte Future 2040 Policy Map recommends the Neighborhood 1 Place Type for this parcel.

PROJECT IMPACT:
The acquisition will increase County landholdings that will increase park and recreation, open space, and/or other general government uses.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:
There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:
Acquisition of this property will occur in FY23.

JOINT USE TASK FORCE REVIEW COMMENTS:
The Joint Use Task Force reviewed this proposal during their meeting on November 2nd, 2022 and offered no further comments.

PLANNING STAFF REVIEW:
Planning staff has reviewed the proposed and has the following comments:

Conclusions: The acquisition of this parcel is appropriate considering the intent to incorporate it into adjoining County-owned property.


CMPC PLANNING COMMITTEE REVIEW:
At their November 15th meeting, the Planning Committee reviewed the proposed request and had the following comments:
MANDATORY REFERRAL | REPORT NO. 22-53

Planning, Design & Development

November 2022
Mandatory Referral
22-53

Initiated by: Jacqueline McNeil, Asset and Facility Management
Submitted by: Caroline Sawyer, Asset and Facility Management

Produced by: Charlotte Department of Planning, Design & Development
Source: City of Charlotte & Mecklenburg County GIS data
Date Saved: 11/03/2022
MANDATORY REFERRAL | REPORT NO. 22-54
Proposal to acquire property on Northlake Centre Pkwy in Charlotte’s ETJ for Park and Recreation use

PROJECT PROPOSAL AND LOCATION:
Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 025-103-08 (+/- 0.79 acres) on Northlake Centre Parkway in the extraterritorial jurisdiction (ETJ) of the City of Charlotte for Park and Recreation purposes. The property is located west of Northlake Mall and east of County-owned Tax Parcel 025-291-33. Surrounding uses include commercial and multifamily development. The parcel is partially within the floodplain of Dixon Branch and is zoned R-3.

PROJECT JUSTIFICATION:
The County owns +/− 5 acres to the west of this parcel. Acquisition of this property will add to the County’s existing landholdings along Dixon Branch, where a future greenway is planned.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:
 Acquisition of this property is consistent with Meck Playbook, the County’s guide for providing recreation, open space, and natural habitat protection as well as the County’s Greenway Master Plan. Additionally, the acquisition is supported by the County’s Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum parkland acreage of 19:1,000 residents.

CONSISTENCY WITH ADOPTED LAND USE PLANS:
The Charlotte Future 2040 Policy Map recommends the Regional Activity Center Place Type for this parcel.

PROJECT IMPACT:
Acquisition of this property will increase land for recreation, open space, and future greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:
There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:
Acquisition of this property will occur in FY23.

JOINT USE TASK FORCE REVIEW COMMENTS:
The Joint Use Task Force reviewed this proposal during their November 2nd 2022 meeting and offered no further comments:

PLANNING STAFF REVIEW:
Planning staff has reviewed the proposed and has the following comments:

Conclusions: The acquisition of this parcel is appropriate considering it is partially located within he Dixon Branch floodplain and will add to the County’s existing landholdings where a future greenway is planned.


CMPC PLANNING COMMITTEE REVIEW:
At their November 15th, 2022 meeting the Planning Committee reviewed the proposed request and had the following comments:
Tax Parcel 025-103-08 (+/- 0.79 acres)
MANDATORY REFERRAL | REPORT NO. 22-55
Proposal to acquire property along Little Sugar Creek in Pineville for Park and Recreation use

PROJECT PROPOSAL AND LOCATION:
Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 207-081-08 ( +/- 6.88 acres) in the Town of Pineville for Park and Recreation purposes. The property is located directly south of The First Tee Learning Center Pineville, east of the Little Sugar Creek Greenway, and is surrounded by commercial uses. The parcel is in the floodplain of Little Sugar Creek and is zoned B-4.

PROJECT JUSTIFICATION:
The County owns +/- 52 acres near this parcel. Acquisition of this property will add to the County’s existing landholdings along Little Sugar Creek and will be used as riparian habitat and stream buffer protection.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:
Acquisition of this property is consistent with Meck Playbook, the County’s guide for providing recreation, open space, and natural habitat protection. Additionally, the acquisition is supported by the County’s Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum parkland acreage of 19:1,000 residents.

CONSISTENCY WITH ADOPTED LAND USE PLANS:
Acquisition of this property is consistent with the Pineville Comprehensive Plan and Land Use plans.

PROJECT IMPACT:
Acquisition of this property will increase land for open space, riparian habitat, and stream buffer protection.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:
There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:
Acquisition of this property will occur in FY23.

JOINT USE TASK FORCE REVIEW COMMENTS:
The Joint Use Task Force reviewed this proposal at their November 2nd, 2022 and offered no further comments.

PLANNING STAFF REVIEW:
Planning staff has reviewed the proposed and has the following comments:

Conclusions: The parcel is in the floodplain of the Little Sugar Creek, and appropriate for acquisition by the County for stream restoration.

Adopted Goals and Policies: The land acquisition for stream buffer protection is consistent with the land use goals of the Pineville Comprehensive Plan adopted June 2022.

CMPC PLANNING COMMITTEE REVIEW:
At their November 15th, 2022 meeting, the Planning Committee reviewed the proposed request and had the following comments:
Tax Parcel 207-081-08
(+/- 6.88 acres)
Mandatory Referral

22-55

Initiated by: W. Lee Jones, Park and Recreation
Submitted by: Caroline Sawyer, Asset and Facility Management

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data
Date Saved: 11/03/2022

Charlotte Mecklenburg Planning, Design & Development
November 2022