

Planning Committee

Agenda Packet

March 17, 2026 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 280
March 17, 2026 | 5 p.m.

1. Call to Order and Introductions

2. Approval of February 17, 2026 Minutes. Attachment 1

3. MR 26-04: Mecklenburg County is proposing to purchase 18.59 acres located at 2337 Hargett Road in Matthews (PID: 19351106) for Idlewild Road Regional Park. Attachment 2

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Bethany Fritts – Mecklenburg County Asset and Facility Management

4. MR 26-05 – Mecklenburg County is proposing to purchase 11.91 acres located at 4420 Margaret Wallace Rd in Matthews (PID: 19305120) for a future recreation center at Idlewild Road Park. Attachment 3

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Bethany Fritts – Mecklenburg County Asset and Facility Management

5. MR 26-06: Mecklenburg County is proposing to purchase 0.364 acres located at 1108 Riverside Drive in Charlotte’s ETJ (PID: 03115204) for expanded preservation and open space. Attachment 4

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Bethany Fritts – Mecklenburg County Asset and Facility Management

6. MR 26-07: Mecklenburg County is proposing to purchase 4.05 acres at 5001 Margaret Wallace Road in Mint Hill (PID: 13515101) for a future neighborhood park site. Attachment 5

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Bethany Fritts – Mecklenburg County Asset and Facility Management

7. MR 26-08: Mecklenburg County is proposing to purchase 2.93 acres located at 4936 Lakeview Road in Charlotte (PID: 03716309) for a future neighborhood park site. Attachment 6

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Bethany Fritts – Mecklenburg County Asset and Facility Management

8. MR 26-09: Mecklenburg County is proposing to purchase 4.95 acres located at 4728 David Cox Road in Charlotte (PID: 02736135) for a future neighborhood park site. Attachment 7

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Bethany Fritts – Mecklenburg County Asset and Facility Management

9. MR 26-10: Mecklenburg County is proposing to purchase 0.33 acres in Pineville (PID's: 22102103 & 04) for a future greenway connection between Sugar Creek and Jack Hughes Park. **Attachment 8**

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Bethany Fritts – Mecklenburg County Asset and Facility Management

10. MR 26-11: Mecklenburg County is proposing to purchase 0.426 acres in Charlotte (PID's: 06907706 & 06909452) for future Stewart Creek Greenway and connection to L.C. Coleman Park. **Attachment 9**

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Bethany Fritts – Mecklenburg County Asset and Facility Management

11. MR 26-12: The Charlotte Area Transit System (CATS) Department is proposing to purchase 0.418 acres located at 3315 & 3317 Pelton St. in Charlotte to improve efficiency and costs at their existing Lynx facility for the Blue Line Rail. **Attachment 10**

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Lori Lencheski – Charlotte Area Transit System

12. Activity Center Research 101 (30 Minutes)

Staff Resource: Abie Bonevac – Planning, Design & Development, Policy Innovation & Evaluation

13. Adjournment.

Planning Committee Meeting

DRAFT Minutes

February 17, 2026– 5:00 p.m.

ATTACHMENT 1

Attendance

Planning Committee Members Present: Chairperson Andrew Blumenthal, Vice Chairperson Rebekah Whilden and Commissioners; Terry Lansdell, Shana Neely, Wil Russell, and Clayton Sealey

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Gretchen Flores, Erin Hinson, Catherine Mahoney, and Jason Pauling

Other Staff: Jonathan Beller – Mecklenburg County LUESA, Stormwater Services and Caroline Fortney – General Services, Real Estate

Welcome and Introductions

Chairperson Blumenthal called the meeting to order at 5:02 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 Whilden and seconded by Commissioner Neely to approve February 20, 2026, minutes. The minutes were unanimously approved. 6-0

Mandatory Referrals

Three mandatory referrals were presented to the committee. Chairperson Blumenthal asked questions about M.R.#26-03 regarding the acquisition of a single-family property along Catherine Simmons Avenue in the Beatties Ford Corridor of Opportunity.

City staff explained that the acquisition is part of a broader strategy to support community investment and affordable housing in the corridor. Nearby properties have been transferred to DreamKey Partners for affordable townhome developments, including the Phoenix Rising project, while additional City investments have supported the rehabilitation of existing homes. Staff also noted that if a tenant is currently living on the property, relocation assistance and support services would be considered to minimize displacement. Following discussion mandatory referrals were approved.

MR 26-01 – Mecklenburg County Storm Water is proposing to purchase a 0.18-acre property located at 220 Mellow Drive in Charlotte along Little Sugar Creek through their voluntary FEMA Flood Buyout program. (PID 08902203).

MR 26-02 – Charlotte-Mecklenburg Schools is proposing to purchase a 39.62-acre portion of property along Sadler Road (part of the River District) as a relocation site for Berryhill Elementary School (PID: 11327135).

MR 26-03 – The City of Charlotte Housing & Neighborhood Services Department in partnership with Mecklenburg County, are collaborating to acquire a 0.61-acre property located at 2216 Augusta Street (PID: 07502404) to preserve affordable housing and strengthen safety in the area.

A motion was made by Vice Chairperson Whilden and seconded by Commissioner Sealey stating that the Planning Committee reviewed M.R. #26-01, M.R. #26-02, and M.R. #26-03 on February 17, 2026, and has no additional comments for the submitting agencies. The motion was approved. 6-0

Community Area Planning Roadshow

Planning staff presented the Community Area Planning Roadshow, an outreach effort to help residents understand and use the community plans through presentations and materials provided to neighborhood groups. Initial sessions have been well received.

Questions from Committee Members

Committee members asked questions about virtual meetings access, if there has been pushback from the community, roadshow locations, plan development percentages, open space definitions, and opportunities/clarification for public participation in the rezoning process.

Staff Responses and Actions

- Staff explained the virtual meeting required Eventbrite registration and will review any access issues.
- Staff noted that the presentations have been well received with no significant pushbacks to date
- Staff clarified that plan percentages are based on comparing existing land uses with recommended place types.
- Staff noted “open space” may include traditional parks and smaller community open spaces and areas that may not be owned or managed by the county
- Staff will continue offering roadshow presentations to neighborhoods groups upon requests
- Staff acknowledged the suggestion to better clarify opportunities for public comment during the rezoning overview process
- Staff will coordinate with Chairperson on future presentations based on suggested speakers

Future Potential Meeting Topics/Discussions

1. Historic District Commission – suggested for May with Erin Chantry
2. Capital Funding Presentation – suggested speaker Ed McKinney
3. Building Permits/Permitting Process – possible speaker from permitting department
4. Water Management and Capital Resources – potential discussion including water usage and management issues – Commissioner Lansdell to follow-up on speaker
5. Energy/Utility Infrastructure – suggested involvement from Duke Energy
6. Regional Water and Environmental Issues – potential speaker from the Catawba Riverkeeper Foundation

7. CRTPO - Emergency and Evacuation Planning – possible presentation from Charlotte Regional Transportation Planning Organization regarding transportation and emergency preparedness.

These topics were suggested to help fill March and April meeting agendas, since May is expected to feature the Historic District Commission presentation.

Following discussion, the meeting was adjourned.

Adjourn – The meeting adjourned at **5:41** pm

INITIATED BY: Nick Walker, Mecklenburg County Park and Recreation
SUBMITTED BY: Bethany Fritts, Mecklenburg County Asset & Facility Management
REVIEWED BY: Jason Pauling, Planning, Design and Development Department

ATTACHMENT 2

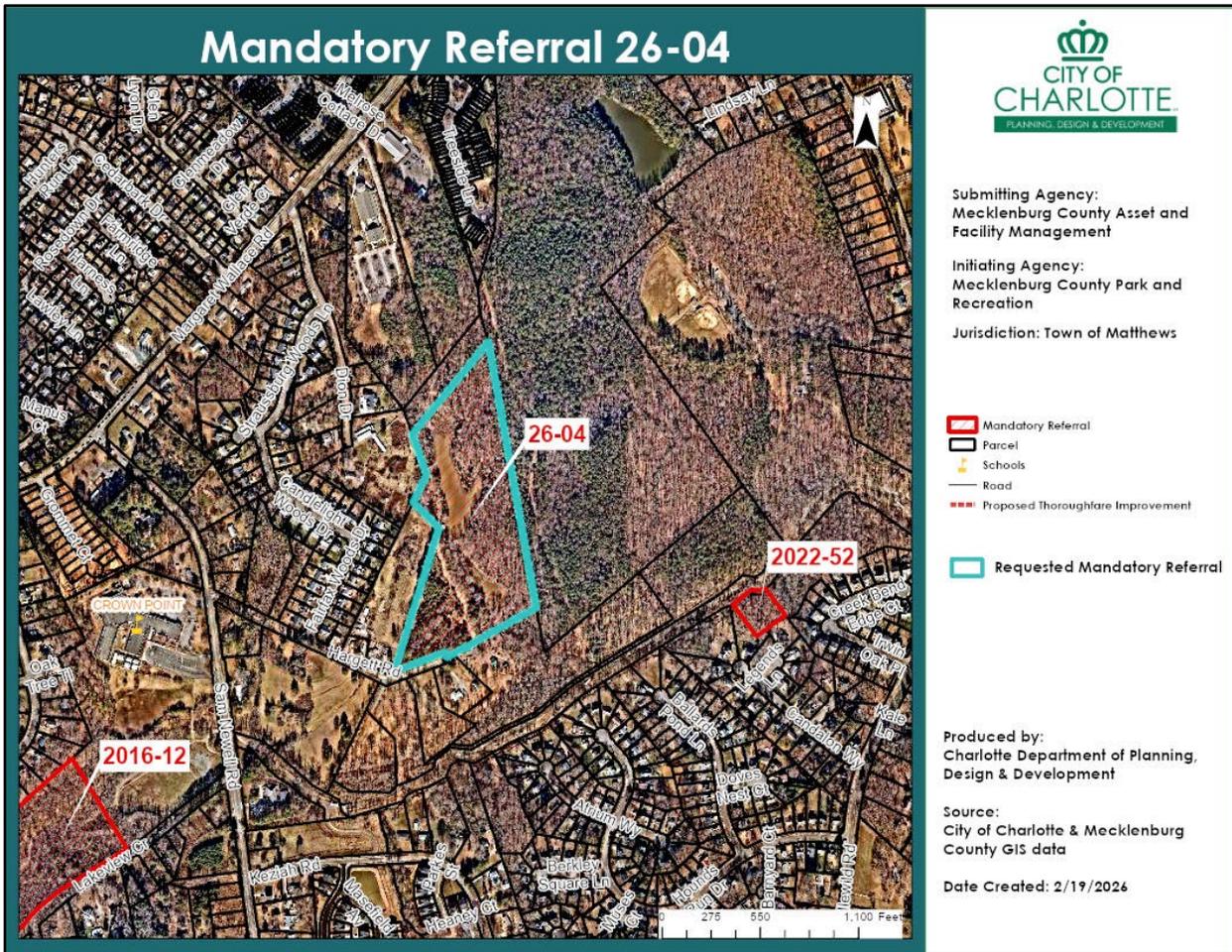
MANDATORY REFERRAL | REPORT NO. 26-04

PROJECT TYPE(S): Purchase
JURISDICTION: Matthews
PROJECT ADDRESS: 2337 Hargett Rd
TAX ID: 19351106
PROJECT/PROPERTY SIZE: 18.59
2040 POLICY MAP: N/A
ESTIMATED SCHEDULE/COMPLETION: FY 2026

PROJECT DESCRIPTION:

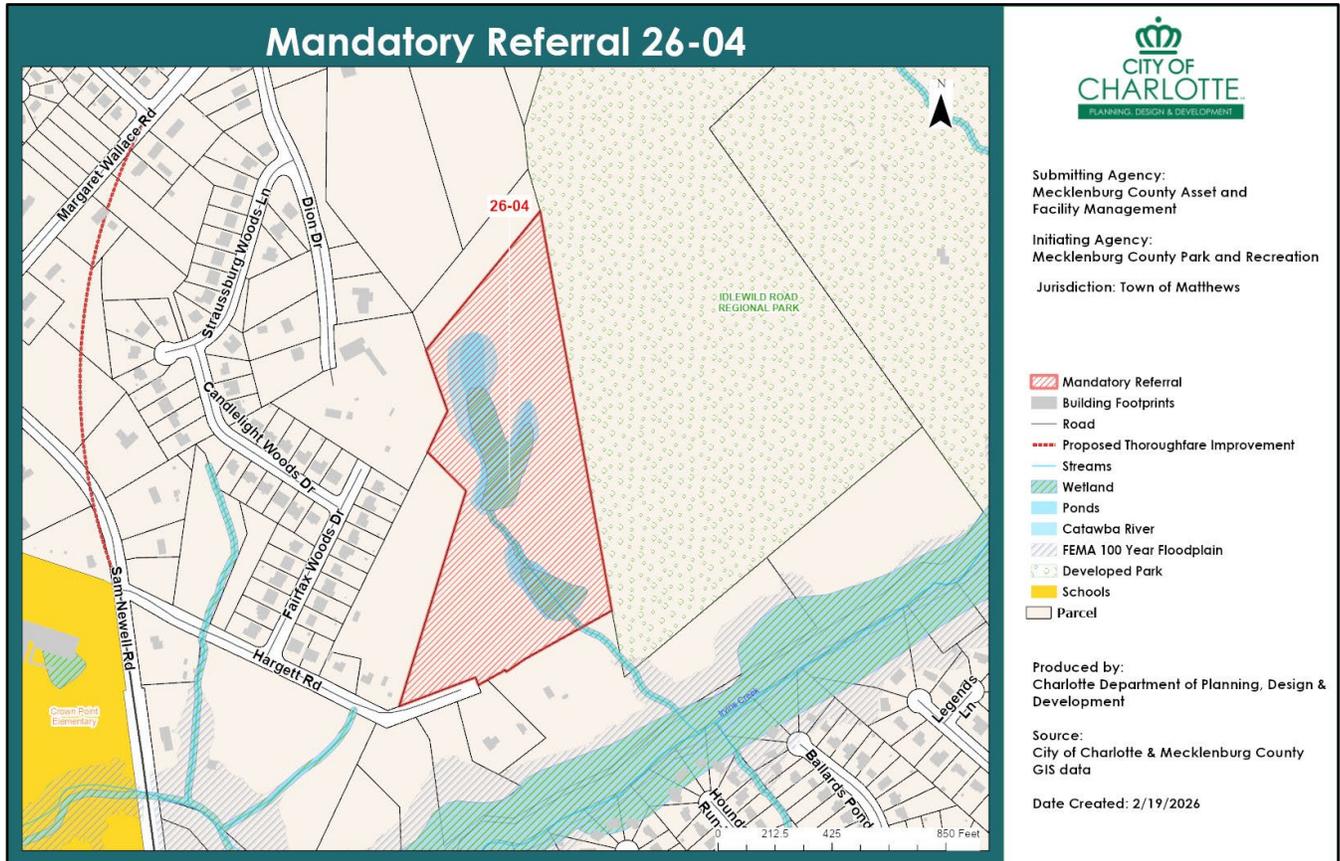
Mecklenburg County Park and Recreation is requesting to purchase 18.59 acres located at 2337 Hargett Road in Matthews for additional open space adjacent to Idlewild Road Regional Park.

AERIAL MAP(S):



MANDATORY REFERRAL | REPORT NO. 26-04

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

This acquisition will increase publicly accessible open space and recreation and provide positive impacts to the surrounding residential communities by providing walkable access to open space and recreation.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the MeckPlaybook, 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) and Environmental Leadership Policy, which aims to maintain a minimum acreage of 19 per 1,000 residents.

PLANNING STAFF REVIEW:

Acquiring this property with Goals 1, 6, and 7 of the Charlotte Future 2040 Comprehensive Plan, which references parks and open space as essential amenities that contribute to a 10-minute neighborhood, protection of open spaces and tree canopy, and the promotion of healthy living.

MANDATORY REFERRAL | REPORT NO. 26-04

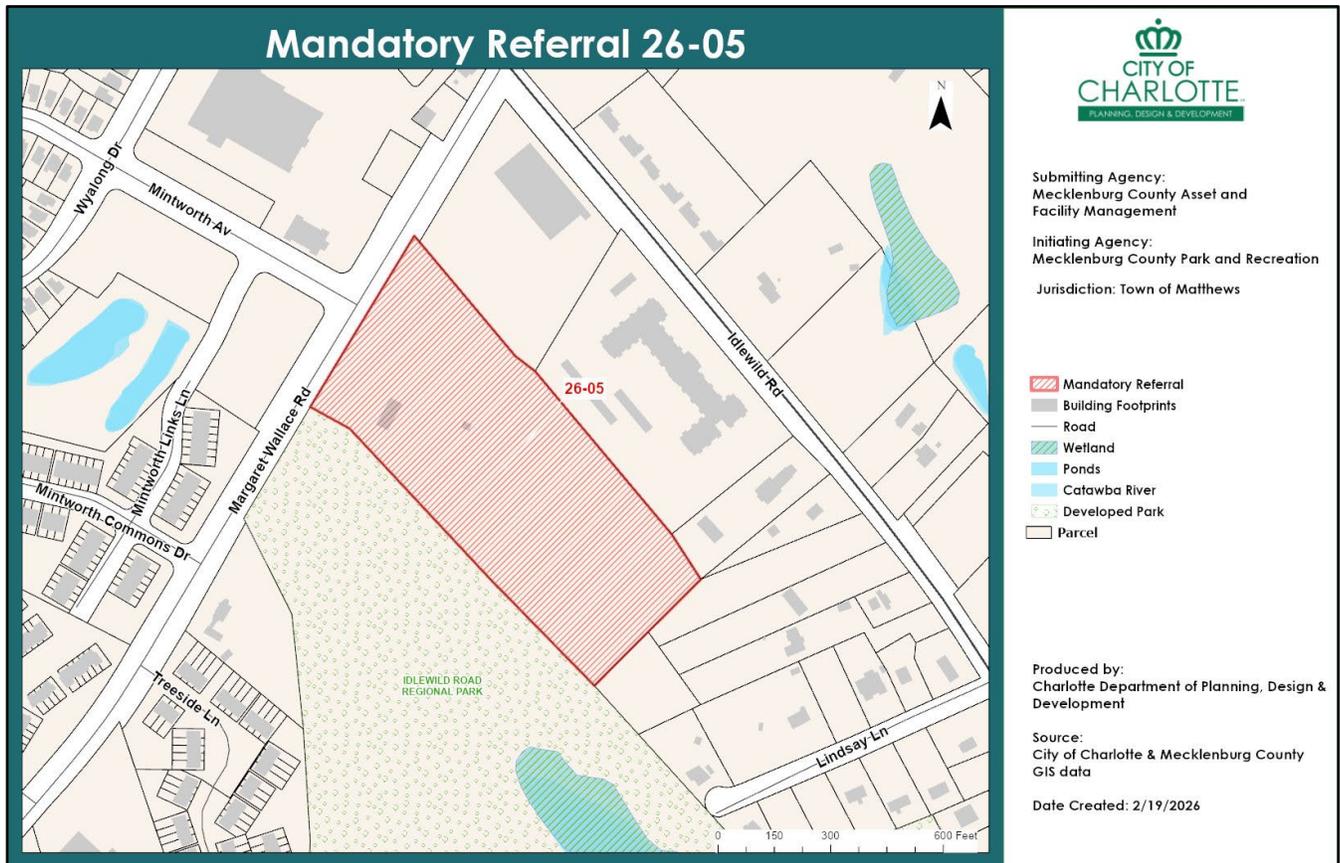
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their Monday, March 2, 2026, meeting and had no additional questions or comments.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-05

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

This acquisition will increase publicly accessible open space and recreation opportunities and have a positive public impact by providing regional recreation amenities.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the MeckPlaybook, 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) and Environmental Leadership Policy, which aims to maintain a minimum acreage of 19 per 1,000 residents.

PLANNING STAFF REVIEW:

Acquiring this property advances Goals 1, 6, and 7 of the Charlotte Future 2040 Comprehensive Plan, which references parks and open space as essential amenities that contribute to a 10-minute neighborhood, protection of open spaces and tree canopy, and the promotion of healthy living.

MANDATORY REFERRAL | REPORT NO. 26-05

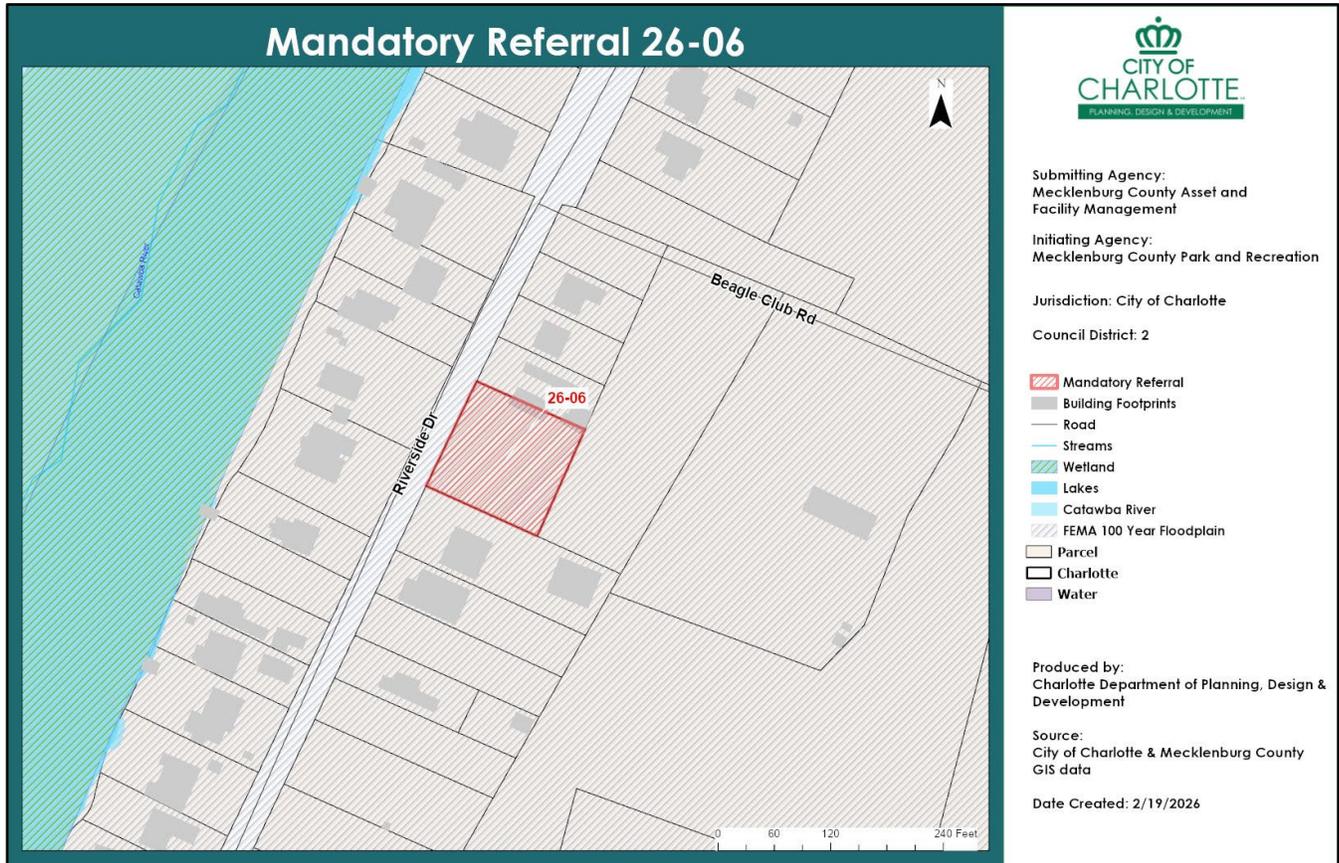
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their Monday, March 2, 2026, meeting. Katie Doughtry, with Mecklenburg County Park and Recreation, reiterated that the site is preliminarily planned for a regional recreation center, but that may change in the future. The committee had no additional questions or comments.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-06

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

In 2016, the County made a significant investment in this area by purchasing 84 acres adjacent to the subject property on Riverside Drive. Since that time, Park and Recreation and County Storm Water Services have continued efforts to mitigate hazards, protect the natural habitat, and increase recreational opportunities through various land acquisitions. Future uses of this and other properties will include walking and hiking trails, nature observation areas, and the possibility of river access. This acquisition will remove the possibility of development and potential storm water run-off thereby contributing to the water quality of the Catawba River.

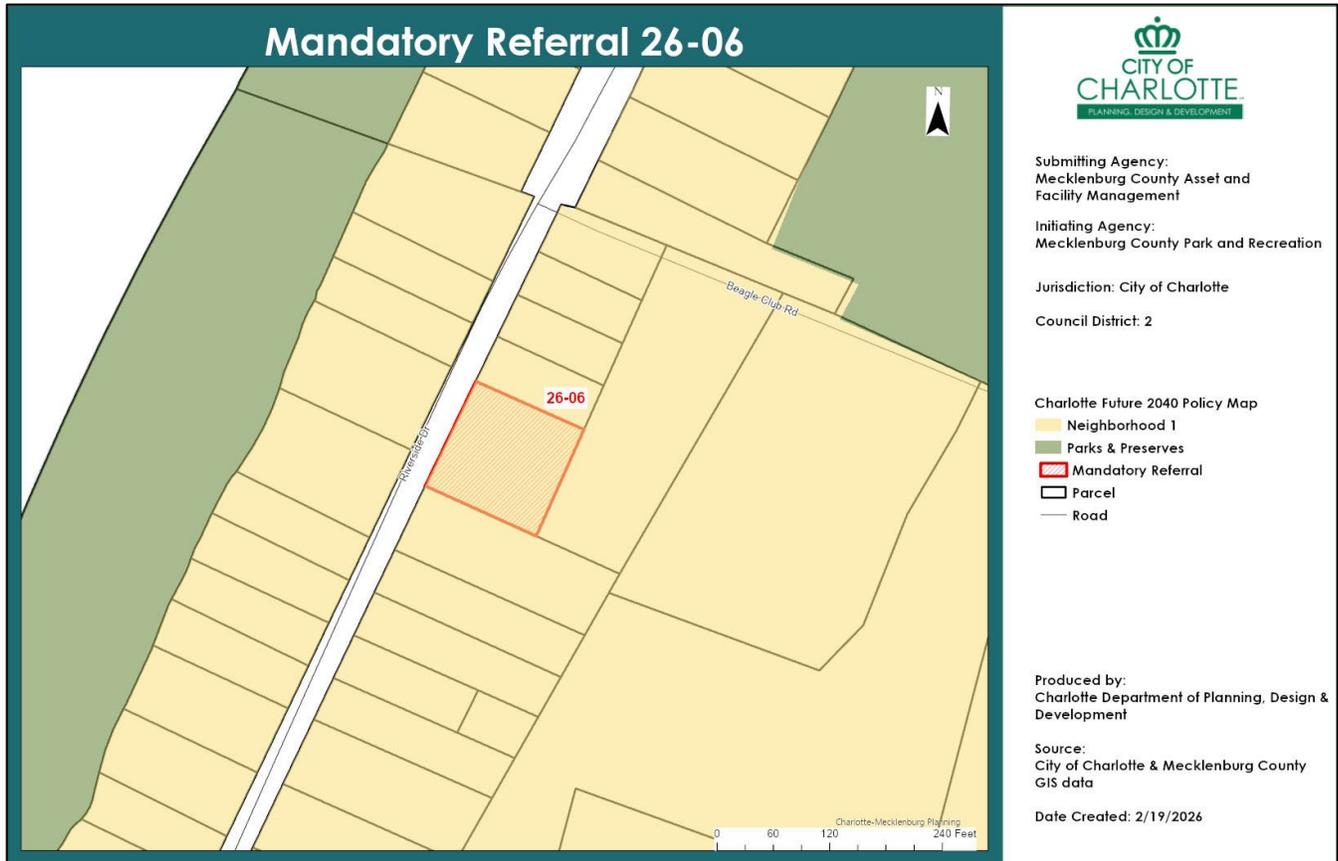
CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the MeckPlaybook, 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) and Environmental Leadership Policy, which aims to maintain a minimum acreage of 19 per 1,000 residents. This acquisition also aligns with watershed, floodplain and tree preservation efforts of the City and County.

MANDATORY REFERRAL | REPORT NO. 26-06

PLANNING STAFF REVIEW:

Acquiring this property is consistent with the Neighborhood 1 Place Type, and aligns with Goals 1, 6, and 7 of the Charlotte Future 2040 Comprehensive Plan, which references parks and open space as essential amenities that contribute to a 10-minute neighborhood, protection of open spaces and tree canopy, and the promotion of healthy living.



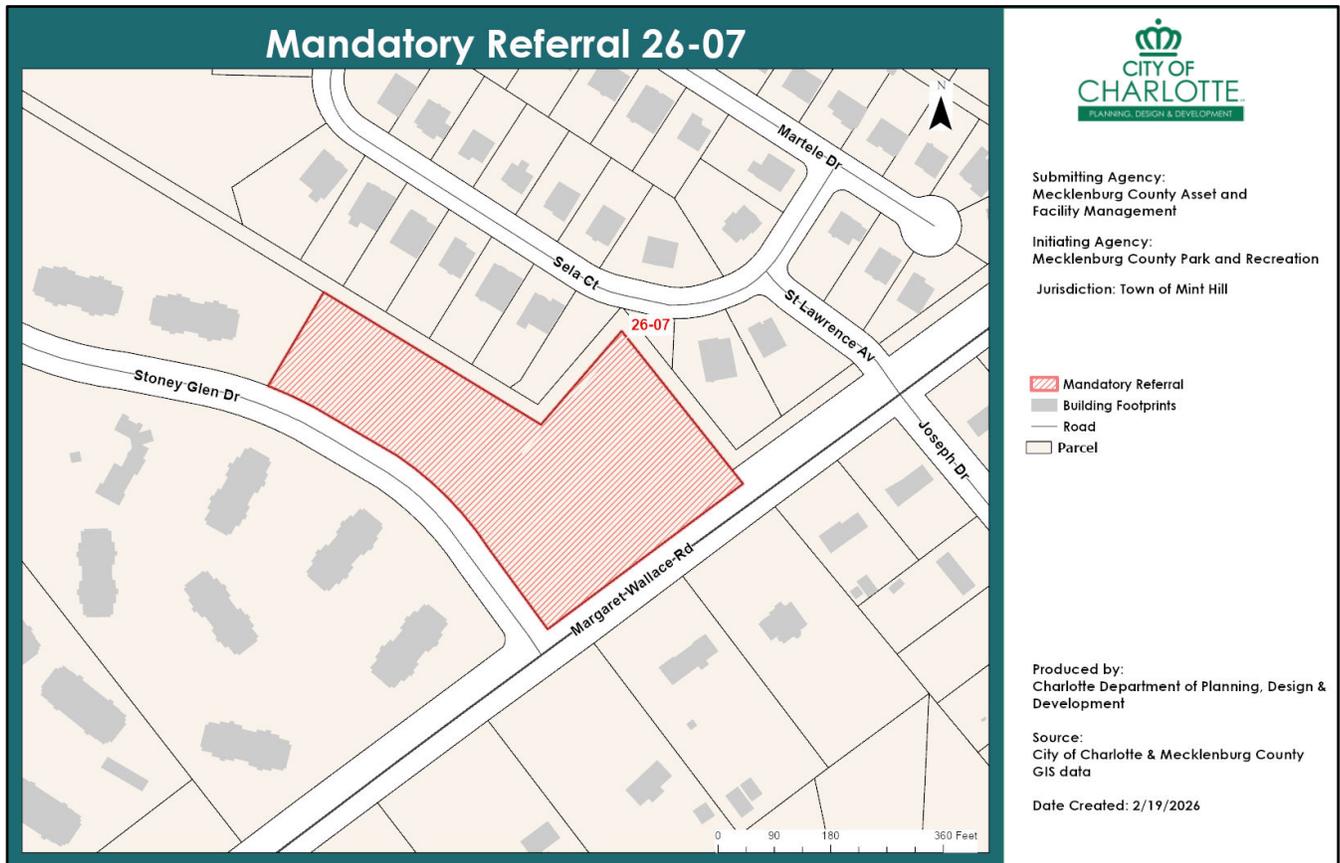
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their Monday, March 2, 2026, meeting, and had no additional questions or comments.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-07

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

This acquisition will provide area residents with future open space and recreation opportunities in an identified gap area per the adopted MeckPlaybook.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the MeckPlaybook, 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) and Environmental Leadership Policy, which aims to maintain a minimum acreage of 19 per 1,000 residents. This acquisition also aligns with watershed, floodplain and tree preservation efforts of the City and County.

PLANNING STAFF REVIEW:

Acquiring this property aligns with Goals 1, 6, and 7 of the Charlotte Future 2040 Comprehensive Plan, which references parks and open space as essential amenities that contribute to a 10-minute neighborhood and the promotion of healthy living.

MANDATORY REFERRAL | REPORT NO. 26-07

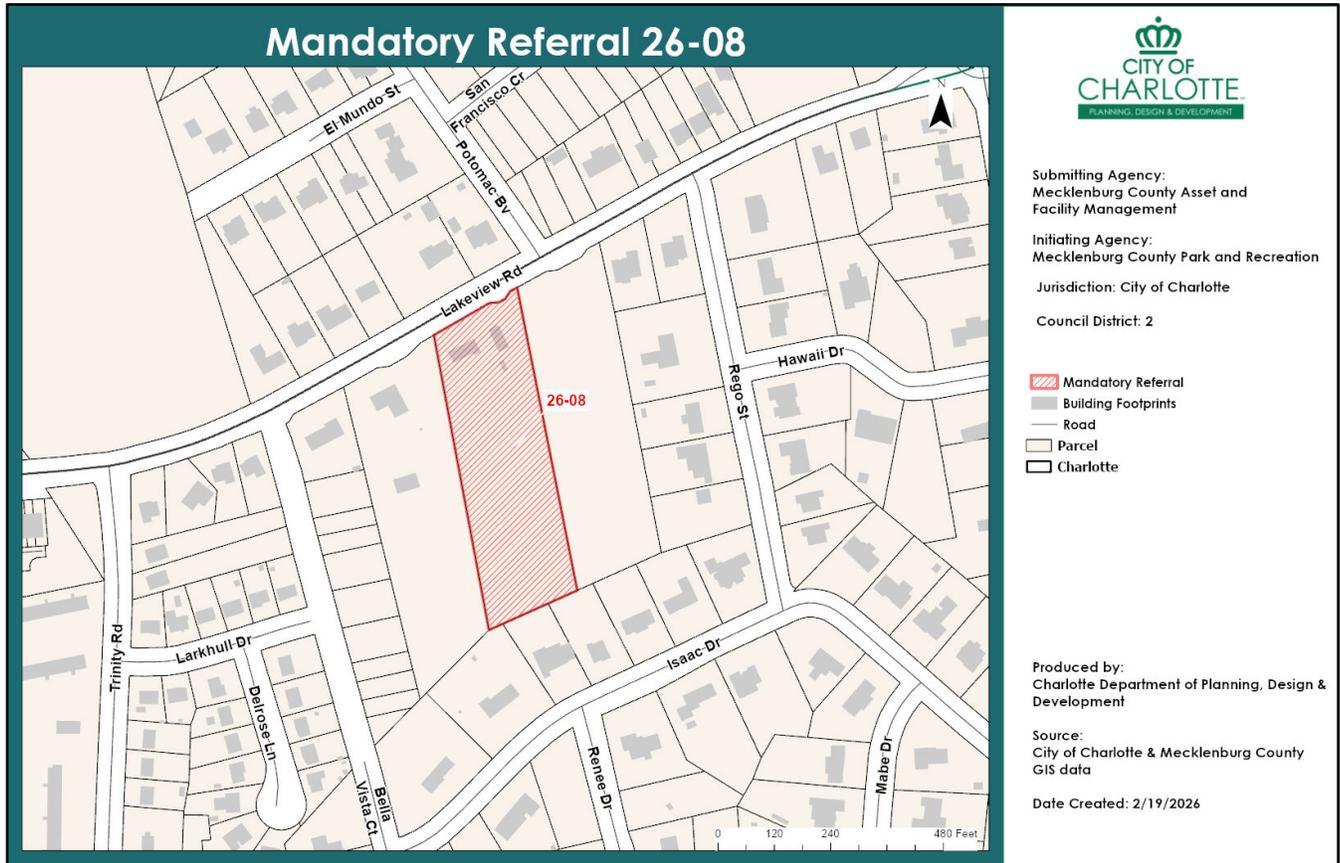
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their Monday, March 2, 2026, meeting, and had no additional questions or comments.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-08

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

This acquisition will provide area residents with future open space and recreation opportunities in an identified gap area per the adopted MeckPlaybook.

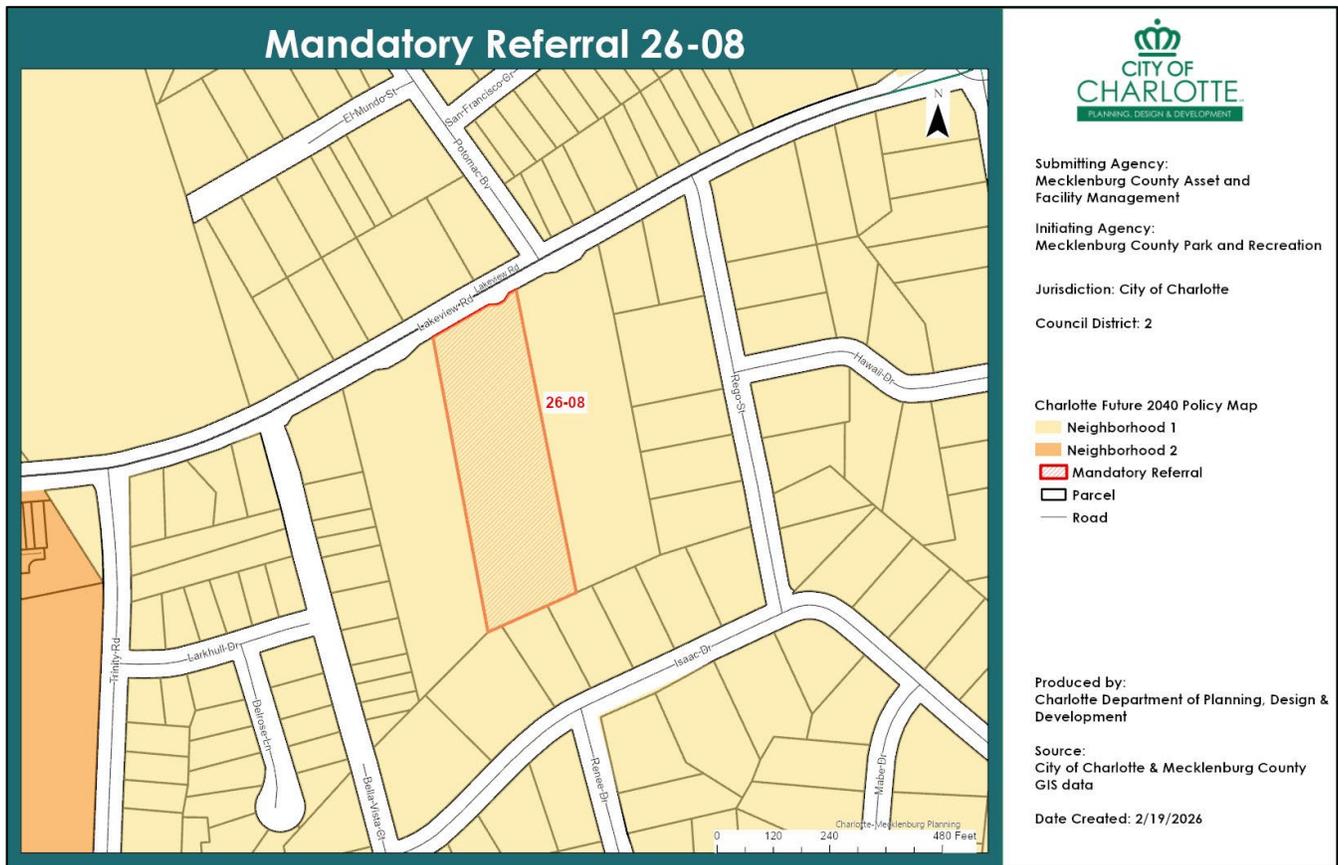
CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the MeckPlaybook, 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) and Environmental Leadership Policy, which aims to maintain a minimum acreage of 19 per 1,000 residents. This acquisition also aligns with watershed, floodplain and tree preservation efforts of the City and County.

PLANNING STAFF REVIEW:

Acquiring this property aligns with Goals 1, 6, and 7 of the Charlotte Future 2040 Comprehensive Plan, which references parks and open space as essential amenities that contribute to a 10-minute neighborhood and the promotion of healthy living.

MANDATORY REFERRAL | REPORT NO. 26-08



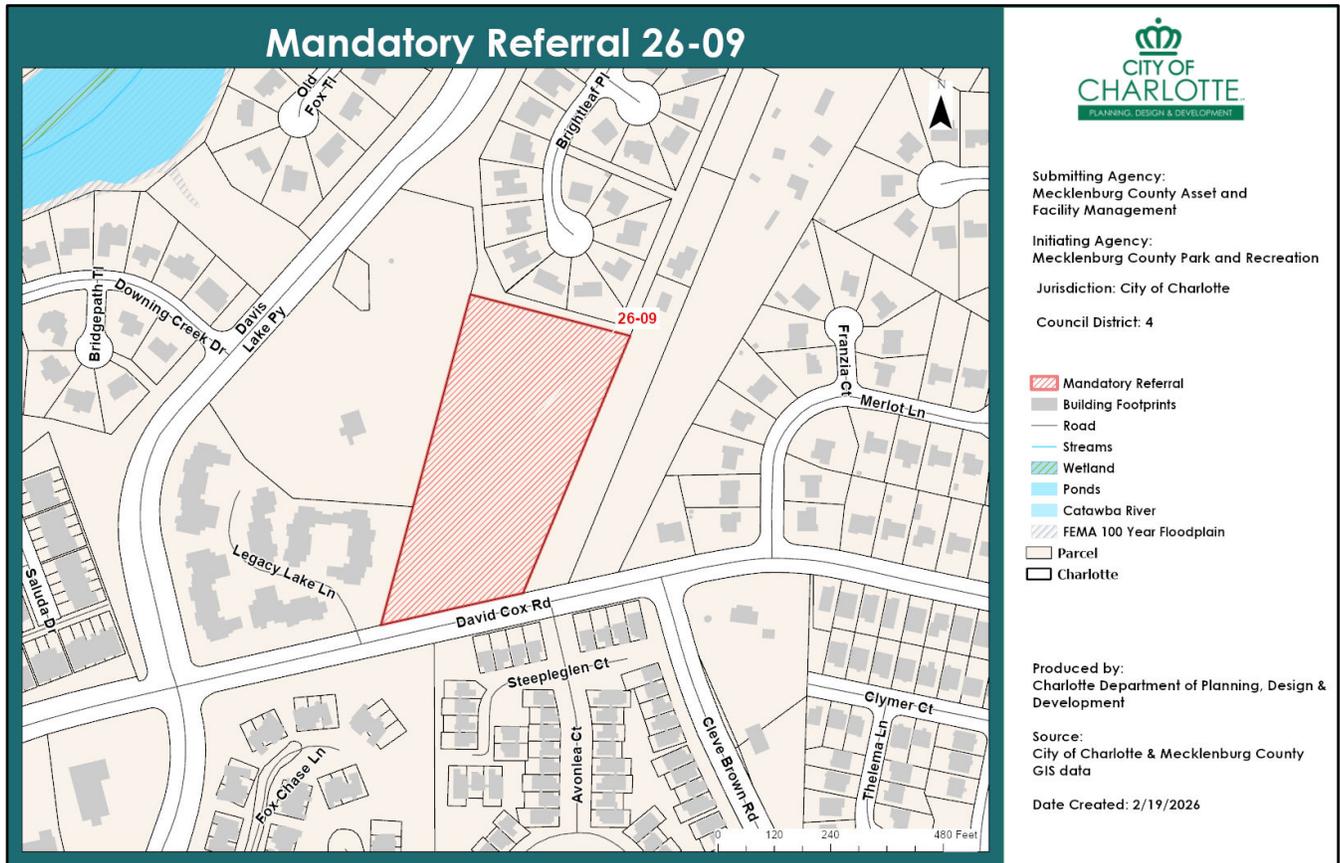
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their Monday, March 2, 2026, meeting, and had no additional questions or comments.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-09

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

This acquisition will provide area residents with future open space and recreation opportunities in an identified gap area per the adopted MeckPlaybook.

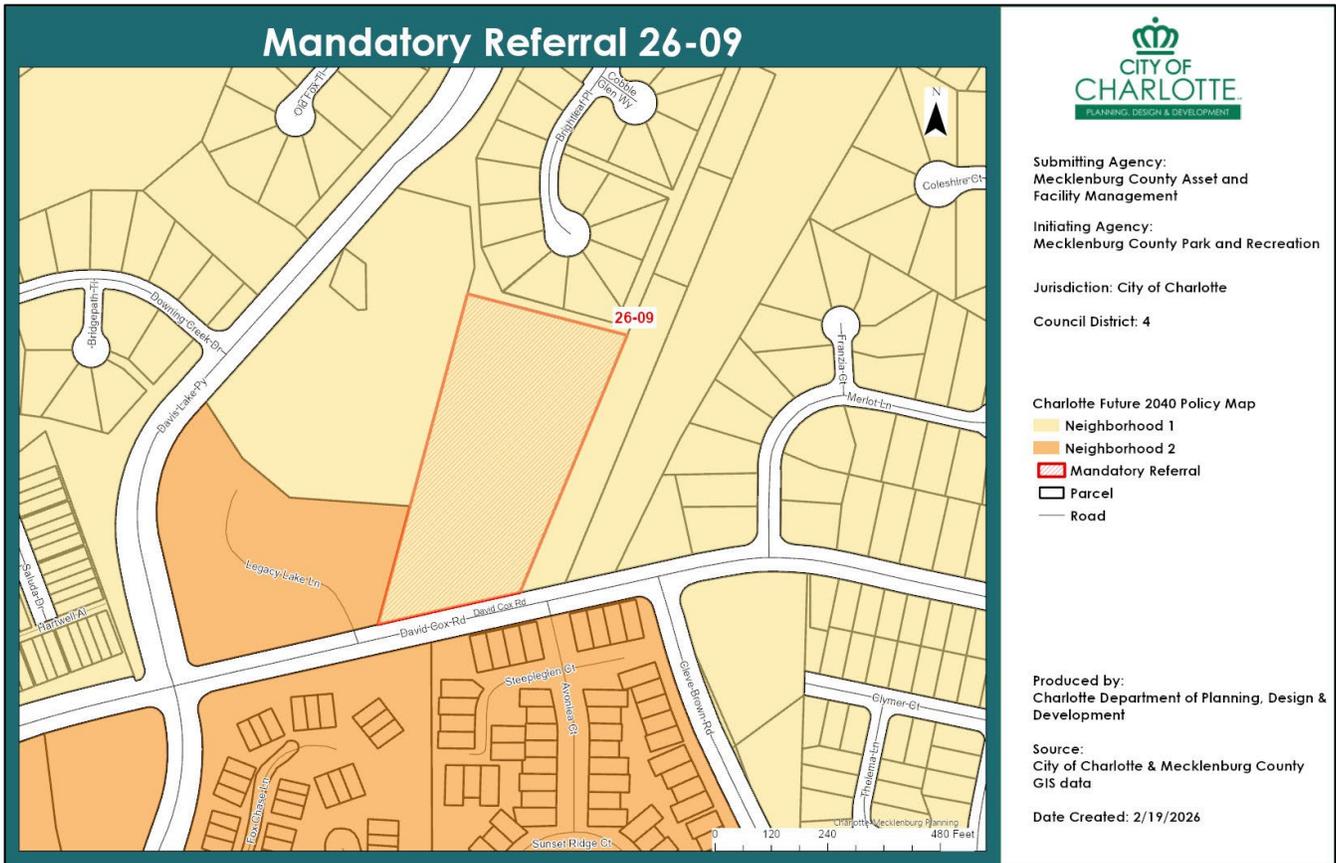
CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the MeckPlaybook, 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) and Environmental Leadership Policy, which aims to maintain a minimum acreage of 19 per 1,000 residents. This acquisition also aligns with watershed, floodplain and tree preservation efforts of the City and County.

PLANNING STAFF REVIEW:

Acquiring this property aligns with Goals 1, 6, and 7 of the Charlotte Future 2040 Comprehensive Plan, which references parks and open space as essential amenities that contribute to a 10-minute neighborhood and the promotion of healthy living.

MANDATORY REFERRAL | REPORT NO. 26-09



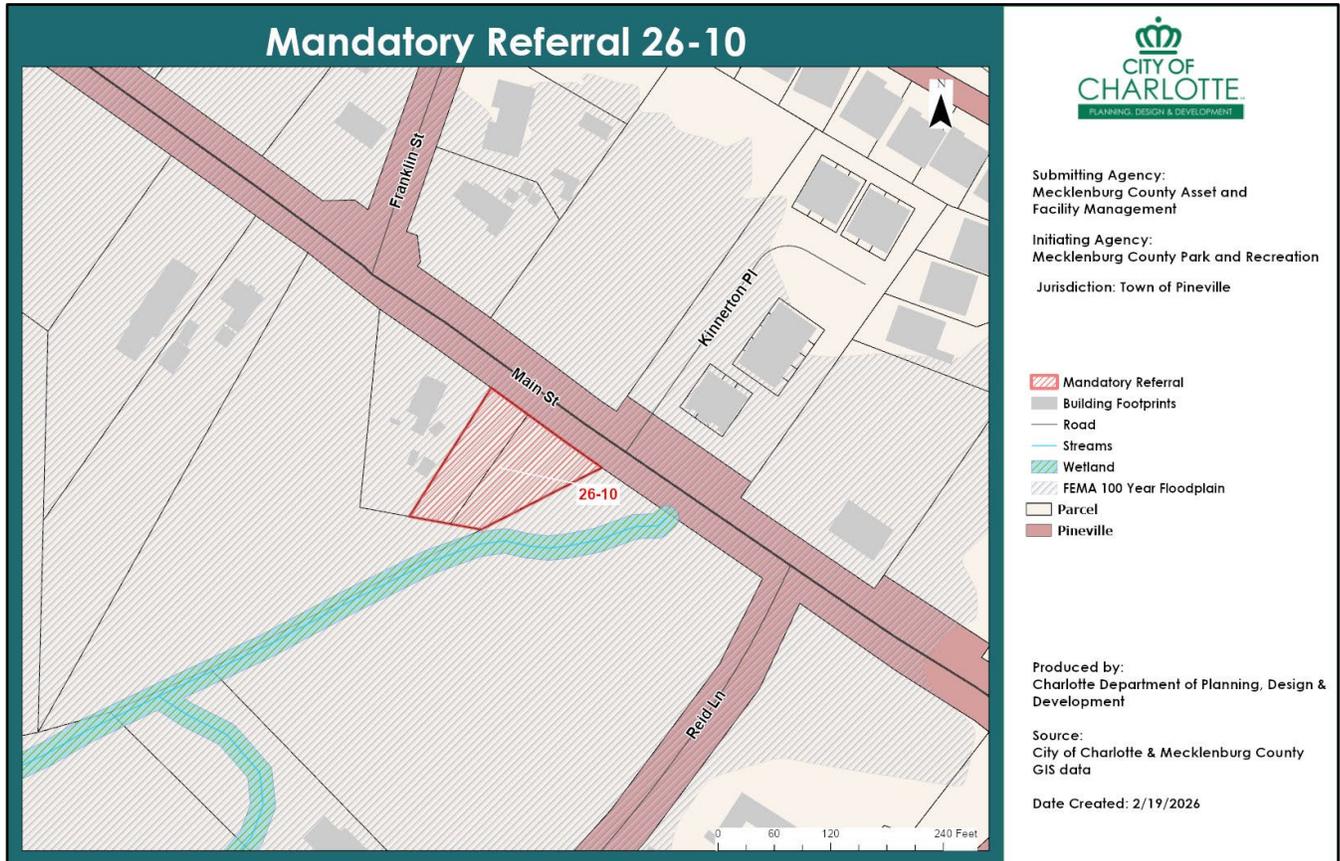
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their Monday, March 2, 2026, meeting, and had no additional questions or comments.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-10

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

Acquisition of these parcels will eliminate a gap in ownership along a tributary of Sugar Creek and create an opportunity for future Sugar Creek Greenway and Jack Hughes Park access for nearby residents.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the MeckPlaybook, 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) and Environmental Leadership Policy, which aims to maintain a minimum acreage of 19 per 1,000 residents. This acquisition also aligns with watershed, floodplain and tree preservation efforts of the City and County.

PLANNING STAFF REVIEW:

Acquiring this property aligns with Goals 1, 6, and 7 of the Charlotte Future 2040 Comprehensive Plan, which references parks and open space as essential amenities that contribute to a 10-minute neighborhood and the promotion of healthy living.

MANDATORY REFERRAL | REPORT NO. 26-10

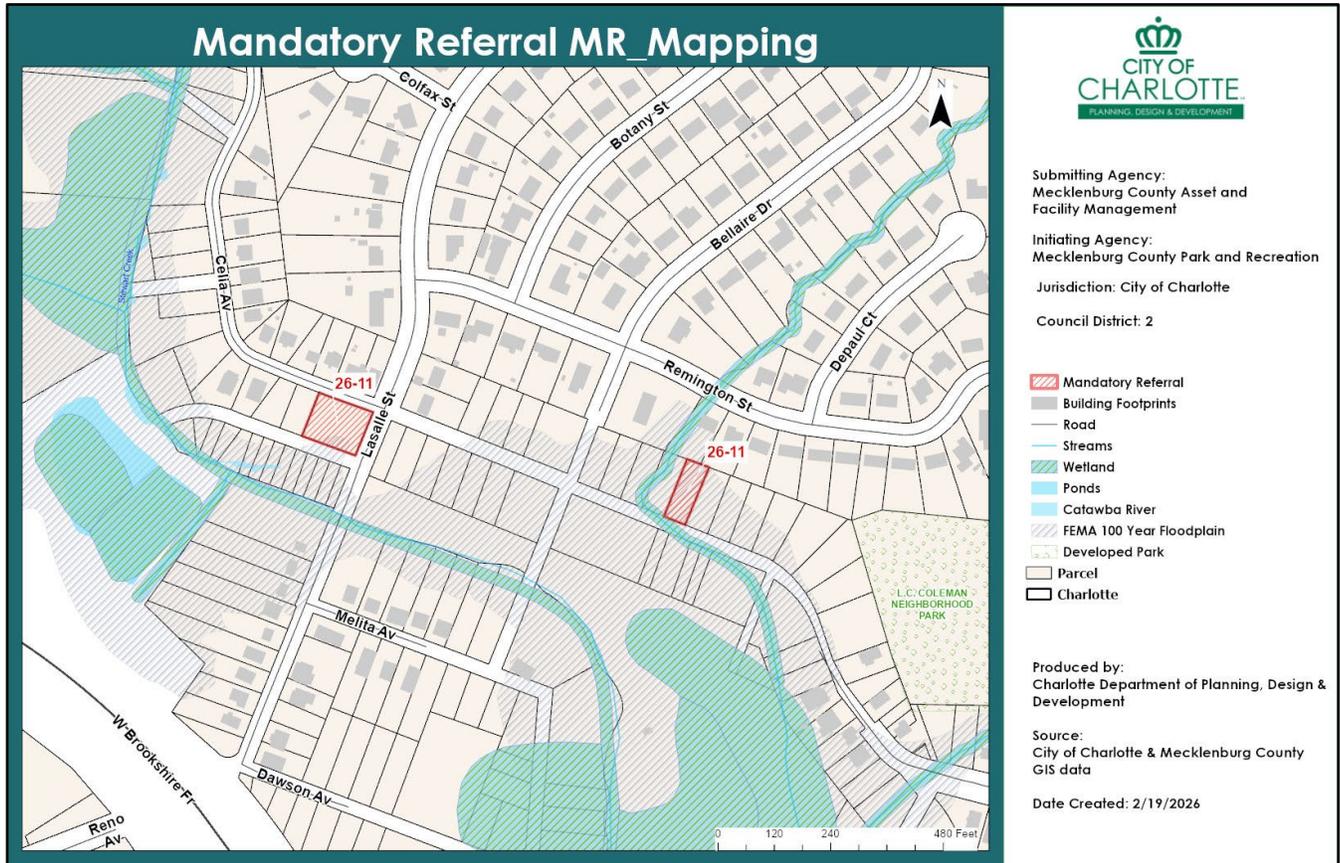
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their Monday, March 2, 2026, meeting, and had no additional questions or comments.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-11

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

Acquiring these parcels will provide the continuation of land acquisition along future Stewart Creek Greenway in west Charlotte that will ultimately provide an important connection for area residents to L.C. Coleman Park.

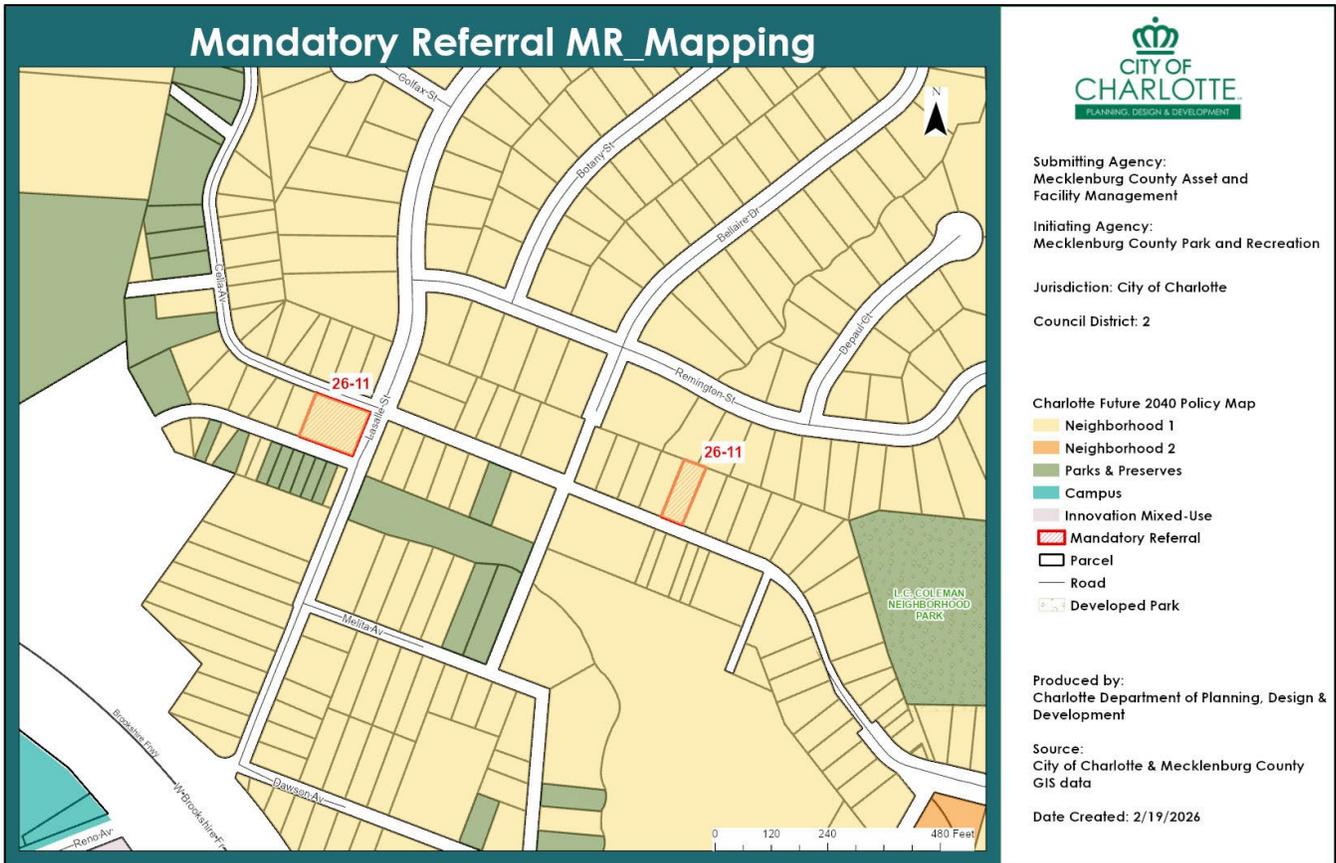
CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the MeckPlaybook, 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) and Environmental Leadership Policy, which aims to maintain a minimum acreage of 19 per 1,000 residents. This acquisition also aligns with watershed, floodplain and tree preservation efforts of the City and County.

MANDATORY REFERRAL | REPORT NO. 26-11

PLANNING STAFF REVIEW:

Acquiring this property aligns with Goals 1, 5, 6, and 7 of the Charlotte Future 2040 Comprehensive Plan, which references greenways, parks and open space as essential amenities that contribute to a 10-minute neighborhood and the promotion of healthy living.



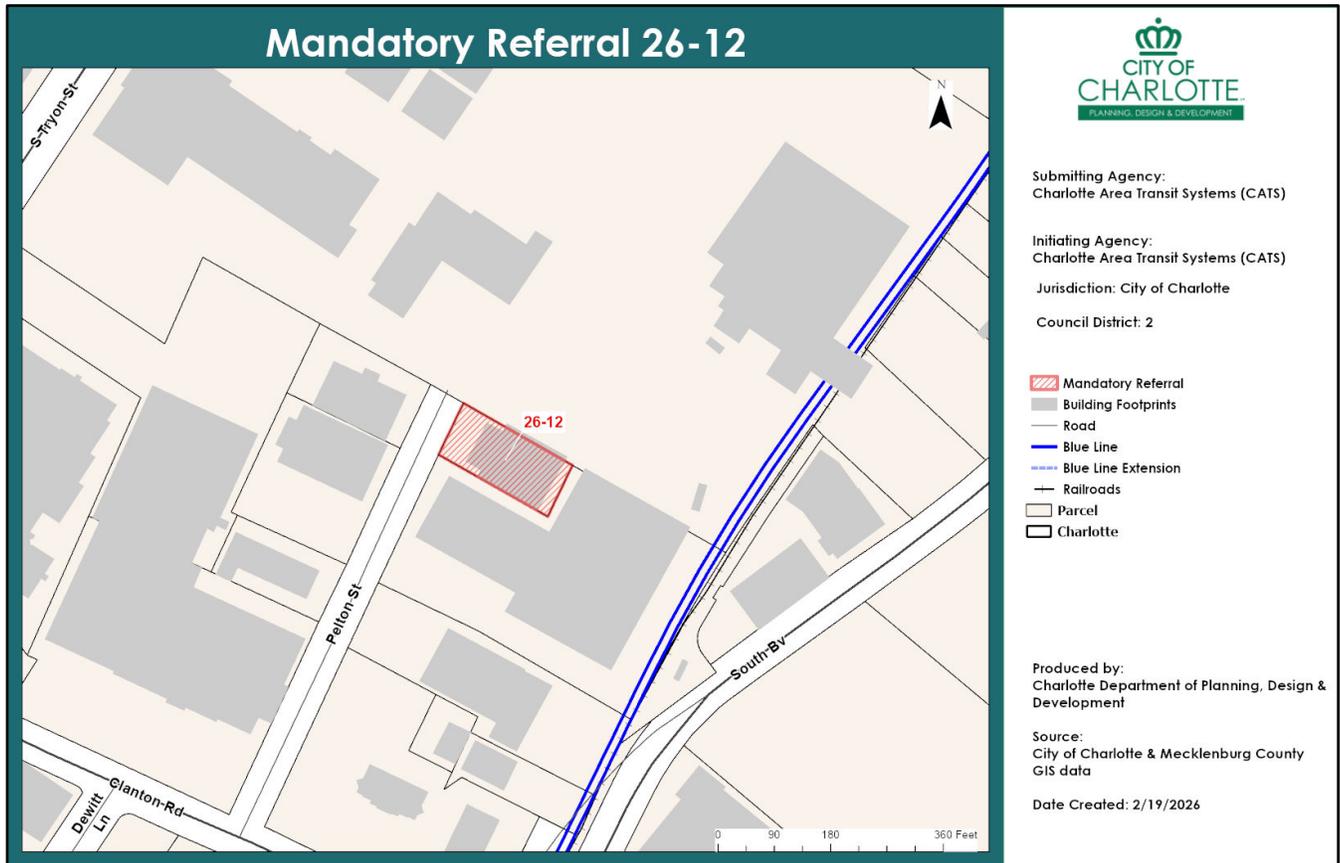
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their Monday, March 2, 2026, meeting, and had no additional questions or comments.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-12

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

Acquiring this property fee simple in lieu of paying a long-term lease will help CATS improve efficiency and costs and also improve access to materials closer to the Lynx Blue Line.

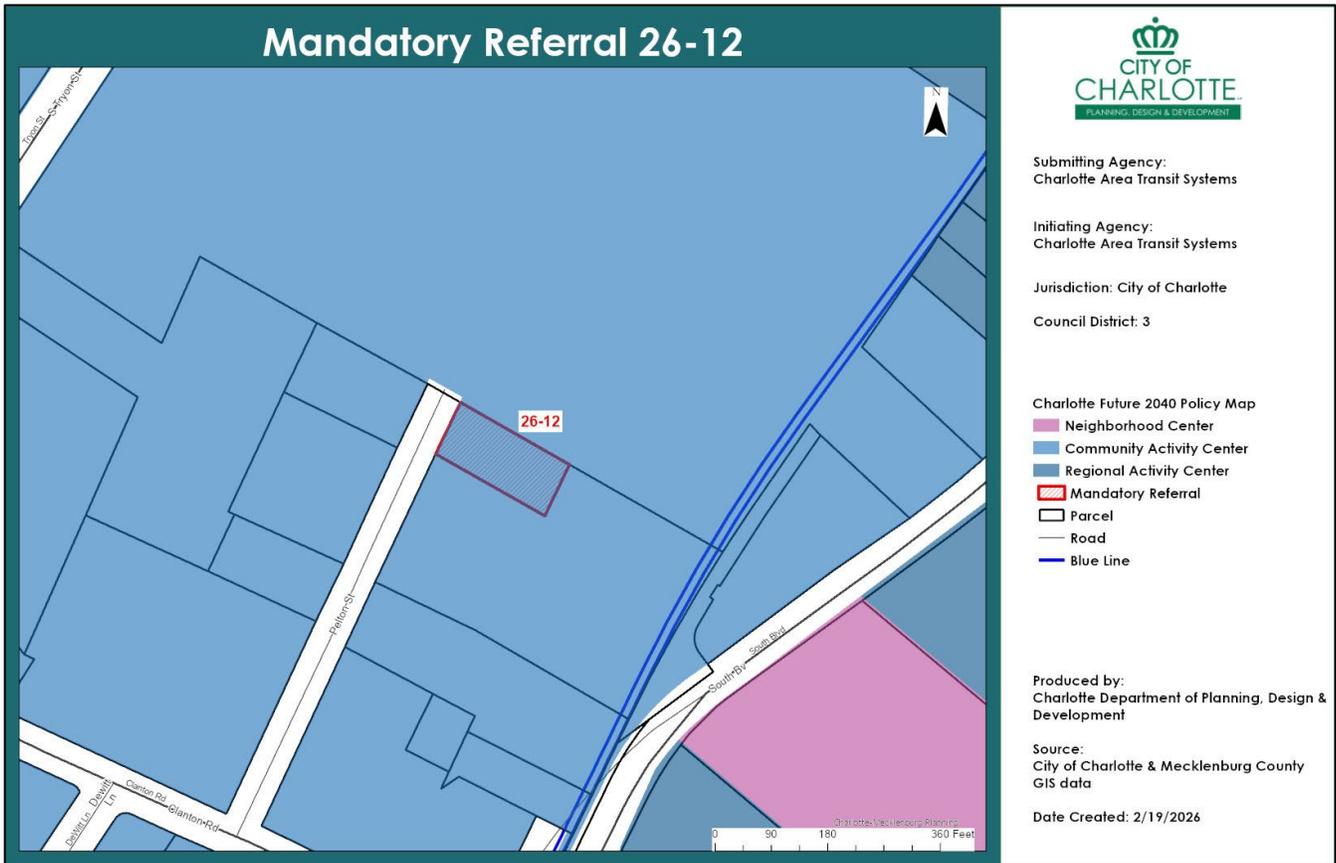
CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The Charlotte Area Transit System is seeking to acquire this property adjacent to the existing CATS facility. This acquisition should not have any additional impact on the surrounding streets and property owners. It's scheduled to be used only for storage for CATS facilities. Additionally, it's directly adjacent to our BOD and VMF and would be entirely fenced.

PLANNING STAFF REVIEW:

Acquiring this property aligns with Goal 10 of the Charlotte Future 2040 Comprehensive Plan in support of Charlotte being fiscally responsible.

MANDATORY REFERRAL | REPORT NO. 26-12



JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their Monday, March 2, 2026, meeting, and had no additional questions or comments.

PLANNING COMMITTEE REVIEW: