

Planning Committee

Agenda Packet

February 18, 2025 |
Room 280
5:00 p.m.

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 280

February 18, 2025 | 5 p.m.

1. Call to Order and Introductions.

2. Approval of the January 21, 2025 Minutes. Attachment 1.

3. M.R. #25-05 | Mecklenburg County Park and Recreation via Asset and Facility Management proposes to purchase six parcels totaling approximately 1.25 acres along Reedy Creek Road and I-485 in the Charlotte ETJ (PID#’s 11134170, 11134299, 11107416, 11107415, 11107413, and 11107414) for the future extension of Reedy Creek Greenway. **Attachment 2.**

Staff Resource: Jason Pauling, Planning
Bethany Fritts, Mecklenburg County Asset & Facility Management

4. M.R. #25-06 | Mecklenburg County Park and Recreation via Asset and Facility Management proposes to purchase property totaling approximately 0.59 acres located at 6720 Thermal Road (PID#’s 18925128 & 18930179) for future greenway and connectivity purposes. **Attachment 3.**

Staff Resource: Jason Pauling, Planning
Bethany Fritts, Mecklenburg County Asset & Facility Management

5. M.R. #25-08 | The City of Charlotte proposes to purchase property totaling approximately 2.57 acres located at 7037 Lawyers Road (PID# 10918112) for tree canopy protection and preservation. **Attachment 5.**

Staff Resource: Jason Pauling, Planning
Anne-Rose Loy, General Services

6. M.R. #25-09 | The City of Charlotte proposes to accept donation of a 0.361-acre property located at 1800 Village Lake Drive (PID# 19107141) for tree canopy protection and preservation. **Attachment 6.**

Staff Resource: Jason Pauling, Planning
Anne-Rose Loy, General Services

7. M.R. #25-10 | The City of Charlotte Housing and Neighborhood Services Department is proposing the sale of two properties located at 1727 Pegram Street (PID# 08114708) and 2610 Dundeen Street (PID# 06906242). They will be marketed for affordable housing. **Attachment 7.**

Staff Resource: Jason Pauling, Planning
Caroline Fortney, General Services

8. M.R. #25-11 | The City of Charlotte Housing and Neighborhood Services Department is proposing the sale of a 0.594 property located at 6048 Johnnette Drive (PID# 10322116), which will be part of a larger proposed development, and marketed as two affordable units. **Attachment 8.**

Staff Resource: Jason Pauling, Planning
Caroline Fortney, General Services

9. Breaking down data silos: Linking data across organizations for research, planning + evaluation (45 minutes).

Staff Resource: Lori Thomas, Director, Charlotte Regional Data Trust
 Sydney Idzikowski, Associate Director, Charlotte Regional Data Trust

10. Adjournment.

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

DRAFT Minutes

January 21, 2025 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Douglas Welton, Vice Chairperson Will Russell; and Commissioners; Melissa Gaston, Terry Lansdell, and Carolyn Millen

Planning Committee Members Absent: Commissioners; Michael Caprioli and Rebekah Whilden

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Erin Hinson, and Jason Pauling

Other Staff: Bethany Fritts, Mecklenburg County, Asset & Facility Management, Jason Lawrence, Charlotte Area Transit System, and Anne-Rose Loy, General Services

Welcome and Introduction

Chairperson Welton called the meeting to order at 5:05 p.m., welcomed everyone, and introduced each commissioner and staff member.

Approval of Minutes

A motion was made by Commissioner Millen seconded by Commissioner Gaston to approved the December 17, 2024, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals

Chairperson Welton asked committee members if any mandatory referral needed to be pulled for discussion. He also asked about M.R. #25-03 and it was noted that it was withdrawn.

M.R. #25-01 | The City of Charlotte proposes to purchase property totaling approximately 0.684 acres adjacent to I-77 (PID# 16918203) for tree canopy protection and preservation.

M.R. #25-02 | The City of Charlotte proposes to purchase two parcels totaling approximately 3.38 acres located at 1431 Berryhill Road (PID# 06703179 & 06703105) for tree canopy protection and preservation.

M.R. #25-04 | Mecklenburg County Park and Recreation via Asset and Facility Management proposes to accept donation of property totaling approximately 30.55 acres along Davidson-Concord Road in Davidson (PID# 00745101) for expansion of the West Branch Nature Preserve.

A motion was made by Commissioner Gaston and seconded by Commissioner Landsdale stating that the Planning Committee reviewed M.R.#25-01, M.R.#24-02, and M.R.24-04 on January 21, 2025, and has no additional comments for the submitting agencies. The motion was approved. 5-0

Better Bus Project Overview

Jason Lawrence, Chief Planning Office for Charlotte Area Transit System (CATS) provided and overview on the Better Bus Project. Better Bus is focused on re-envisioning and upgrading Charlotte's bus network by improving efficiency, enhancing rider experience, and expanding service coverage. The goal is to run faster, improve passenger and operator amenities, have performance measures, operational strategies, micro-transit, and implementation strategies. Commissioners asked several questions throughout the Better Bus Project presentation.

Joint Use Task Force + Mandatory Referral Process Updates

A brief overview of the Joint Use Taskforce's function was provided by Jason Pauling. Since its inception in 1995, the taskforce functions at the staff level to assist in opportunities for shared use and coordinated investments by the City and County. Charlotte's six municipalities were added in 2006.

Mandatory Referrals are also part of the discussion at these meetings. In general, the group discusses projects and plans and explores potential partnership opportunities. Mr. Pauling explained the joint use tasks, the Implementation Sub-committee, and shared who participates in the meetings. Since COVID19, these meetings have been held virtually. In FY2025, the Joint Use Task Force will meet in-person quarterly as well as continuing to meet virtually. Staff responded to all commission questions as needed.

Next Steps: Staff will share the Joint Use Task Force schedule with Planning Commissioners.

Community Area Planning Update

A Community Area Planning update was given by Kathy Cornett, Long Range Planning Division Manager. She described current work and next steps, which includes how the Planning Commission, and how the community can engage. The release of the plan document will initiate an additional phase of engagement and public comment. Currently the project is in Phase 4 - A Plan for Action. Review and adoption will occur under Phase 5 of the project. The draft plan will be released March 2025. Office hours will be held to engage the Planning Commission, the public, and council committees.

Next Steps:

- Chairperson Welton asked staff to distribute the Neighborhood Tool Kit which describes projects and programs in the neighborhoods to the self-identified community and neighborhood leaders in the 14 Area Plans.
- Staff will host meetings to answer questions about the Community Area Plans.

After additional discussion by commissioners her presentation concluded. The meeting adjourned.

Adjournment: 6:25 pm

INITIATED BY: Leslie Johnson, General Services, Real Estate
SUBMITTED BY: Bethany Fritts, Mecklenburg County Asset & Facility Management
REVIEWED BY: Jason Pauling, Planning, Design and Development Department

ATTACHMENT 2

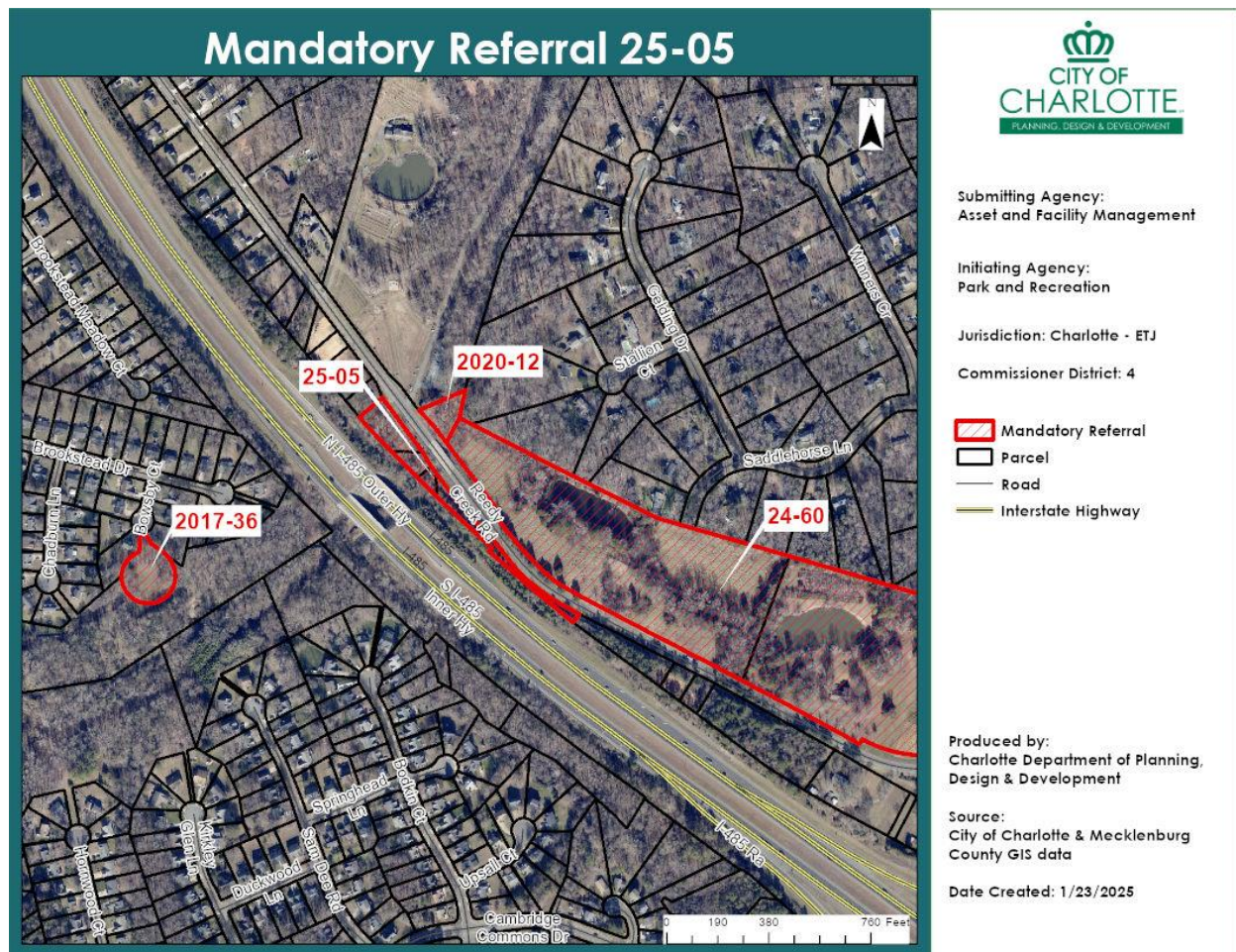
MANDATORY REFERRAL | REPORT NO. 25-05

PROJECT TYPE(S): Purchase JURISDICTION: Charlotte ETJ
TAX ID(S): 11134170, 11134299, 11107416, 11107415, 11107413, 11107414
PROPERTY ADDRESS: 8601 Reedy Creek Rd PROJECT/PROPERTY SIZE: 1.25 acres
2040 POLICY MAP: N1 & N2 ESTIMATED SCHEDULE/COMPLETION: 2025

PROJECT DESCRIPTION:

Mecklenburg County Asset and Facility Management on behalf of the Park and Recreation Department, proposes to acquire the above referenced parcels located at 8601 Reedy Creek Road for Reedy Creek Greenway extension.

AERIAL MAPS:

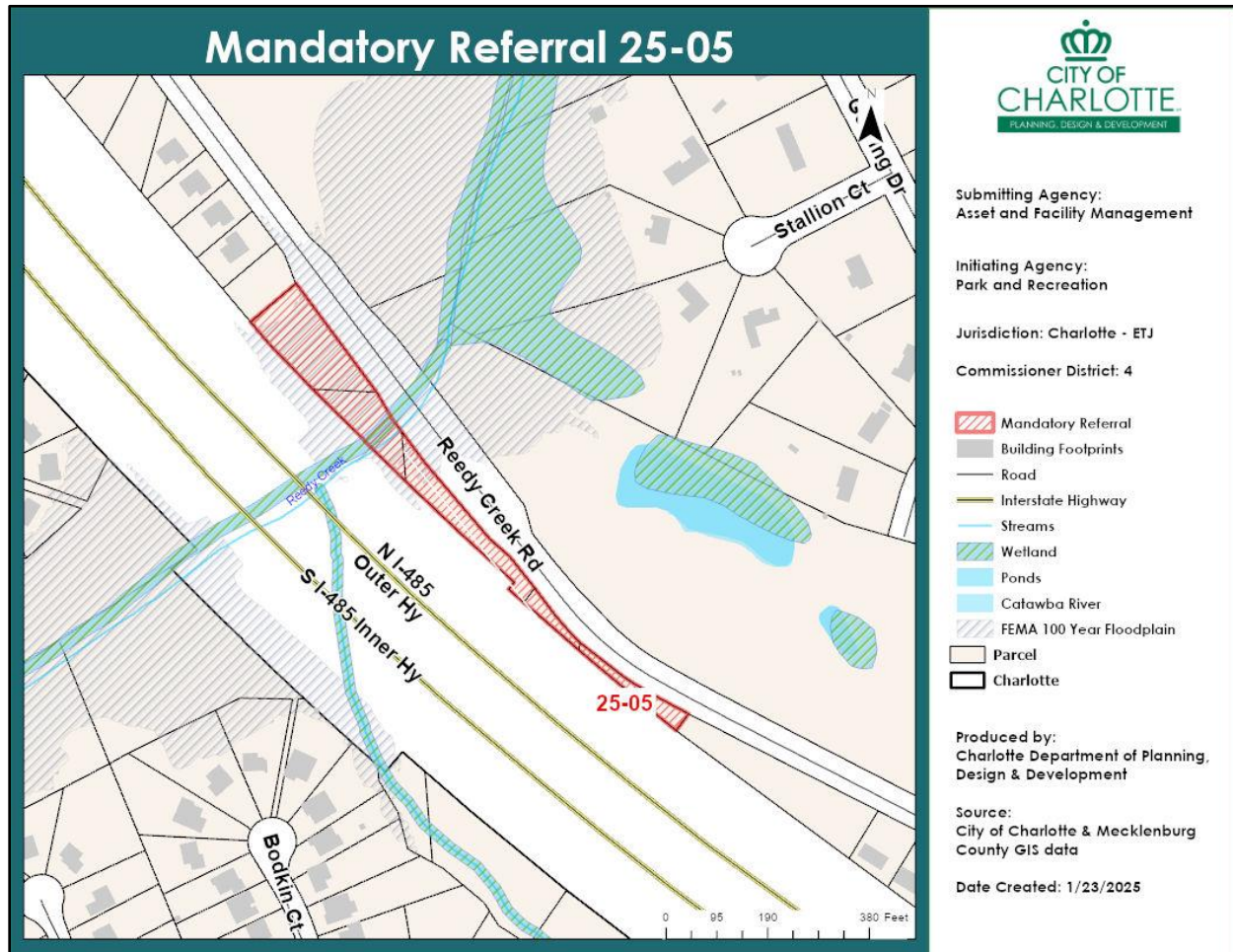


MANDATORY REFERRAL | REPORT NO. 25-05

PROJECT JUSTIFICATION & IMPACT:

Reedy Creek Greenway expansion will have a positive impact by increasing recreation opportunities for the surrounding communities.

PROJECT MAP:



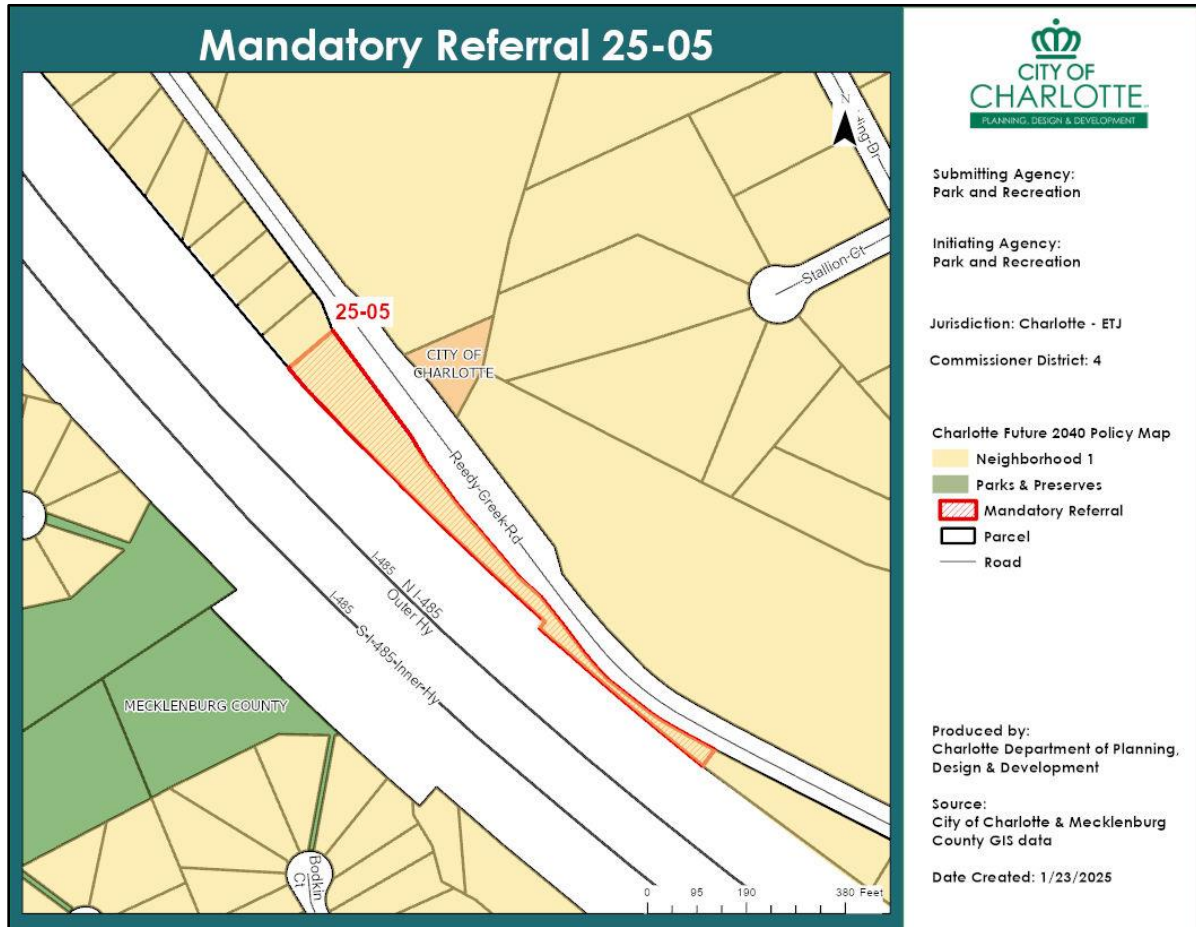
CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these parcels 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.

PLANNING STAFF REVIEW:

The City of Charlotte 2040 Policy Map designates the subject property as Neighborhood 1 (N1). Greenway and Park use is consistent within the N1 place type.

MANDATORY REFERRAL | REPORT NO. 25-05



JOINT USE TASK FORCE REVIEW COMMENTS:

Bethany Fritts referenced that the six properties along Reedy Creek Road will be utilized for greenway purposes. No additional comments or questions were discussed.

PLANNING COMMITTEE REVIEW:

INITIATED BY: Leslie Johnson, General Services, Real Estate
SUBMITTED BY: Bethany Fritts, Mecklenburg County Asset & Facility Management
REVIEWED BY: Jason Pauling, Planning, Design and Development Department

ATTACHMENT 3

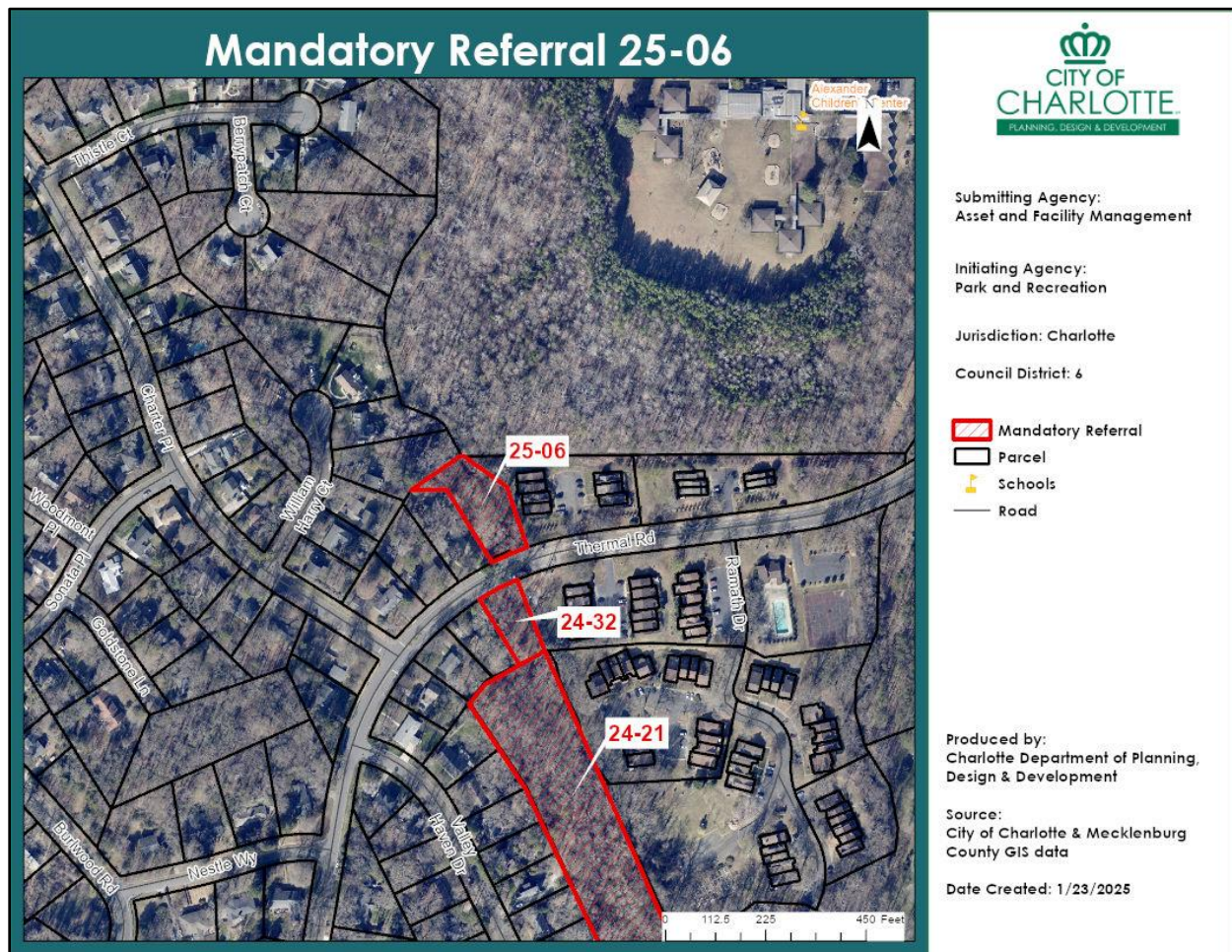
MANDATORY REFERRAL | REPORT NO. 25-06

PROJECT TYPE(S): Purchase JURISDICTION: Charlotte
TAX ID(S): 18925128 & 18930179 PROPERTY ADDRESS: 6720 Thermal Road
PROJECT/PROPERTY SIZE: 0.59 acres 2040 POLICY MAP: N1 & N2
ESTIMATED SCHEDULE/COMPLETION: 2025

PROJECT DESCRIPTION:

Mecklenburg County Asset and Facility Management on behalf of the Park and Recreation Department, proposes to acquire the above referenced property located at 6720 Thermal Road for potential greenway extension.

AERIAL MAPS:

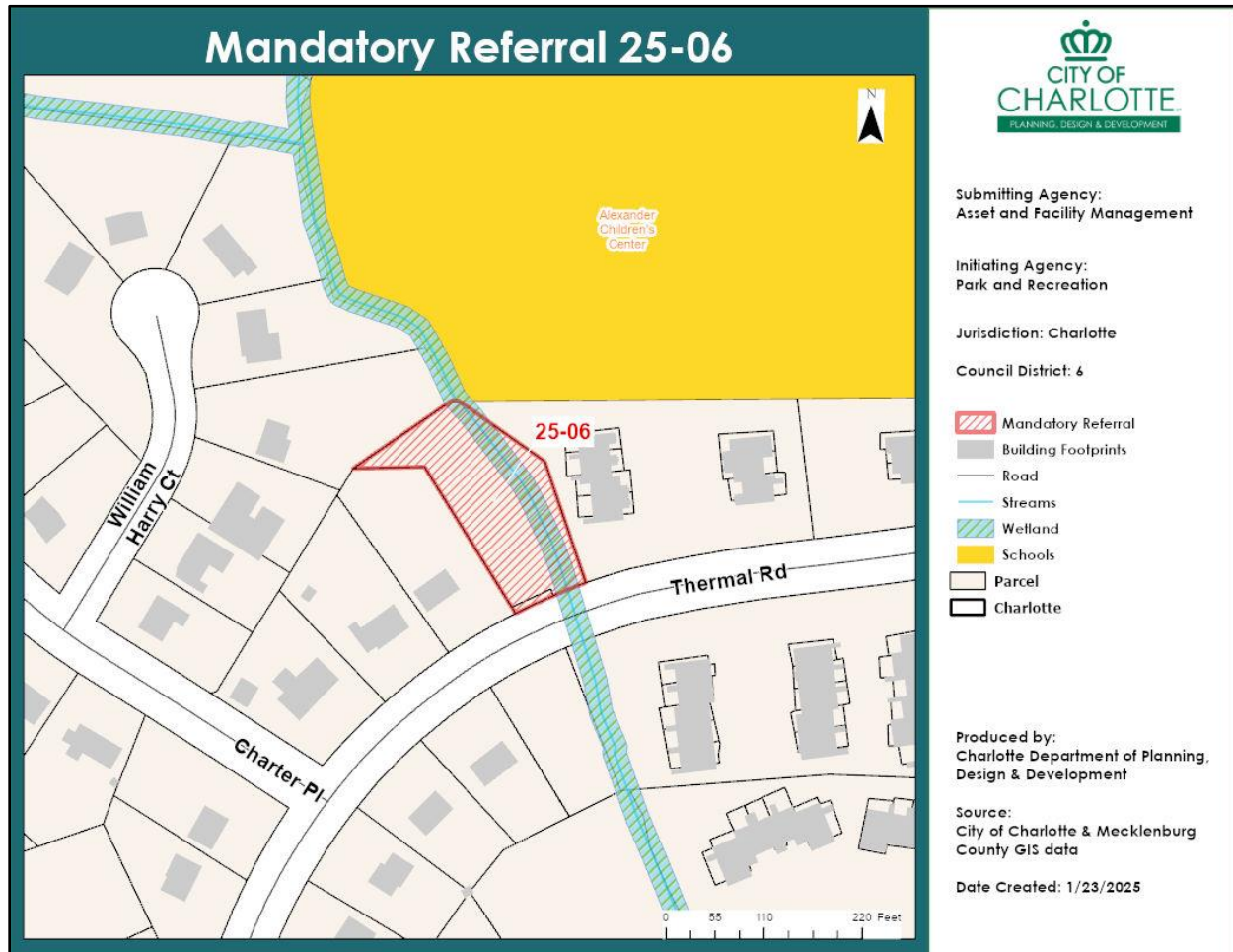


MANDATORY REFERRAL | REPORT NO. 25-05

PROJECT JUSTIFICATION & IMPACT:

The project will provide a positive impact to surrounding residential areas by creating access to a potential greenway connection, and preserving land for additional tree canopy protection.

PROJECT MAP:



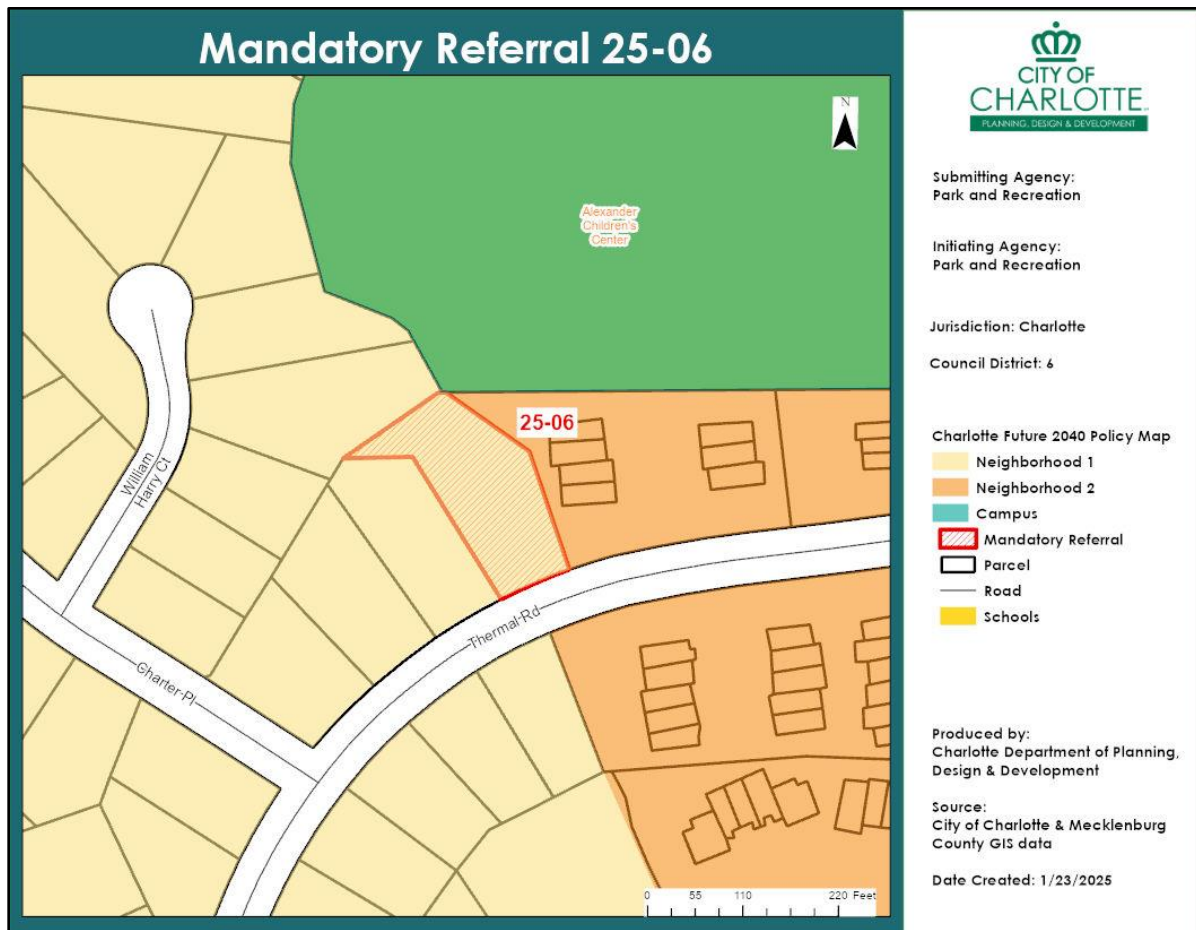
CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these parcels 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.

PLANNING STAFF REVIEW:

The City of Charlotte 2040 Policy Map designates the subject property as Neighborhood 1 (N1). Greenway and Park use is consistent within the N1 place type.

MANDATORY REFERRAL | REPORT NO. 25-05



JOINT USE TASK FORCE REVIEW COMMENTS:

Bethany Fritts referenced that the two properties will be utilized for future greenway purposes. Jason Hunt asked to coordinate with Storm Water Services due to the Thermal Road Culver Storm Drainage Improvement Project and there are recently acquired easements. Kevin Brickman informed the committee that this for future a greenway plan.

PLANNING COMMITTEE REVIEW:

INITIATED BY: Tim Porter, City of Charlotte, Tree Canopy Preservation Division
SUBMITTED BY: Anne-Rose Loy, City of Charlotte General Services Department
REVIEWED BY: Jason Pauling, Planning, Design and Development Department

ATTACHMENT 4

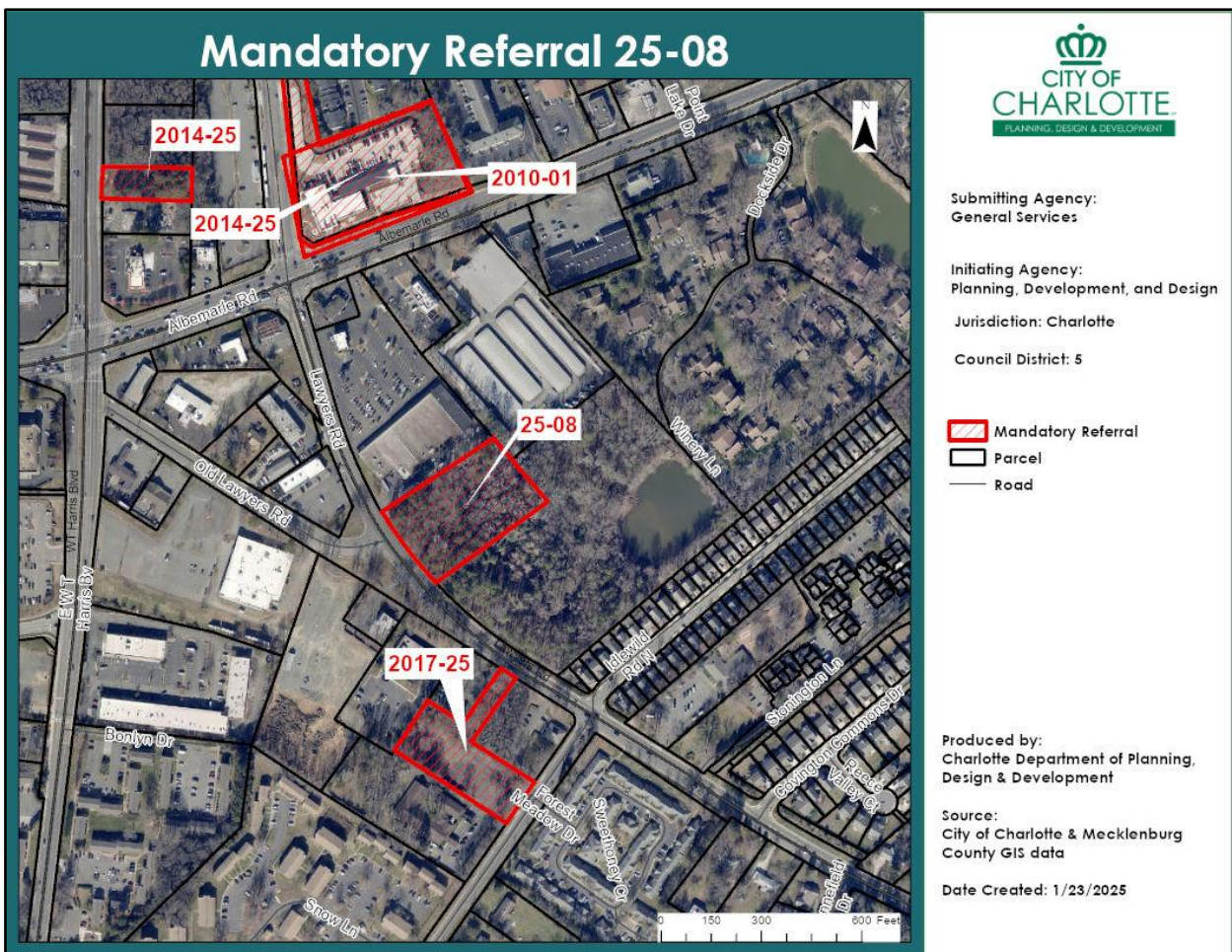
MANDATORY REFERRAL | REPORT NO. 25-08

PROJECT TYPE(S): Purchase **JURISDICTION:** Charlotte
PROJECT ADDRESS: N/A **TAX ID(S):** 10918112
PROJECT/PROPERTY SIZE: 2.57 acres **2040 POLICY MAP:** NEIGHBORHOOD CENTER
ESTIMATED SCHEDULE/COMPLETION: 2025 (3-4 months after City Council approval)

PROJECT DESCRIPTION:

The City of Charlotte proposes to acquire property located at 7037 Lawyers Road in East Charlotte just under 1000 feet from the intersection of Lawyers Road and Albemarle Road for tree canopy protection and preservation.

AERIAL MAP:

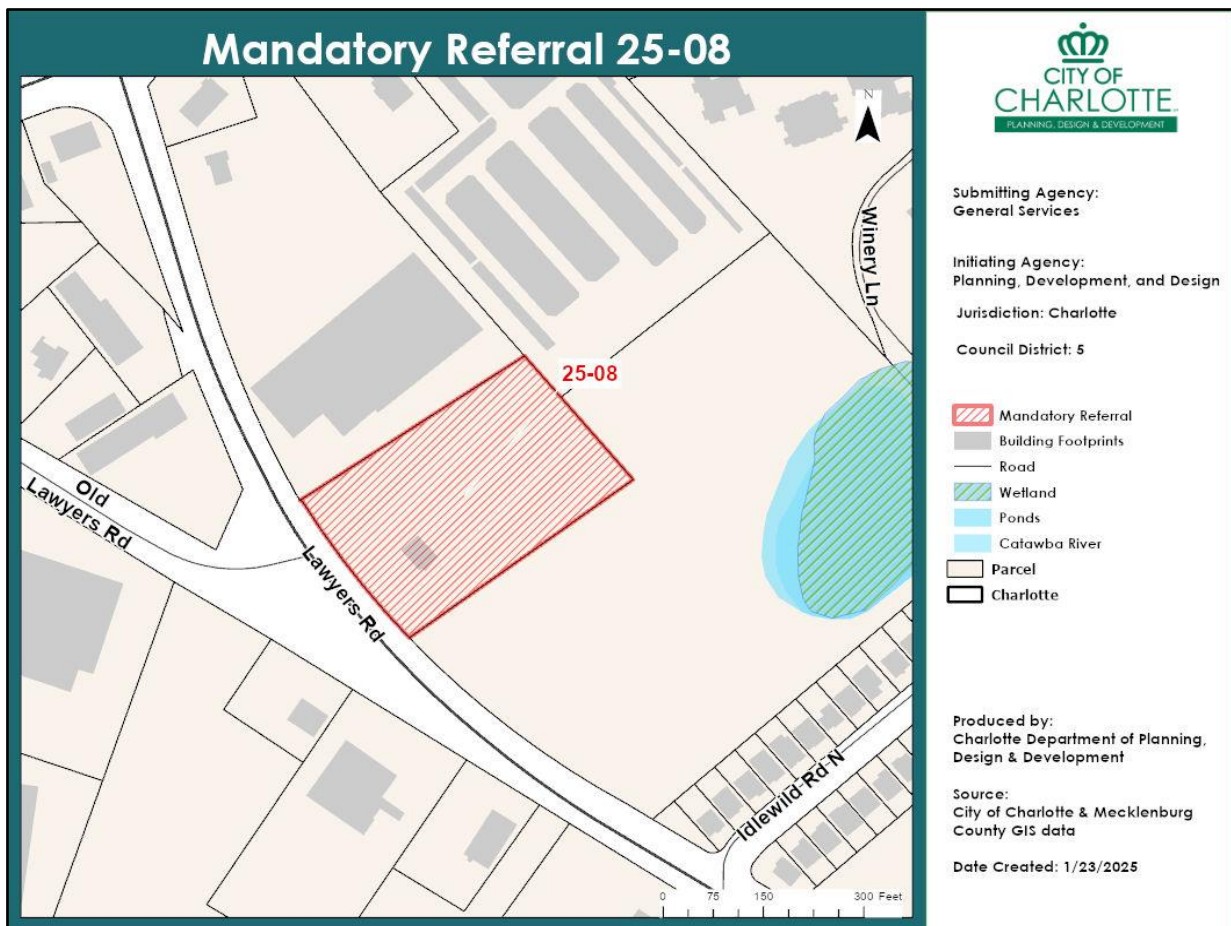


MANDATORY REFERRAL | REPORT NO. 25-08

PROJECT JUSTIFICATION & IMPACT:

The acquisition of these properties will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent (50%) tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas. This acquisition allows the City, as required by the Charlotte Tree Ordinance, to fulfill its role as administrator of a Tree Ordinance Mitigation Fund and to meet the greater intent of the tree ordinance to preserve and protect tree canopy and promote the benefits trees provide to the Charlotte community (Charlotte, North Carolina, City Code, §21). The property was identified and considered under the City's scoring model for tree canopy preservation and was determined to be a good candidate for preservation due to its conservation value and native species diversity. This model uses criteria including acreage, current vegetative cover, and the level of development in the general geographic area.

PROJECT MAP:



CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

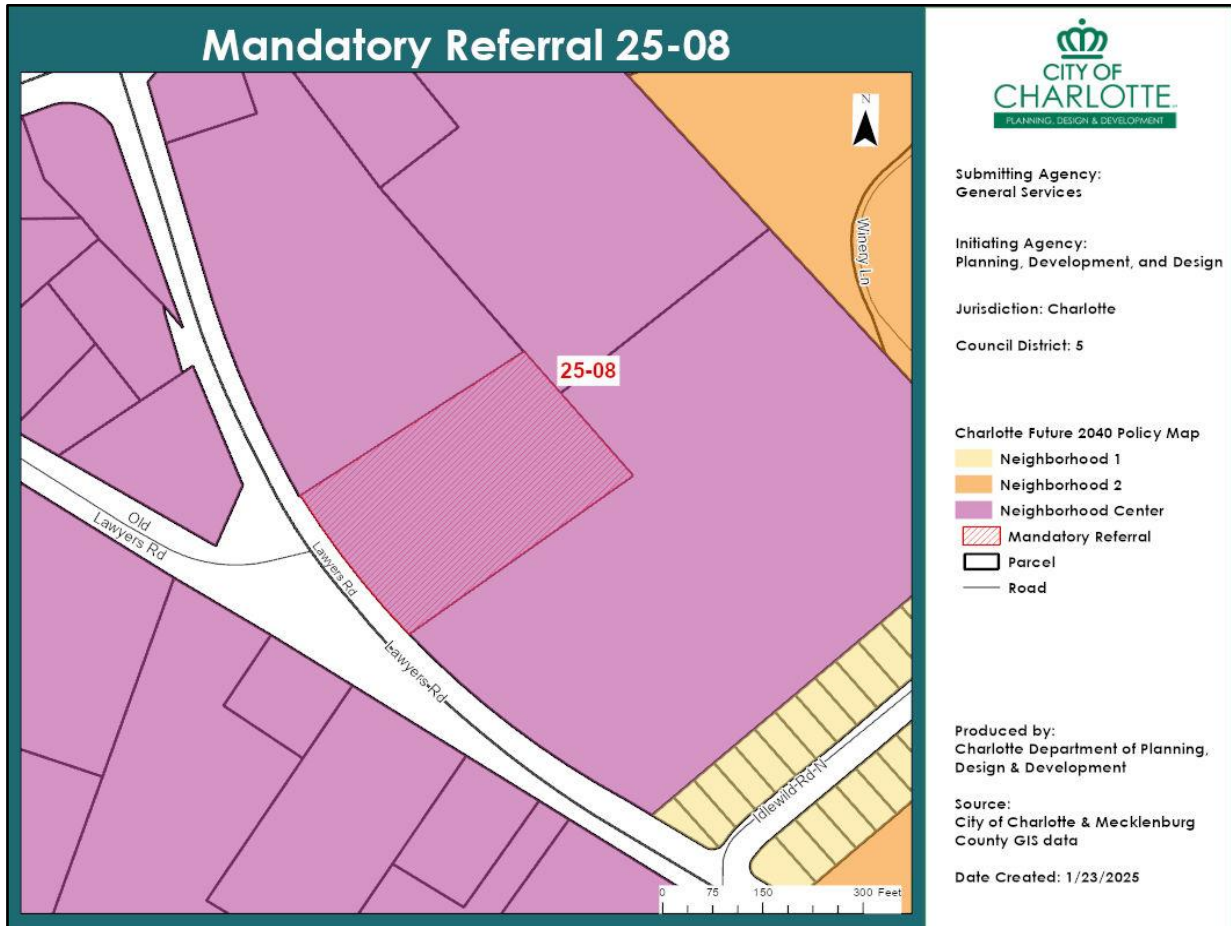
The acquisition of these properties is consistent with the tree canopy and general environmental goals associated with the City of Charlotte's Tree Canopy Preservation Program, City Council's "50% in 2050" Tree Canopy Goal

MANDATORY REFERRAL | REPORT NO. 25-08

strategy (both adopted 2011) and Urban Forest Master Plan (adopted 2018) and the Charlotte Future 2040 Plan (adopted 2021).

PLANNING STAFF REVIEW:

Maintaining this property as tree canopy preservation and protection supports Goals 6 and 7 of the Charlotte 2040 Comprehensive Plan and is consistent with the Neighborhood Center Place Type.



JOINT USE TASK FORCE REVIEW COMMENTS:

Anne-Roy Loy referenced that the property will be purchased for tree canopy protection and preservation purposes. No additional comments or questions were discussed.

PLANNING COMMITTEE REVIEW:

INITIATED BY: Tim Porter, City of Charlotte, Tree Canopy Preservation Division
SUBMITTED BY: Anne-Rose Loy, City of Charlotte General Services Department
REVIEWED BY: Jason Pauling, Planning, Design and Development Department

ATTACHMENT 5

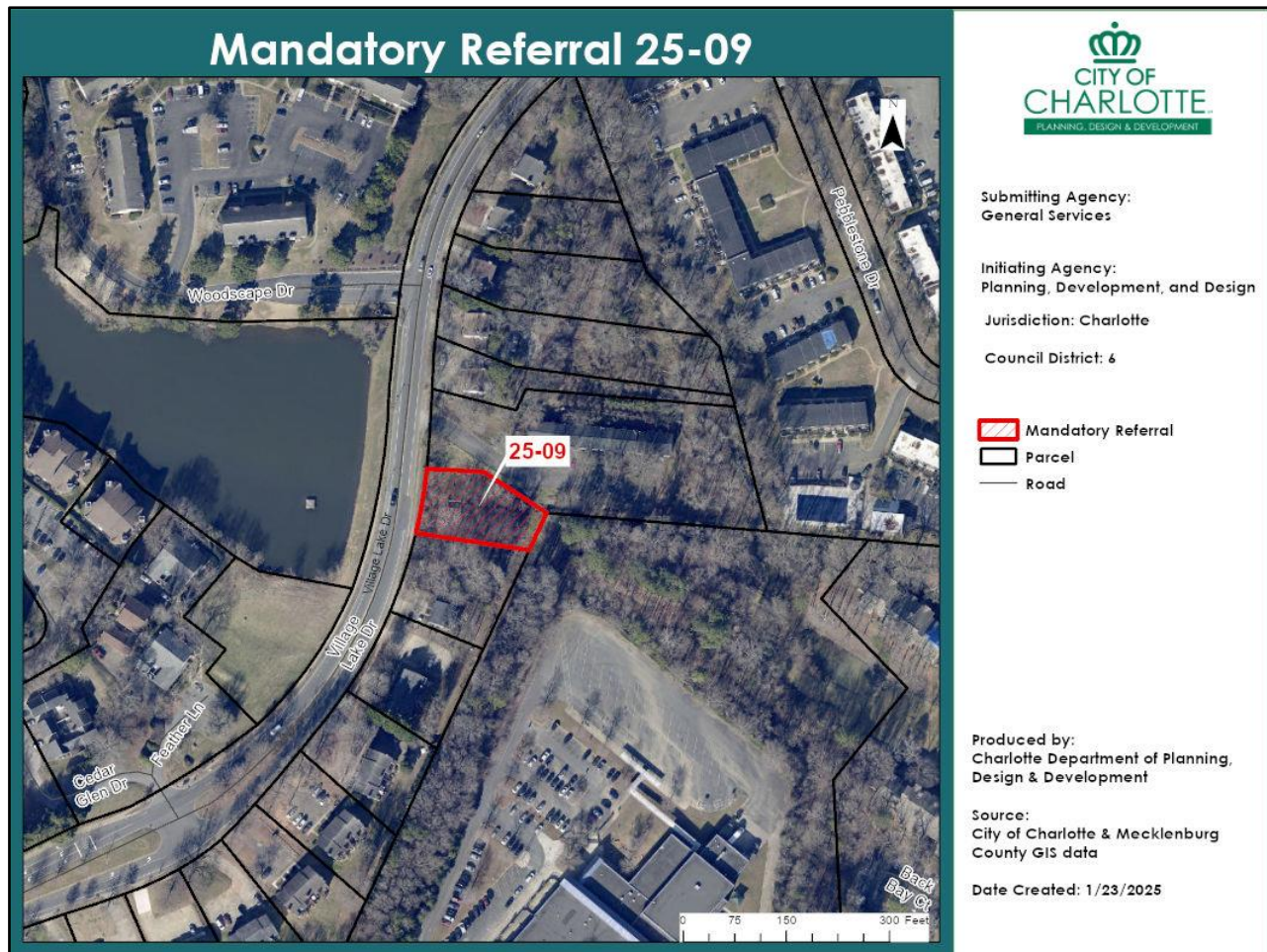
MANDATORY REFERRAL | REPORT NO. 25-09

PROJECT TYPE(S): Donation/Dedication **JURISDICTION:** Charlotte
PROJECT ADDRESS: N/A **TAX ID(S):** 19107141
PROJECT/PROPERTY SIZE: 0.361 acres **2040 POLICY MAP:** NEIGHBORHOOD 2
ESTIMATED SCHEDULE/COMPLETION: 2025 (3-4 months after City Council approval)

PROJECT DESCRIPTION:

The City of Charlotte proposes to acquire property located at 1800 Village Lake Drive in East Charlotte just under 1000 feet from the intersection of Lawyers Road and Albemarle Road for tree canopy protection and preservation.

AERIAL MAP:

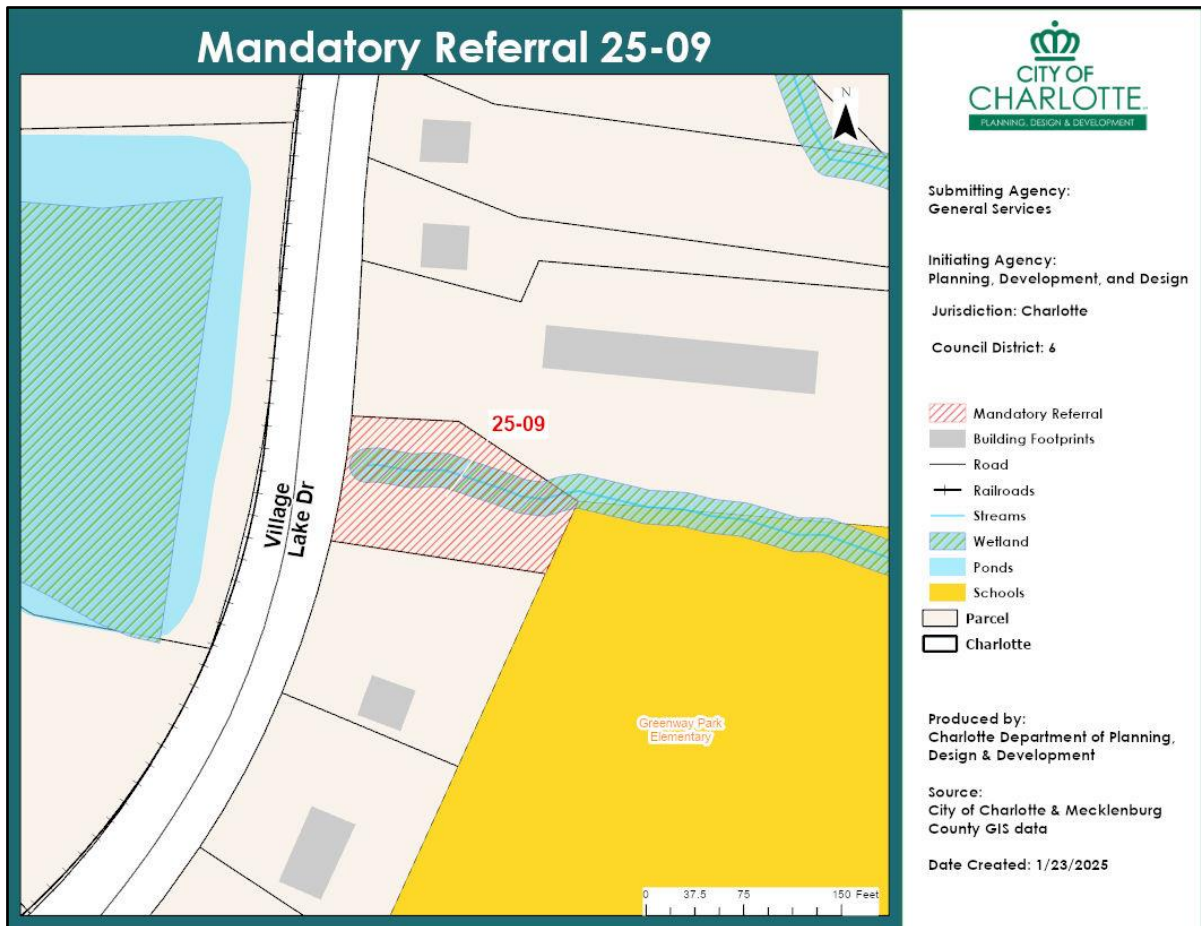


MANDATORY REFERRAL | REPORT NO. 25-09

PROJECT JUSTIFICATION & IMPACT:

The acquisition of these properties will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent (50%) tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas. This acquisition allows the City, as required by the Charlotte Tree Ordinance, to fulfill its role as administrator of a Tree Ordinance Mitigation Fund and to meet the greater intent of the tree ordinance to preserve and protect tree canopy and promote the benefits trees provide to the Charlotte community (Charlotte, North Carolina, City Code, §21). The property was identified and considered under the City's scoring model for tree canopy preservation and was determined to be a good candidate for preservation due to its conservation value and native species diversity. This model uses criteria including acreage, current vegetative cover, and the level of development in the general geographic area.

PROJECT MAP:



CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

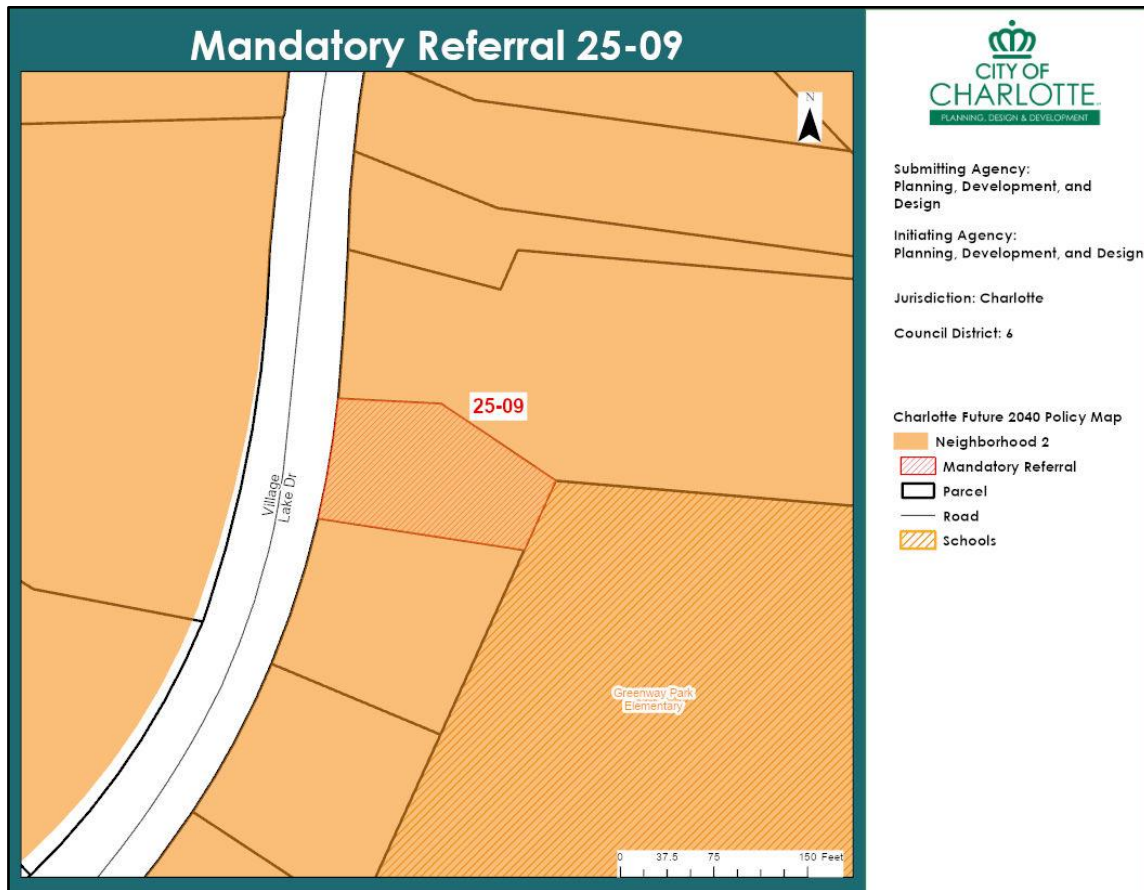
The acquisition of these properties is consistent with the tree canopy and general environmental goals associated with the City of Charlotte's Tree Canopy Preservation Program, City Council's "50% in 2050" Tree Canopy Goal

MANDATORY REFERRAL | REPORT NO. 25-09

strategy (both adopted 2011) and Urban Forest Master Plan (adopted 2018) and the Charlotte Future 2040 Plan (adopted 2021).

PLANNING STAFF REVIEW:

Maintaining this property as tree canopy preservation and protection supports Goals 6 and 7 of the Charlotte 2040 Comprehensive Plan and is consistent with the Neighborhood 2 Place Type.



JOINT USE TASK FORCE REVIEW COMMENTS:

Anne-Roy Loy referenced that the property is being donated to the City for tree canopy protection and preservation purposes. Jason Hunt informed the committee about the regulations regarding the existing storm water structure (pond) on the opposite side of Village Lake Drive, and the SWIM buffer along the edge of the property. Jason Pauling pointed out that the future alignment of the CATS Silverline is shown in the vicinity of this area and that we continue to coordinate with CATS.

PLANNING COMMITTEE REVIEW:

INITIATED BY: Jessika McNeill, General Services, Real Estate
SUBMITTED BY: Caroline Fortney, General Services, Real Estate
REVIEWED BY: Jason Pauling, Planning, Design and Development Department

ATTACHMENT 6

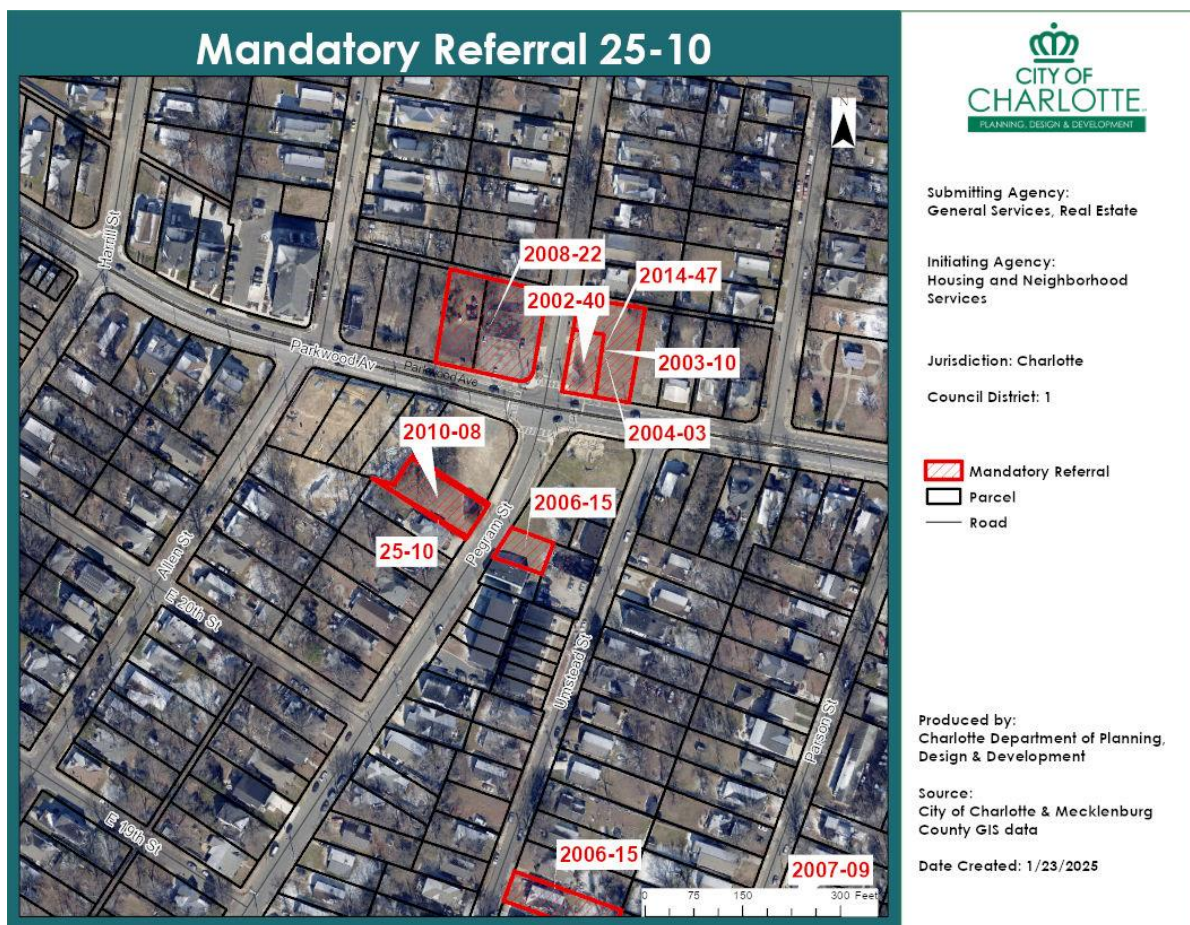
MANDATORY REFERRAL | REPORT NO. 25-10

PROJECT TYPE(S): Sale JURISDICTION: Charlotte
PROJECT ADDRESS: 1727 Pegram & 2610 Dundeen Street TAX ID(S): 08114708 & 06906242
PROJECT/PROPERTY SIZE: 0.594 acres 2040 POLICY MAP: N1 & N2
ESTIMATED SCHEDULE/COMPLETION: 2025

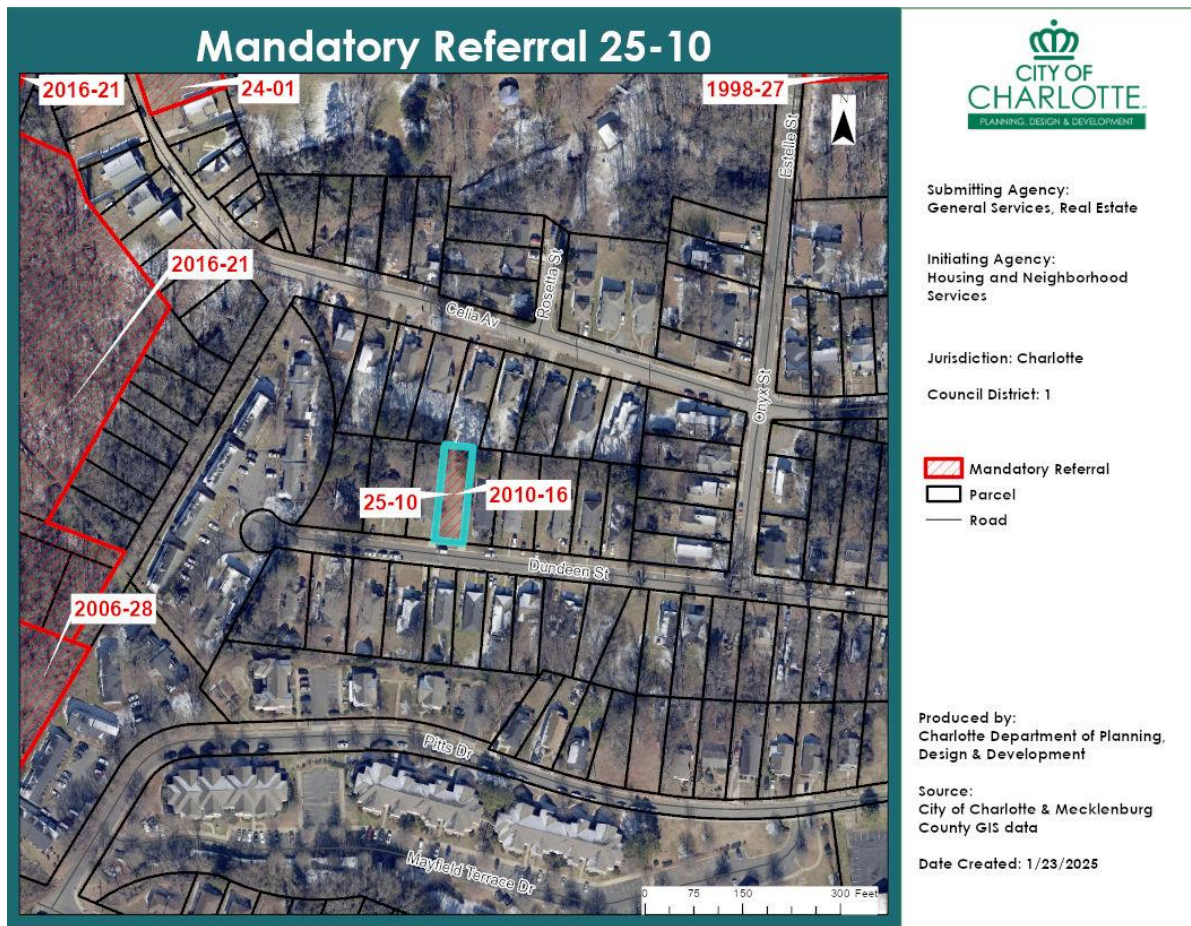
PROJECT DESCRIPTION:

The City of Charlotte Housing and Neighborhood Services Department proposes to sale the above referenced parcels located at 1727 Pegram and 2610 Dundeen Street.

AERIAL MAPS:



MANDATORY REFERRAL | REPORT NO. 25-10



PROJECT JUSTIFICATION & IMPACT:

These two parcels were evaluated by the City's Real Estate Collaborative, which determined the properties were not needed for City use or operations and were potentially suitable for affordable housing development. Additionally, leveraging publicly owned land is recognized as a best practice and used across the country to assist in expanding the supply of affordable housing.

The type of housing proposed is a for-sale single-family home with an accessory dwelling unit (ADU) on each respective lot, which will be built as a part of Housing and Neighborhood Services' ADU Pilot Program. The low- to moderate-income buyer of the property will live in the primary residence and be required to rent the ADU to a low- to moderate-income household throughout the 15-year affordability period. During this time, the City will provide property management support, with the homeowners receiving a portion of the rental income generated by the ADU.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

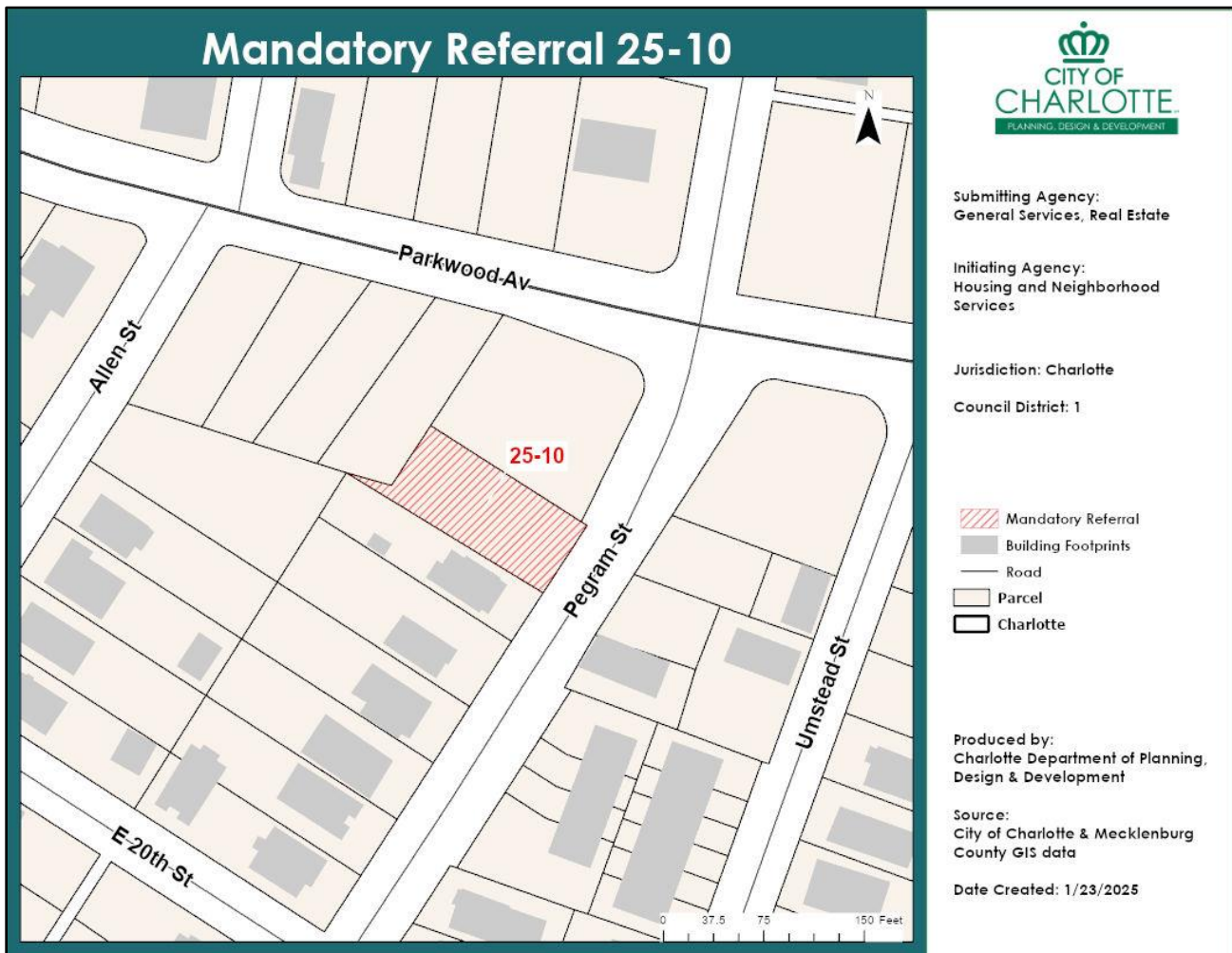
The proposed sale of this property supports affordable housing and aligns with the following guidelines and policies:

1. City-Owned Real Estate and Facilities Policy (adopted by City Council on June 12, 2017).

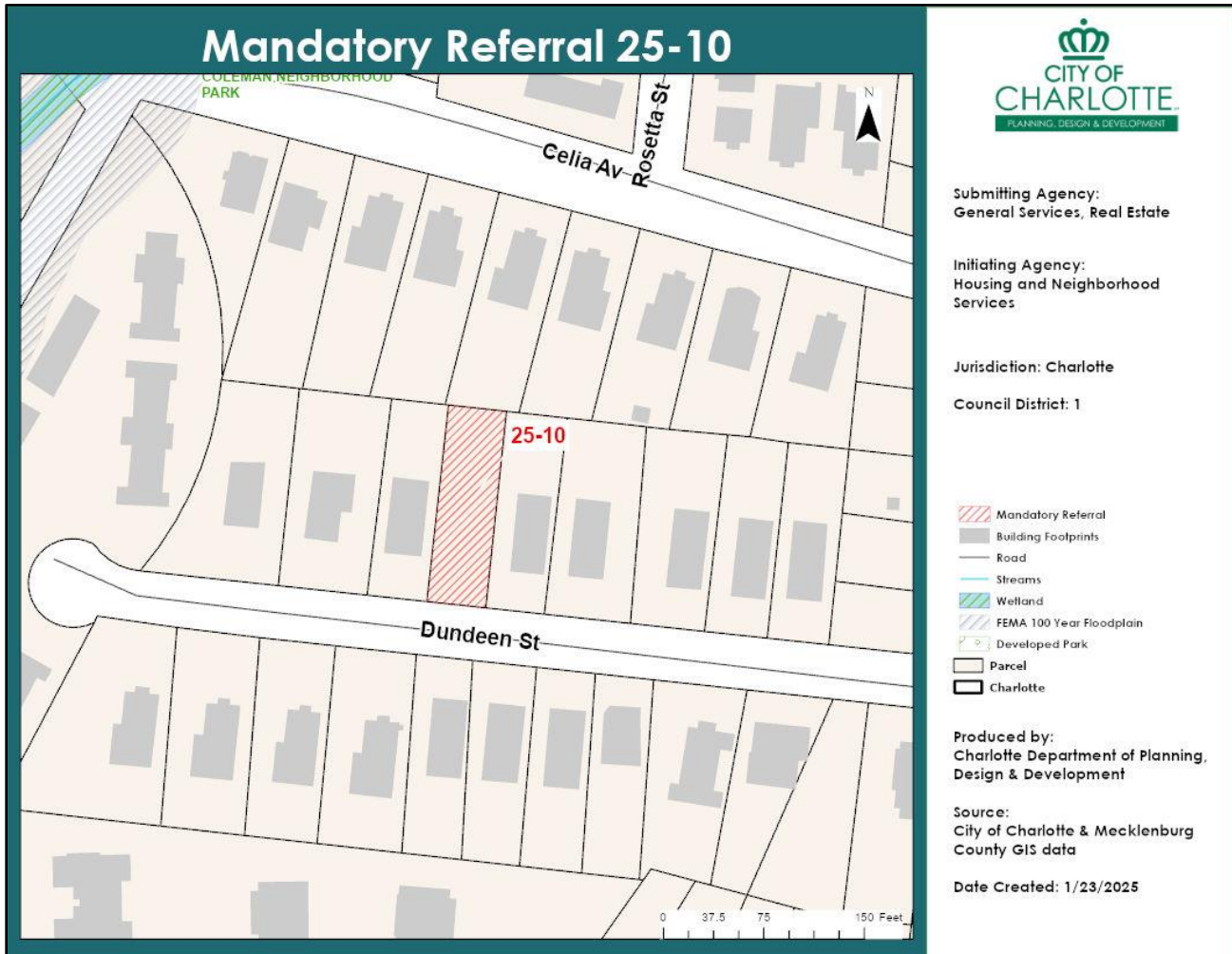
MANDATORY REFERRAL | REPORT NO. 25-10

2. Guidelines for the Evaluation and Disposition of City-Owned Land for Affordable Housing (adopted on February 25, 2019), which provides guidelines, procedures, and processes for the evaluation, use, reuse, and/or disposition of City-owned real property (excluding Aviation property) for affordable housing.
3. Housing Charlotte Framework (adopted by City Council on August 27, 2018), which recommends expanding the supply of high-quality affordable housing opportunities.
4. The City of Charlotte's Neighborhood Equity and Stabilization Commission (NEST) Anti-Displacement Recommendations Report (published in November 2024), which recommends expanding the creation of accessory dwelling units (ADUs) for low- to moderate-income households and help build income and wealth for homeowners.

PROJECT MAP:



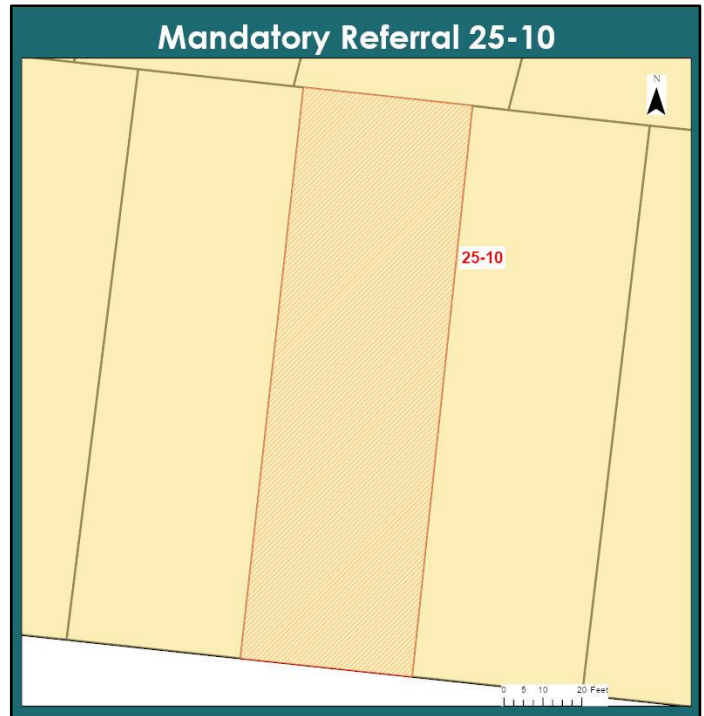
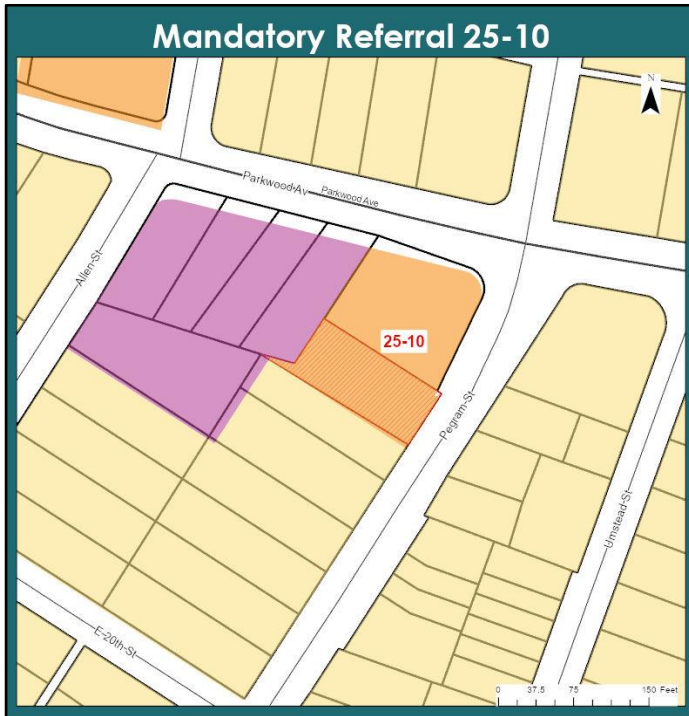
MANDATORY REFERRAL | REPORT NO. 25-10



PLANNING STAFF REVIEW:

The sale of these properties supports The City's Housing goals and furthers goals 2 and 3 of the Charlotte 2040 Comprehensive Plan.

MANDATORY REFERRAL | REPORT NO. 25-10



JOINT USE TASK FORCE REVIEW COMMENTS:

Caroline Fortney referenced that the two properties will be utilized for a pilot program to build one single-family home and an accessory dwelling unit on each. Vicky Kitelinger of Charlotte Water asked about the research process, specifically for utility easements, when identifying these properties for Housing and Neighborhood Services.

PLANNING COMMITTEE REVIEW:

INITIATED BY: Miles Vaughn, Housing & Neighborhood Services
SUBMITTED BY: Caroline Fortney, General Services, Real Estate
REVIEWED BY: Jason Pauling, Planning, Design and Development Department

ATTACHMENT 7

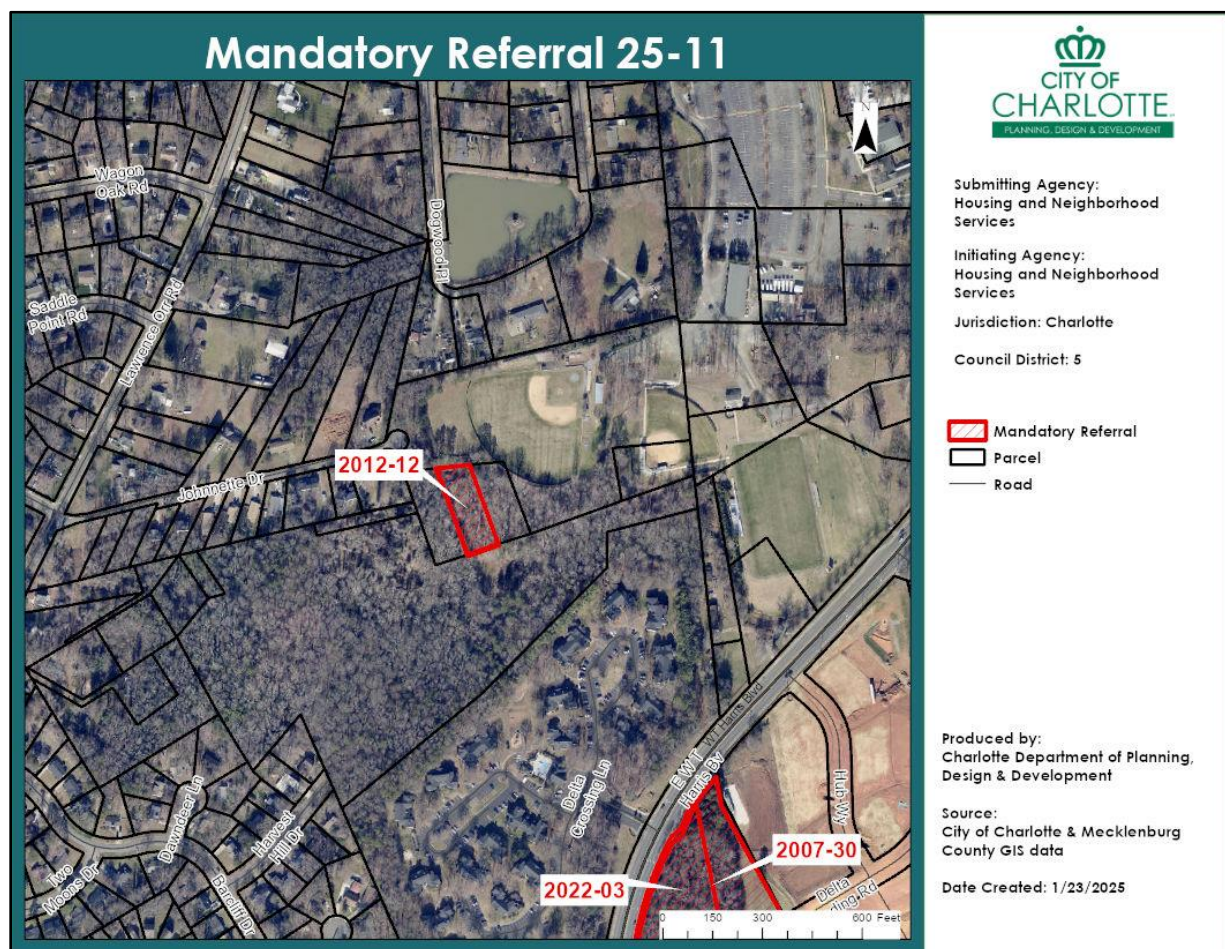
MANDATORY REFERRAL | REPORT NO. 25-11

PROJECT TYPE(S): Sale JURISDICTION: Charlotte
PROJECT ADDRESS: 6048 Johnnette Drive TAX ID(S): 10322116
PROJECT/PROPERTY SIZE: 0.594 acres 2040 POLICY MAP: N/A
ESTIMATED SCHEDULE/COMPLETION: 2025

PROJECT DESCRIPTION:

The City of Charlotte Housing and Neighborhood Services Department proposes to sale the above referenced 0.594-acre parcel off Johnnette Drive to a private developer, intending to build two, affordable housing units on the property.

AERIAL MAP:

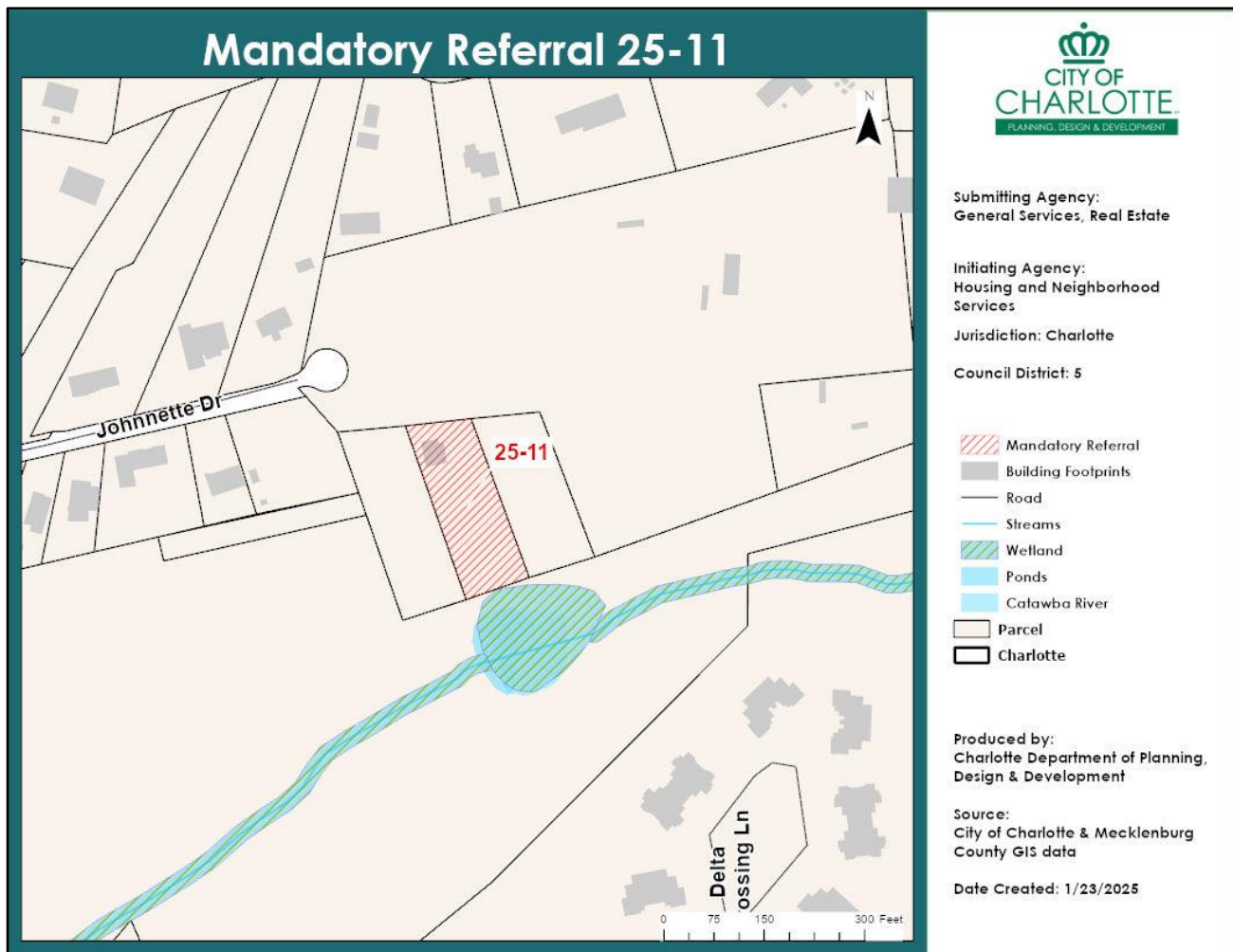


MANDATORY REFERRAL | REPORT NO. 25-11

PROJECT JUSTIFICATION & IMPACT:

The city acquired this parcel through foreclosure in 2012. The parcel is landlocked, and title did not reveal any easements establishing access to a public street, therefore development on this parcel is challenged. A local real estate developer has plans to develop surrounding land, which is the subject of rezoning petition 2024-072 currently under review. This developer is interested in purchasing the city land and incorporating it into his proposed development. The developer has also committed to providing two, affordable for-sale units in the development as a part of this proposed land sale. These units will maintain affordability restrictions for at least 15 years.

PROJECT MAP:



CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed sale of this property supports affordable housing and aligns with the following guidelines and policies:

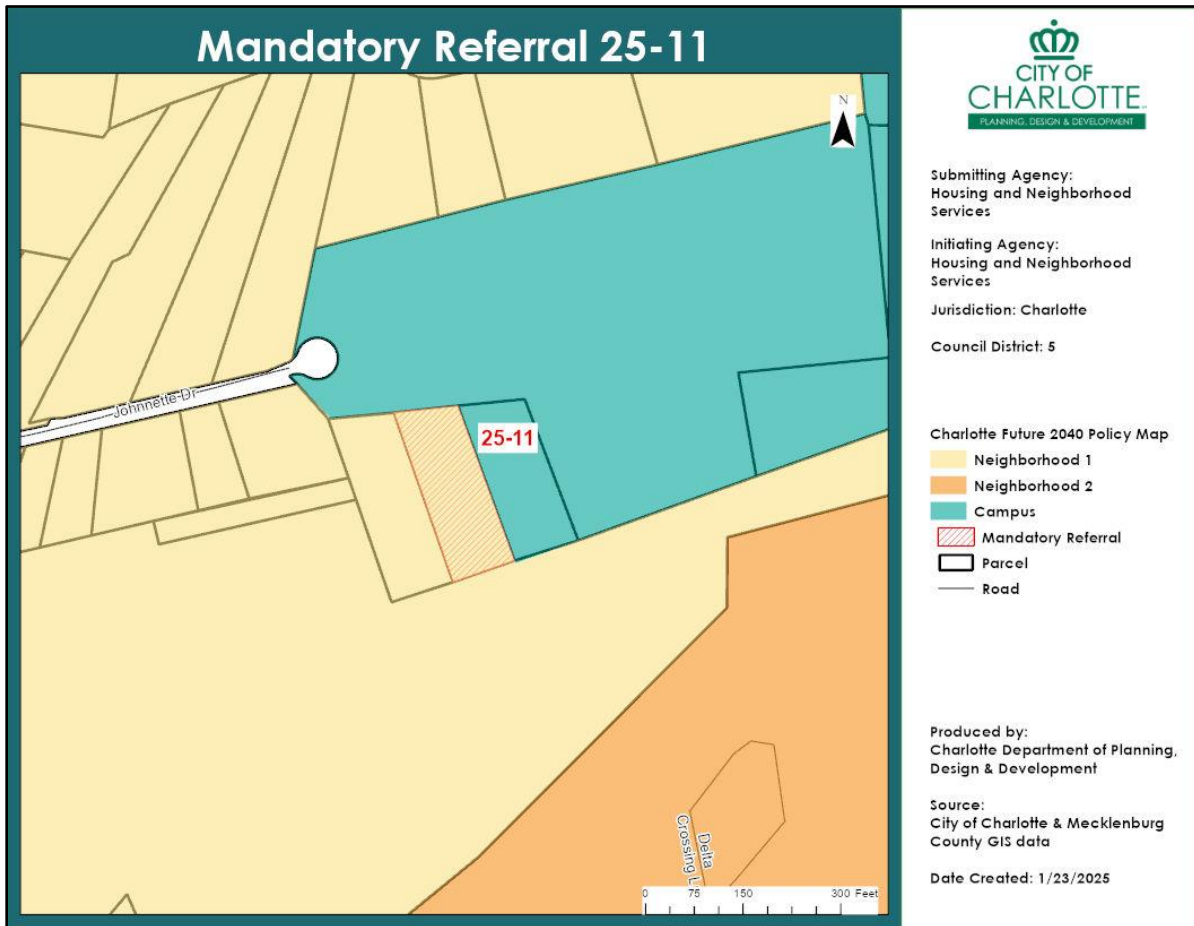
1. City-Owned Real Estate and Facilities Policy (adopted by City Council on June 12, 2017).

MANDATORY REFERRAL | REPORT NO. 25-11

- Guidelines for the Evaluation and Disposition of City-Owned Land for Affordable Housing (adopted on February 25, 2019), which provides guidelines, procedures, and processes for the evaluation, use, reuse, and/or disposition of City-owned real property (excluding Aviation property) for affordable housing.
- Housing Charlotte Framework (adopted by City Council on August 27, 2018), which recommends expanding the supply of high-quality affordable housing opportunities.
- The City of Charlotte's Neighborhood Equity and Stabilization Commission (NEST) Anti-Displacement Recommendations Report (published in November 2024), which recommends expanding the creation of accessory dwelling units (ADUs) for low- to moderate-income households and help build income and wealth for homeowners.

PLANNING STAFF REVIEW:

The sale of these properties supports The City's Housing goals and furthers goals 2 and 3 of the Charlotte 2040 Comprehensive Plan.



MANDATORY REFERRAL | REPORT NO. 25-11

JOINT USE TASK FORCE REVIEW COMMENTS:

Caroline Fortney referenced that the property will be sold to a developer and will have a commitment of two (2) affordable units as part of rezoning request (REZ 2024-072). No additional comments or questions were discussed.

PLANNING COMMITTEE REVIEW: