Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Agenda
Virtual Meeting – Zoom
January 18, 2022 | 5 p.m.

1. Call to Order and Introductions


3. M.R. #22-01| Mecklenburg County proposes to acquire ~25.67 acres (Tax Parcel 099-241-02) for the construction of the East Community Resource Center (East CRC). Attachment 2.
   Staff Resource: Alberto Gonzalez, Planning
   Caroline Sawyer, Asset and Facility Management

4. M.R. #22-02 | Mecklenburg County would like to acquire Tax Parcel #s 111-143-35, 111-143-36, 111-143-37, and 111-143-45, consisting of approximately 10.75 aggregate acres in east Charlotte. Attachment 3.
   Staff Resource: Alberto Gonzalez, Planning
   Caroline Sawyer, Asset and Facility Management

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6. M.R. #22-04 | The County proposes purchasing Tax Parcels 117-031-10 and 117-031-11 (+/- 2.153 acres) located on West Blvd for the future construction of a branch library. The library will be a replacement for the existing West Boulevard Branch Library at 2157 West Boulevard. Attachment 5.
   Staff Resource: Alberto Gonzalez, Planning
   Caroline Sawyer, Asset and Facility Management

7. Charlotte Future Implementation Update: 2040 Policy Map Update (30 minutes)
   Staff Resource: Kathy Cornett, Planning

8. Adjournment
Charlotte-Mecklenburg Planning Commission

DRAFT

Special Planning Committee Meeting – Virtual Zoom

DRAFT Minutes

December 21, 2021 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Phillip Gussman, Vice Chairperson Erin Barbee; and Commissioners Melissa Gaston, Ronnie Harvey, Elizabeth McMillan (joined the meeting after commissioners voted on the minutes), and Wil Russell

Planning Committee Members Absent: Commissioner Peter Kelly

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Gretchen Flores, Alan Goodwin, Alberto Gonzalez, Laura Harmon, Alysia Osborne, and Candice Rorie

Other Staff Present: Anne-Rose Loy, General Services

Economic & Planning Systems Staff Present: Matt Prosser

Welcome and Introductions
Chairperson Gussman called the meeting to order at 5:03 p.m., welcomed everyone, and introduced each commissioner and staff member.

Virtual Meeting Rules and Guidelines
Chairperson Gussman explained the virtual meeting rules and guidelines. The meeting was livestreamed on Facebook Live. 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 Barbee and seconded by Commissioner Russell to approve the November 11, 2021 and November 30, 2021 Special Meeting minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals
Chairperson Gussman asked whether commissioners would like to pull any specific mandatory referrals for discussion. Hearing no questions about the mandatory referrals, the Chairperson entertained a motion.

M.R. #21-33 | Mecklenburg County Park and Recreation proposes to acquire approximately Tax Parcel # 111-021-93, located in Charlotte near Bradstreet Commons Way and along Reedy Creek Tributary 2. This property is +/- 9.8 acres.

M.R. #21-34 | Mecklenburg County Park and Recreation proposes to acquire Tax Parcel # 139-411-04, located at the end of Coble Road, in Mint Hill’s extraterritorial jurisdiction (ETJ). This property is +/- 69.283 acres and is currently vacant wooded land.

M.R. #21-35 | The City of Charlotte is proposing to sell in fee simple 0.08 acres portion of a 1.940-acre City-owned parcel (PID #078-212-01) located at 600 French Street.
A motion was made by Vice Chairperson Barbee and seconded by Commissioner Gaston stating that the Planning Committee reviewed M.R. #21-33, M.R. #21-34, and M.R. #21-35 on December 21, 2021 and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0

UDO Update
Laura Harmon, UDO Project Manager and Alan Goodwin Deputy Project Manager provided an update on the Unified Development Ordinance (UDO). Community Engagement has included pop-up meetings, several in-person open-house meetings, and a series of online virtual conversations.

Laura Harmon discussed the UDO Zoning translation, which happens with the adoption of the UDO, and the alignment rezoning which happens after the UDO adoption. Examples were given of how conventional Zoning Districts would translate. Commission Gaston asked if the alignment Zoning Recommendations would be requested by the public or if this is something that Planning would do? Ms. Harmon responded that this is a public process. Although, Planning is the lead, it is a community involved process. The discussion continued around the different scenarios that could occur. Ms. Harmon responded explaining how and when staff would respond to each scenario based on the process. Key UDO dates were presented noting that the plan is to extend the timeframe for the first draft comments. The goal is to have the current Council make the final decision on the draft.

Charlotte Future 2040 Policy Map Update
Kathy Cornett, Deputy Project manager provided an update on the engagement strategy for the Charlotte Draft Future 2040 Policy Map. This included an engagement window #2 summary and the revisions to the first Draft 2040 Policy Map. Matt Prosser, EPS, provided an update on the economic analysis being conducted to support the policy mapping process.

Mr. Prosser reviewed the next steps in the process to follow in December, January, and February 2022. This will include the second draft policy map release, publishing responses to comments, technical work to produce 2nd draft, the engagement window #3 kickoff, listening sessions, community conversations, City Council public comment session, and review and adoption. Also, there is a Fiscal Analysis (FIA) - Growth Questionnaire that has been provided to departments. The responses from the growth questionnaire will be integrated into the policy map. The Final Fiscal Impact Analysis findings and the analysis of the revised map fiscal model will be made available.

After the presentation the Chairperson asked if commissioners had any additional questions. Hearing no questions Chairperson Gussman adjourned the meeting.

Adjourn
The meeting adjourned at 6:32 pm
MANDATORY REFERRAL | REPORT NO. 22-01
Proposal to acquire property on Cagle Ave for East Community Resource Center

PROJECT PROPOSAL AND LOCATION:
Mecklenburg County proposes to acquire Tax Parcel 099-241-02 for the construction of the East Community Resource Center (East CRC). The property is split zoned I-1 and I-2 and is +/- 25.67 acres of mostly wooded land. The property is bordered by multifamily development to the north, a railbed to the south, single-family homes to the east, and a pool building material supplier to the west.

PROJECT JUSTIFICATION:
In FY2015, the County adopted the “Bringing Mecklenburg County to You” (BMC2U) initiative. That plan called for Community Resource Centers (CRCs) to be built in geographically dispersed locations around the County. To date, the CRC at the Valerie C. Woodard Center has been established and is operational. The County is currently under construction for the Northeast CRC and Library operations facility near Eastway Drive and N Tryon Street and designing the Southwest CRC on Nations Ford Road.

Staff has located +/- 25.67 acres of land in east Charlotte to serve as the East CRC. The property is ideally located within proximity to residents within the eastern area of the County who will be served by the center.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:
Acquisition of this property is consistent with the County’s adopted “Bringing Mecklenburg County To You” (BMC2U) initiative which recommends Community Resource Centers (CRCs) to be built in geographically dispersed locations around the County.

CONSISTENCY WITH ADOPTED LAND USE PLANS:
The East District Plan (adopted 1990) recommends industrial land use for this site.

PROJECT IMPACT:
This property is located in the eastern part of the County and would meet the County’s “Bringing Mecklenburg County To You” (BMC2U) initiative which recommends Community Resource Centers (CRCs) to be built in geographically dispersed locations.

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

ESTIMATED PROJECT COMPLETION DATE:
Acquisition of this property would take place in FY22.

JOINT USE TASK FORCE REVIEW COMMENTS:
The Joint Use Task Force reviewed this proposal electronically and offered the following comments:

Charlotte Department of Transportation - There needs to be an east-west public street through here, setting up a connection between Sharon Amity and Harris. An extension of Cagle Ave. (since this is a landlocked parcel), generally following the north property line, would be sufficient. The block length along Sharon Amity between the railroad and Milton Ave is ~2000 ft.

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

Conclusions: Because Community Resource Centers serve the entire community, they are considered a compatible use for adjacent residential neighborhoods, as well as surrounding industrial development.

Adopted Goals and Policies: The proposed acquisition and development meets the CLT Future 2040 Comp Plan Goals 10: Fiscally Responsible and 1: 10-Minute Neighborhood.
CMPC PLANNING COMMITTEE REVIEW:
At their January meeting, the Planning Committee reviewed the proposed request and had the following comments:
MANDATORY REFERRAL | REPORT NO. 22-02
Proposal to acquire property near Gwynnne Hill Road

PROJECT PROPOSAL AND LOCATION:
Mecklenburg County would like to acquire Tax Parcel #s 111-143-35, 111-143-36, 111-143-37, and 111-143-45, consisting of approximately 10.75 aggregate acres in east Charlotte. The property is currently vacant wooded land with underground utilities. Near this property is the Charles T. Myers golf course to the west, older single-family homes to the south and east, and a recently constructed apartment complex and single-family subdivision to the north.

PROJECT JUSTIFICATION:
While not yet master planned, potential uses of this property may include park and recreation, open space, and other general government uses. County staff will undergo a planning and community engagement process to determine final uses at a later date.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:
Acquisition of the parcel 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 Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum acreage of 19:1,000 residents.

CONSISTENCY WITH ADOPTED LAND USE PLANS:
The East District Plan (adopted 1990) recommends single-family up to 4 dwelling units per acre for this site.

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 these parcels is intended to occur in FY22.

JOINT USE TASK FORCE REVIEW COMMENTS:
The Joint Use Task Force reviewed this proposal electronically and offered no comments.

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

Conclusions: Park and open space are considered compatible uses with the surrounding single-family neighborhood.

Adopted Goals and Policies: The proposed acquisition for park open space meets the CLT Future 2040 Comp Plan Goals #1: 10-Minute Neighborhood, #7: Integrated Natural & Built Environments, and # 10: Fiscally Responsible.

CMPC PLANNING COMMITTEE REVIEW:
At their January meeting, the Planning Committee reviewed the proposed request and had the following comments:
MANDATORY REFERRAL | REPORT NO. 22-03
Proposal to acquire property on E W.T. Harris Blvd for Park & Recreation use

PROJECT PROPOSAL AND LOCATION:
Mecklenburg County Park and Recreation would like to acquire Tax Parcel 109-161-60, located on E W.T. Harris Blvd, in east Charlotte. This property is +/- 27.465 acres and is currently vacant, wooded land. The parcel is currently zoned R-20MF. This property is bordered on the west by E W.T. Harris Blvd, multifamily apartment buildings to the south, single-family residential community to the east, and a former aircraft facility to the north.

PROJECT JUSTIFICATION:
The acquisition of this property would fill an identified park gap in Mecklenburg County. While not yet master planned, potential features may include typical active park amenities such as ballfields and courts, walking trails, shelters, playgrounds, and associated structures such as restrooms.

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. Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park gap areas. Additionally, the acquisition is supported by the 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 East District Plan (adopted 1990) recommends multi-family land use for this site.

PROJECT IMPACT:
Acquisition of the parcel will increase land for recreation and open space.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:
The development of the park will be in partnership with Partners for Parks.

ESTIMATED PROJECT COMPLETION DATE:
Acquisition of this parcel is proposed to occur in FY22.

JOINT USE TASK FORCE REVIEW COMMENTS:
The Joint Use Task Force reviewed this proposal electronically and offered the following comments:

Charlotte Water: Charlotte Water acquired a water transmission easement for the project that will enhance water system reliability in the area. See map below. Charlotte Water will start construction in 2022 and will be in the easement area for the next 2-3 years. Proposed park amenities (shelters, restrooms, playgrounds and other structures) cannot be in the easement. Trails will be allowed in the easement but only after the water main construction is complete. Also, trees will not be saved within the easement. The overall project is about five miles long and will take about 3 years to build.

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

Conclusions: Park and open space are considered compatible uses with the surrounding residential neighborhood and multi-family developments in the area.

Adopted Goals and Policies: The proposed acquisition for park open space meets the CLT Future 2040 Comp Plan Goals #1: 10-Minute Neighborhood, #7: Integrated Natural & Built Environments, and # 10: Fiscally Responsible.
CMPC PLANNING COMMITTEE REVIEW:
At their January meeting, the Planning Committee reviewed the proposed request and had the following comments:
MANDATORY REFERRAL | REPORT NO. 22-04
Proposal to acquire property on West Blvd for a branch library

PROJECT PROPOSAL AND LOCATION:
The County proposes purchasing Tax Parcels 117-031-10 and 117-031-11 (+/- 2.153 acres) located on West Blvd in the City of Charlotte for the future construction of a branch library. The library will be a replacement for the existing West Boulevard Branch Library at 2157 West Blvd. The property is currently zoned R-22MF. The property is bordered to the west by the Stratford-Richardson YMCA, West Blvd to the south, a church to the north, and childcare facility to the east.

PROJECT JUSTIFICATION:
The current branch library is approximately 13,400 SF in size and the Charlotte-Mecklenburg Library has deemed the existing site to be undersized for the effective operations of a branch location. This new site will accommodate a 25,000 SF library. The proposed site is 1/3 mile from the existing location.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:
Acquisition of this property is consistent with the Library’s goal to provide updated, technologically capable facilities to meet the needs of area residents. The current West Boulevard Branch Library serves as the primary internet and other technology resource for many residents in the surrounding community.

It is also consistent with the Board of County Commissioners’ goal of addressing inequities among residents, narrowing the income divide and providing increased job opportunities by connecting area residents with knowledge, skills and technology needed to pursue necessary avenues to close these gaps. Expanding the Library’s building footprint will help increase the community’s access to technology resources as well as the educational and vocational programs the Library offers.

CONSISTENCY WITH ADOPTED LAND USE PLANS:
The Central District Plan (1993) recommends multi-family land uses for this site.

PROJECT IMPACT:
Based on pre-pandemic data, there were nearly 9,200 active card holders who claim West Boulevard as their home branch. The collection circulation is about 48,000 items annually. Approximately 110,000 people visit the branch annually. There are about 26,000 wi-fi users (using their own devices) and 36,000 computer users (using public library computers) annually at the branch. The library serves as the primary internet and other technology resource for many in the surrounding community. Acquiring this property will increase size of the West Boulevard Branch Library to meet the current and future needs of active library users, whereas the existing site is not large enough to accommodate the expansion needed to meet demand.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:
The property will need to be rezoned to accommodate the Library. A rezoning (petition #2021-267) has already been filed with the City of Charlotte. The rezoning petition includes the subject property as well as property owned by the YMCA. The rezoning will allow the YMCA to add an addition to the current facility and allow for construction of an outbuilding that is proposed as an urgent care facility and another yet to be determined use.

ESTIMATED PROJECT COMPLETION DATE:
Acquisition of the property is estimated to occur in FY23.

JOINT USE TASK FORCE REVIEW COMMENTS:
The Joint Use Task Force reviewed this proposal electronically and offered no comments.

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

Conclusions: Libraries are considered compatible uses with the surrounding single-family neighborhood and contribute to the variety of amenities accessible to neighborhood residents.
Adopted Goals and Policies: The proposed acquisition for a branch library meets the *CLT Future 2040 Comp Plan* Goals 10: Fiscally Responsible and 1: 10-Minute Neighborhood.

**CMPC PLANNING COMMITTEE REVIEW:**

At their January meeting, the Planning Committee reviewed the proposed request and had the following comments: