

Planning Committee

Agenda Packet

May 19, 2026 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 280

May 19, 2026 | 5 p.m.

1. Call to Order and Introductions

2. Approval of April 21, 2026 Minutes. Attachment 1

3. MR 26-14 – Charlotte-Mecklenburg Schools is proposing to sell eight (8) total properties in Cornelius, Huntersville and Charlotte. The following tax parcels are included in the sale: 00715232-34, 01712113, 07907618, 10803114, 12910179, 06912108, 07704615, 02928109. **Attachment 2**

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Bob Sorrell – Charlotte-Mecklenburg Schools, Real Estate

4. MR 26-15 – Mecklenburg County Storm Water Service is seeking to acquire 0.44-acres located at 2800 Spring Valley Rd. for FEMA buyout and floodplain protection (PID: 17314201). **Attachment 3**

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Jonathan Beller – Mecklenburg County Storm Water Services

5. MR 26-16 – Mecklenburg County Storm Water Service is seeking to acquire 0.18-acres located at 2632 Commonwealth Ave. for FEMA buyout and floodplain protection (PID: 12903411). **Attachment 4**

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Jonathan Beller – Mecklenburg County Storm Water Services

6. MR 26-17 – Mecklenburg County Storm Water Services is seeking to acquire a roughly 0.23-acre portion of property located at 349 Wakefield Dr, Units A-D for FEMA buyout and floodplain protection (PID: 12903411). **Attachment 5**

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Jonathan Beller – Mecklenburg County Storm Water Services

7. MR 26-18 – Mecklenburg County Park and Recreation is seeking to acquire a 2.29-acre property located at 3020 Overbrook Tr for access to future Thayer Rd Community Park in Charlotte (PID: 05322117). **Attachment 6**

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

8. **MR 26-19** – Mecklenburg County Park and Recreation is seeking to purchase a 0.55-acre piece of property in Huntersville located between future South Prong Clarke Creek Greenway, and David Waymer Aeromodeller Park (PID: 01919199). **Attachment 7**

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

9. **MR 26-20** – City of Charlotte General Services is proposing to sell a 0.087-acre property located at 1726 Pegram Street (PID: 08116632). **Attachment 8**

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning
Caroline Fortney – General Services, Real Estate

10. **MR 26-21** – Mecklenburg County Solid Waste and Park and Recreation are requesting to purchase two parcels totaling 8.7 acres located along Lancaster Highway in Charlotte (PID: 22305201 & 03) to provide additional open space and buffer for existing landfill. **Attachment 9**

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

11. **Presentation: Charlotte Historic Preservation (20 Minutes)**

Staff Resource: Erin Chantry – Planning, Design & Development, Urban Design
Kristi Harpst – Planning, Design & Development, Historic Preservation

12. **Presentation: Annexation Process (20 Minutes)**

Staff Resource: Holly Cramer – Planning, Design & Development, Entitlement Services

13. **Adjournment.**

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

DRAFT Minutes: April 21, 2026– 5:00 p.m.

ATTACHMENT 1

Attendance

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

Planning Committee Members Absent: Vice Chairperson Rebekah Whilden

Planning Staff Present: Abie Bonevac, Robert Cook, Kathy Cornett, Gretchen Flores, and Will Snyder

Other Staff: Caroline Fortney, General Services, Real Estate and Warren Wooten, Neighborhood and Business Services

Welcome and Introductions

Chairperson Blumenthal called the meeting to order at 5:05 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 Commissioner Lansdell and seconded Commissioner Neely to approve March 17, 2026, minutes. The minutes were unanimously approved. 5-0

A motion was made by Commissioner Lansdell and seconded by Commissioner Sealy to approve the Special Meeting, March 23, 2026, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals

Chairperson Blumenthal asked if any commissioners wished to pull a mandatory referral for additional review, discussion, or questions. Hearing none, the committee proceeded to a vote.

MR 26-13 - The City of Charlotte Housing & Neighborhood Services Department through General Services is proposing the sale of four (4) properties located at 1809 Taylor Ave (PID 06912566), 2610 Dundeen St (PID 06906242), 429 Coxe Ave (PID

07110550), and 1727 Pegram St (PID 08114708) for affordable, infill housing development.

A motion was made by Commissioner Lansdell and seconded by Commissioner Sealey stating that the Planning Committee reviewed MR#26-13, on April 21, 2026, and has no additional comments for the submitting agencies. The motion was approved. 5-0

CRTPO Update on the Comprehensive Safety Action Plan

The committee received a presentation from CRTPO staff on the Comprehensive Safety Action Plan (CSPA), a regional transportation safety initiative focused on reducing fatal and serious injury crashes across Mecklenburg, Iredell, and Union counties. Staff explained that the study was launched in response to high crash rates in North Carolina and the need for a coordinated regional approach to traffic safety. The presentation highlighted that more than 250,000 crashes occurred in the region between 2021 and 2025, including approximately 2,600 fatal or serious injury crashes. Vulnerable road users, including pedestrians and bicyclists, were identified as being disproportionately impacted.

Committee discussion focused on traffic safety, including pedestrian and bicycle safety, sidewalk and crossing improvements, ADA accessibility, funding priorities, enforcement, and transportation design practices. Additional discussion addressed autonomous vehicles, state transportation policies, and public access to safety data.

COMMISSIONER INQUIRIES

Commissioners asked questions and shared comments related to:

- Balancing traffic flow with pedestrian and bicycle safety
- How CRTOP evaluates roadway design and safety improvements
- Examples of smaller transportation projects funded through grants
- Whether funding can support private or developer-led projects
- Use of crash data, high injury networks, and near-miss reporting
- Timing for releasing crash data and dashboard information to the public

Staff Follow Up/Next Steps for the Comprehensive Safety Action Plan include:

- Continuing technical task force meetings and stakeholder coordination
- Launching the resident advisory group and public engagement process later this year
- Completing the regional high injury network analysis
- Identifying and reviewing priority project locations
- Developing local safety action plans for participating jurisdictions
- Finalizing and adopting the regional Comprehensive Safety Action Plan in early 2028

With no further business before the committee, the meeting adjourned.

Adjourn – The meeting adjourned at **5:45** pm

INITIATED BY: Bob Sorrell, Charlotte-Mecklenburg Schools, Real Estate
SUBMITTED BY: Bob Sorrell, Charlotte-Mecklenburg Schools, Real Estate
REVIEWED BY: Jason Pauling, Planning, Design and Development Department

ATTACHMENT 2

MANDATORY REFERRAL | REPORT NO. 26-14

PROJECT LOCATION / DETAILS:

| Jurisdiction | Address | Parcel ID: | Property Size |
|--------------|-------------------------|------------------|-------------------|
| Cornelius | 12725 Bailey Road | 00715232, 33, 34 | 2.78 total |
| Huntersville | 200 Gilead Rd (portion) | 01712113 | 4.29-acre portion |
| Charlotte | 2600 Grimes St | 07907618 | 7.0 acres |
| Charlotte | 7313 Harrisburg Rd | 10803114 | 1.0 acre |
| Charlotte | Independence Blvd. | 12910179 | 5.81 acres |
| Charlotte | 2099 LaSalle St. | 06912108 | 1.967 acres |
| Charlotte | 1505 Odessa Ave. | 07704615 | 0.49 acres |
| Charlotte | Shelley Avenue | 02928109 | 6.39 acres |

PROJECT TYPE(S): Property Sale **ESTIMATED TIMELINE:** TBD

PROJECT DESCRIPTION & JUSTIFICATION:

Charlotte-Mecklenburg Schools (CMS) is proposing to sell all or portions of eight (8) properties in Cornelius, Huntersville and Charlotte that are no longer needed for school development, or administrative purposes.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Sales of properties will restore them to the tax rolls and make them available for higher and better use.

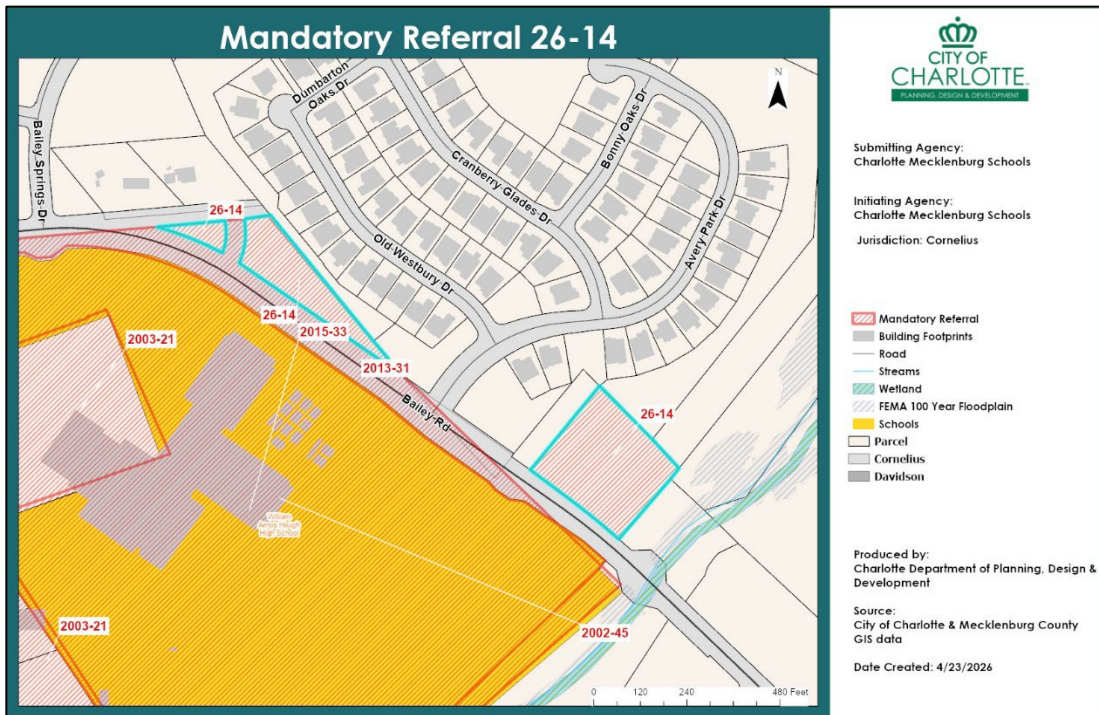
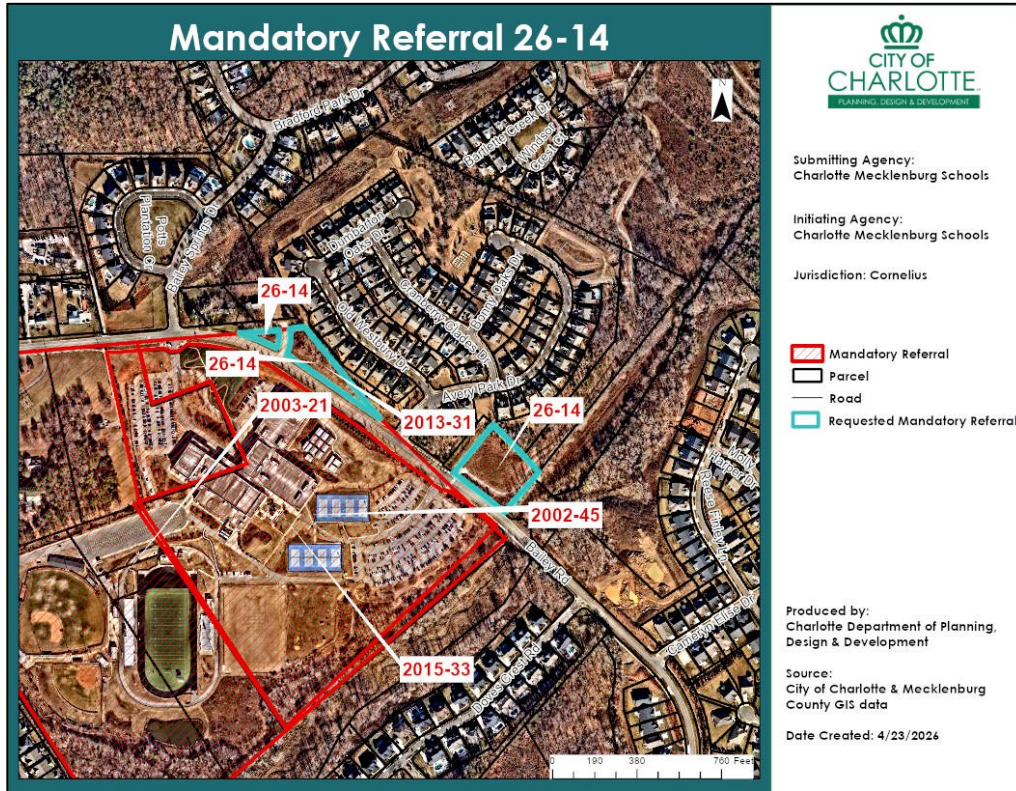
PLANNING STAFF REVIEW:

Six of the eight properties are within the City of Charlotte and subject to guidance by the 2040 Comprehensive Plan, 2040 Policy Map, and Community Area Plans as follows:

| Address | Parcel ID: | 2040 Policy Map | CAP Geography |
|--------------------|------------|---------------------------|----------------------|
| 2600 Grimes St | 07907618 | Neighborhood 1 | North Inner |
| 7313 Harrisburg Rd | 10803114 | Parks & Preserves | East Middle & Outer |
| Independence Blvd. | 12910179 | Community Activity Center | East Inner |
| 2099 LaSalle St. | 06912108 | Neighborhood 1 | West Inner |
| 1505 Odessa Ave. | 07704615 | Neighborhood 2 | West Inner |
| Shelley Avenue | 02928109 | Neighborhood 1 | North Middle & Outer |

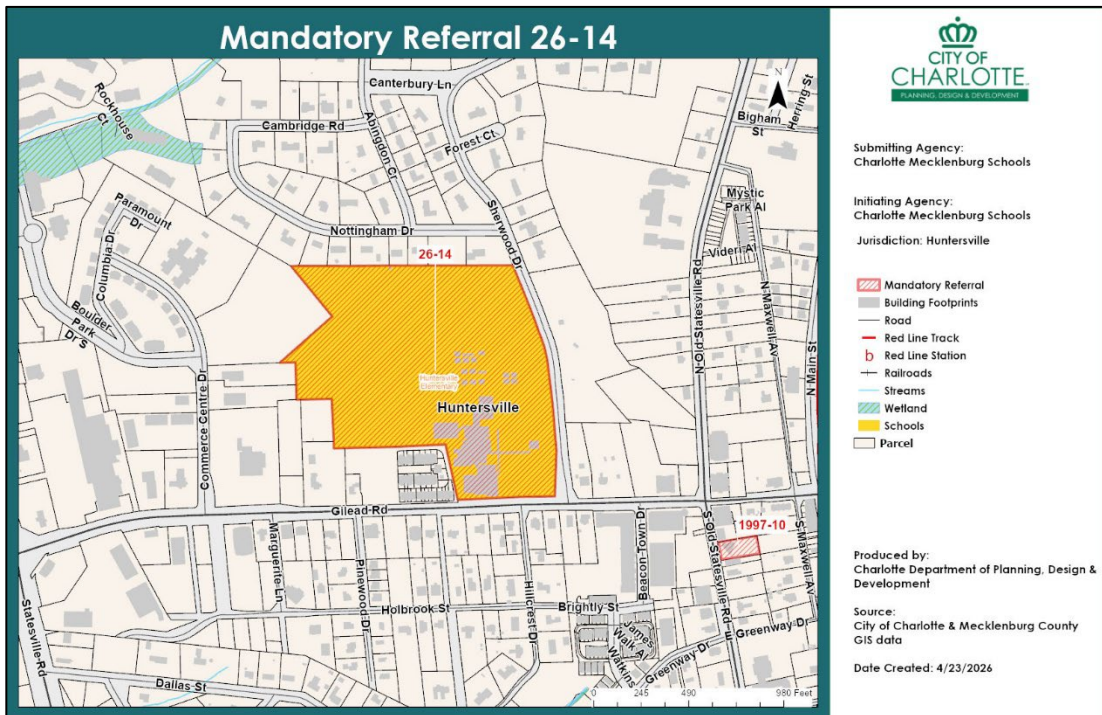
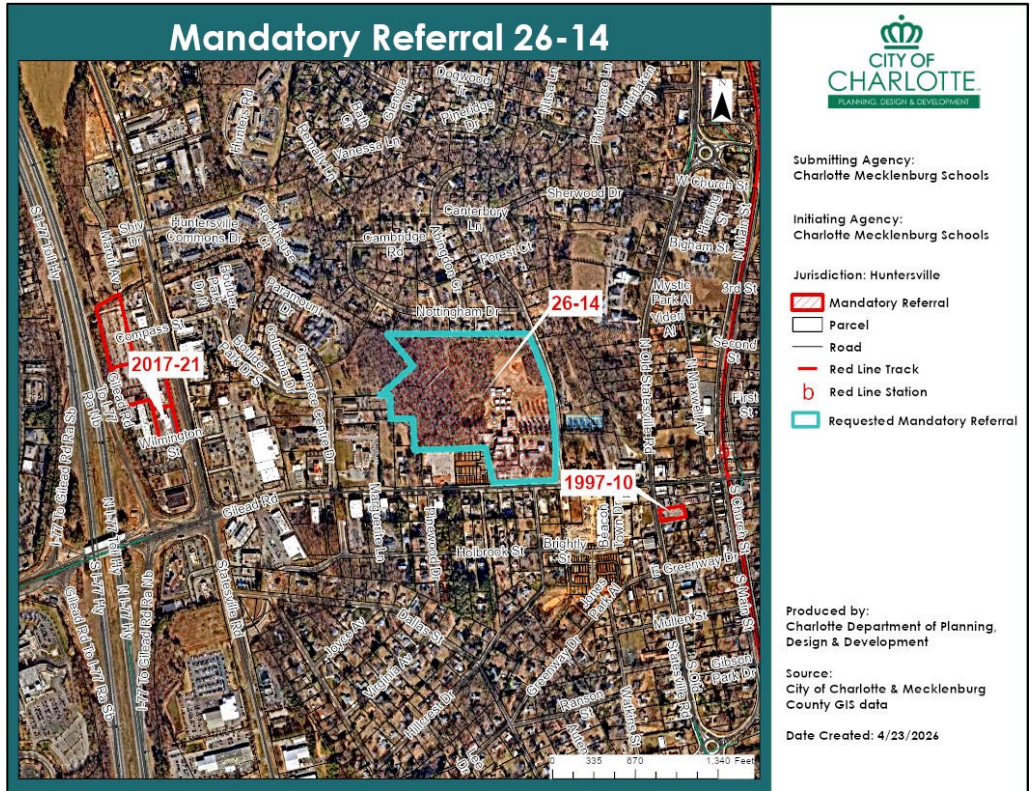
MANDATORY REFERRAL | REPORT NO. 26-14

BAILEY ROAD MAPS:



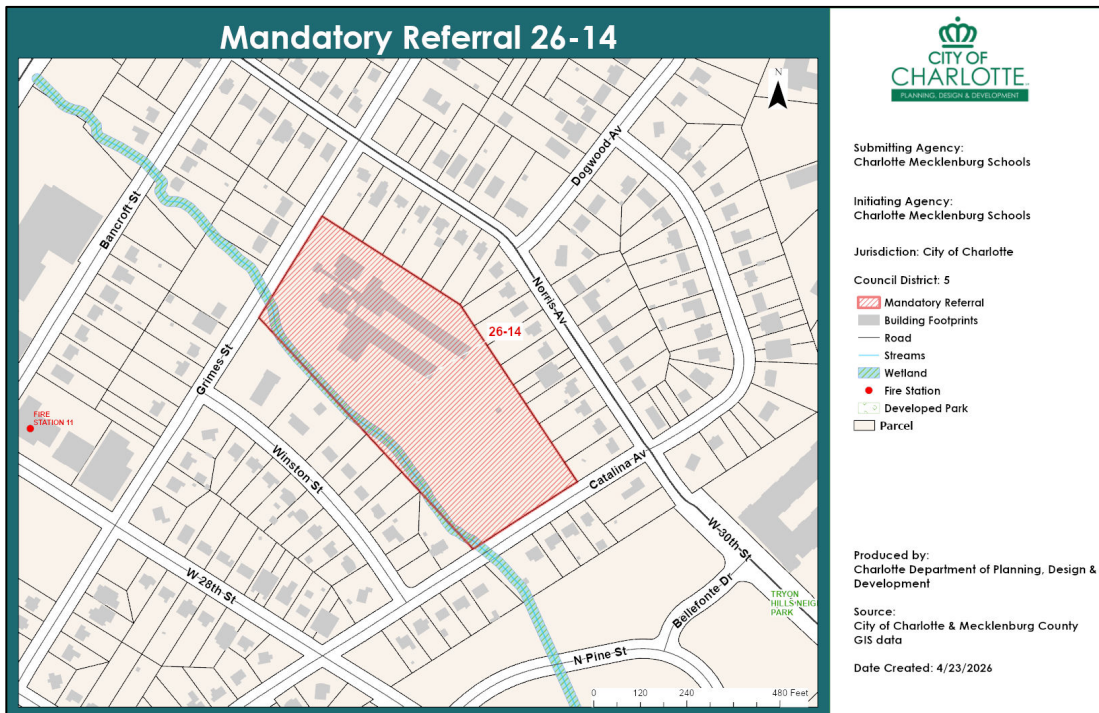
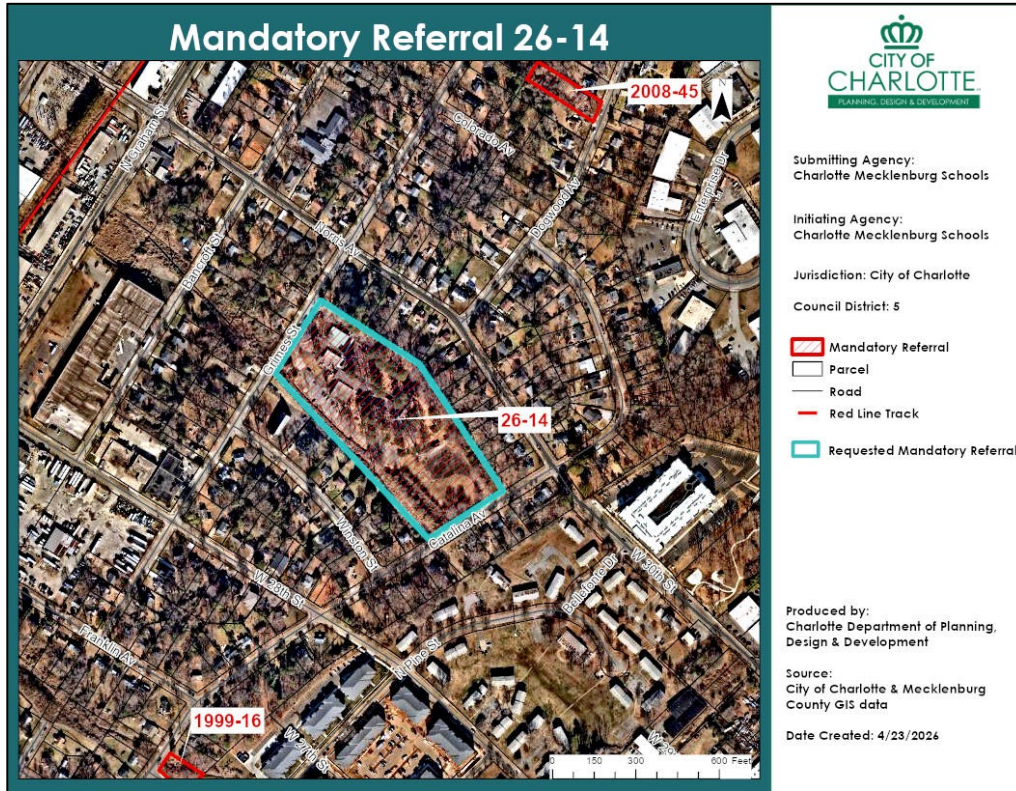
MANDATORY REFERRAL | REPORT NO. 26-14

GILEAD ROAD AERIAL & LAYOUT MAPS:



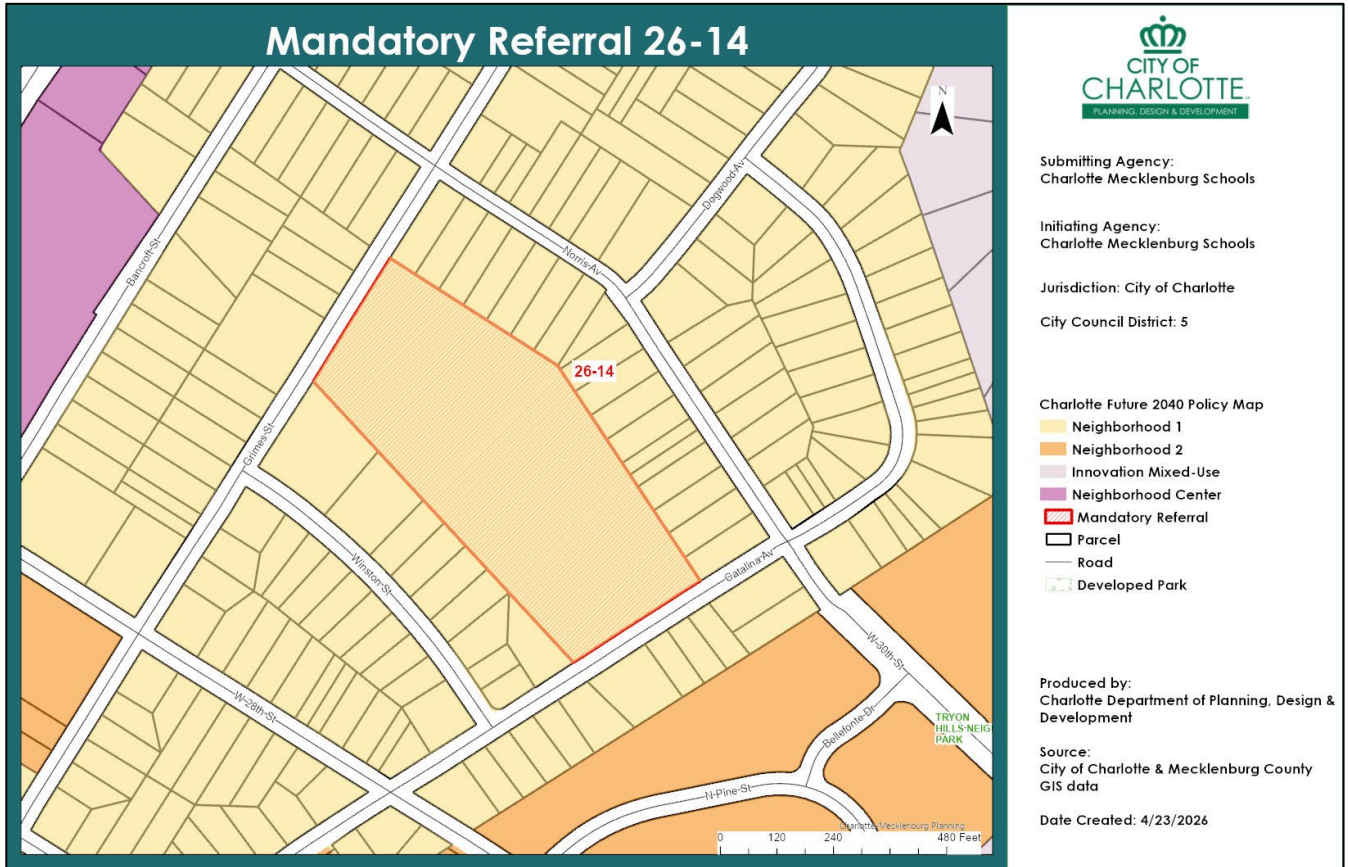
MANDATORY REFERRAL | REPORT NO. 26-14

GRIMES ST AERIAL & LAYOUT MAPS:



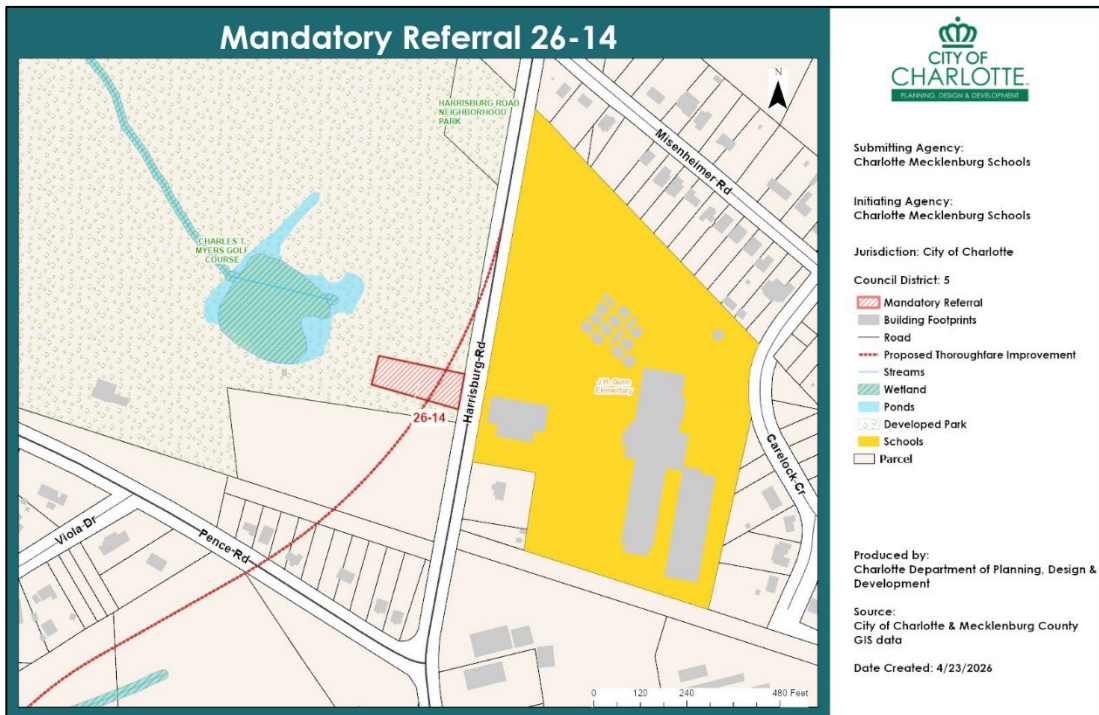
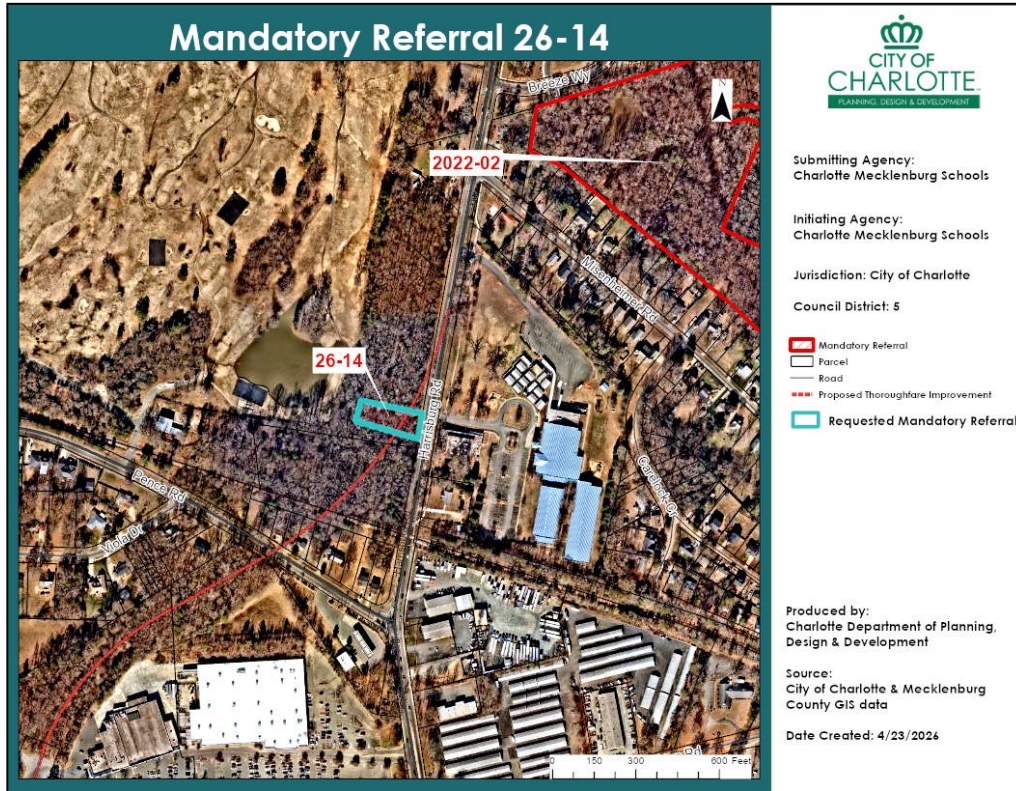
MANDATORY REFERRAL | REPORT NO. 26-14

GRIMES ST POLICY MAP:



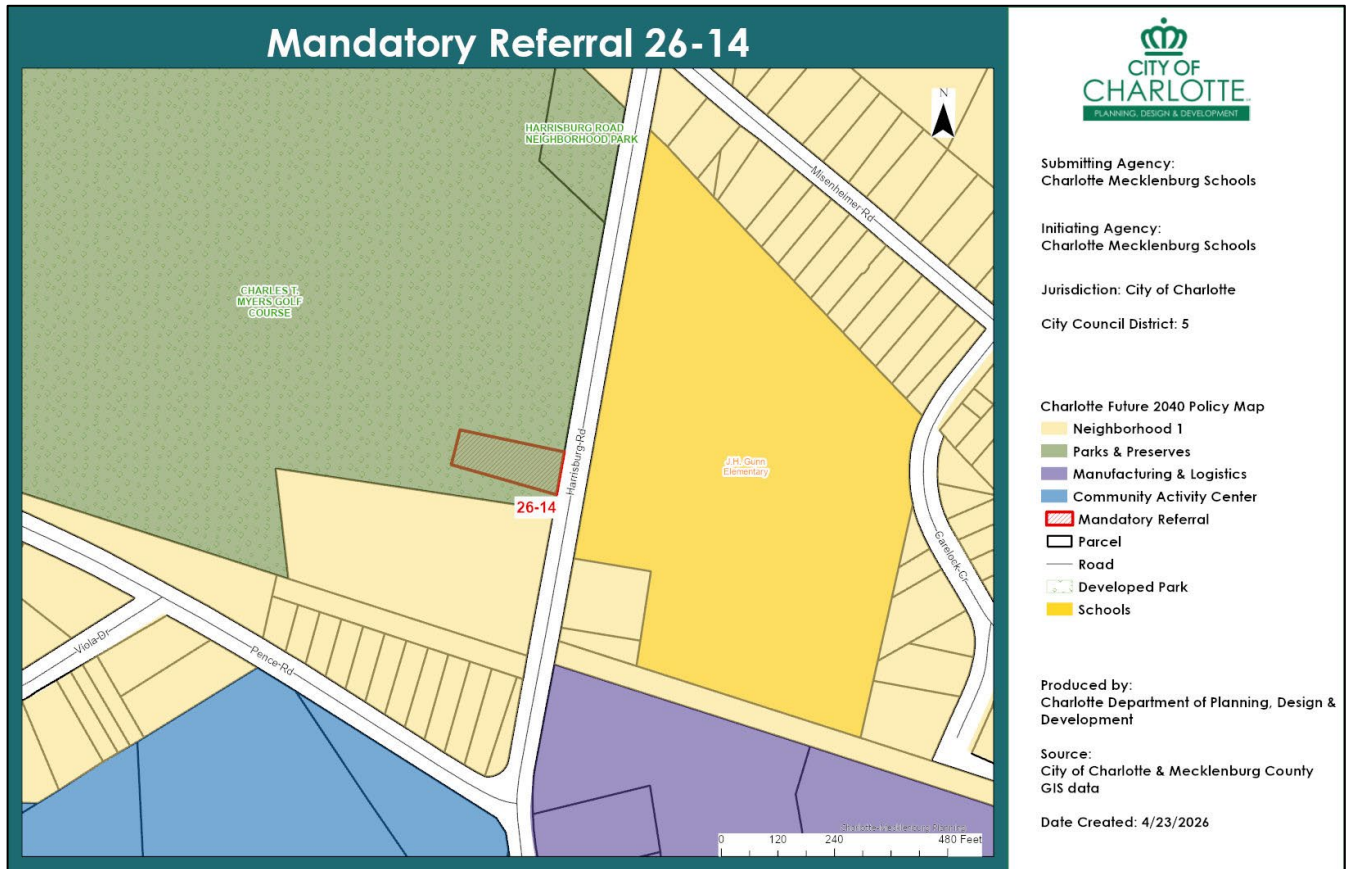
MANDATORY REFERRAL | REPORT NO. 26-14

HARRISBURG RD AERIAL & LAYOUT MAPS:



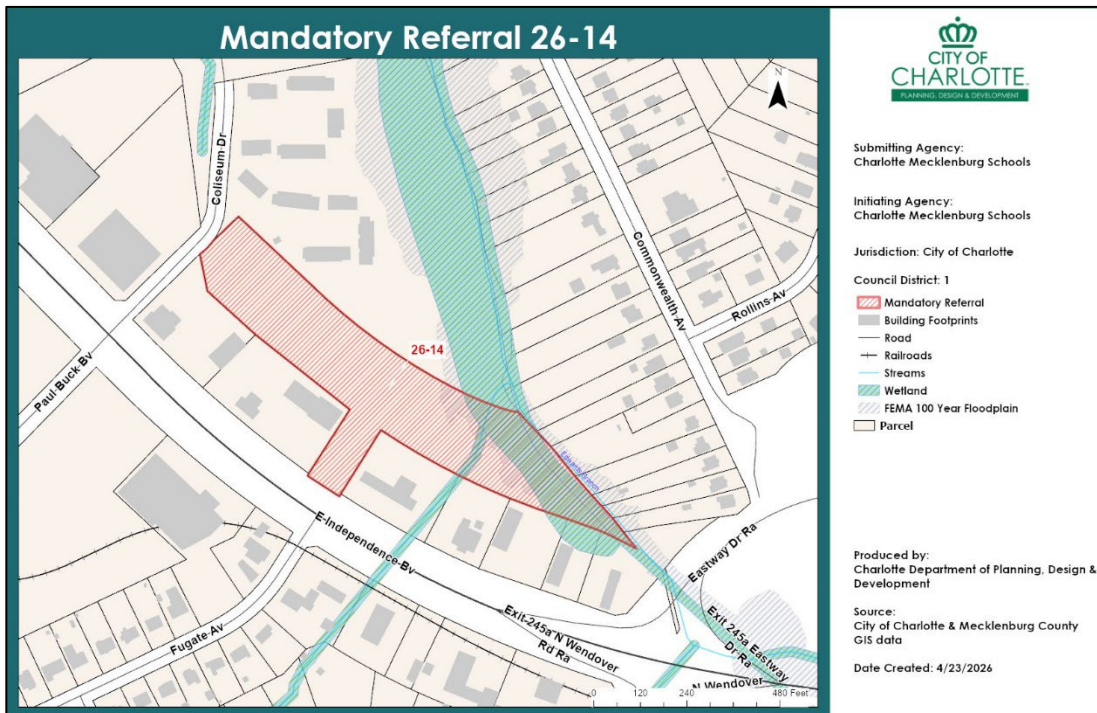
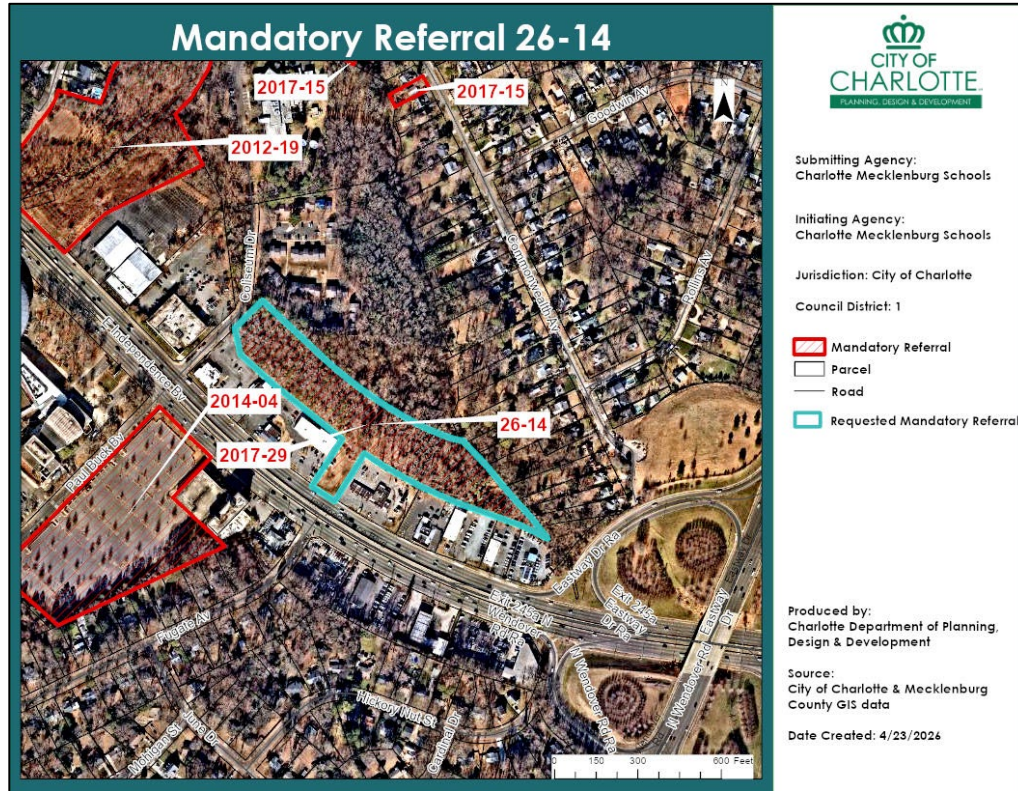
MANDATORY REFERRAL | REPORT NO. 26-14

HARRISBURG RD POLICY MAP:



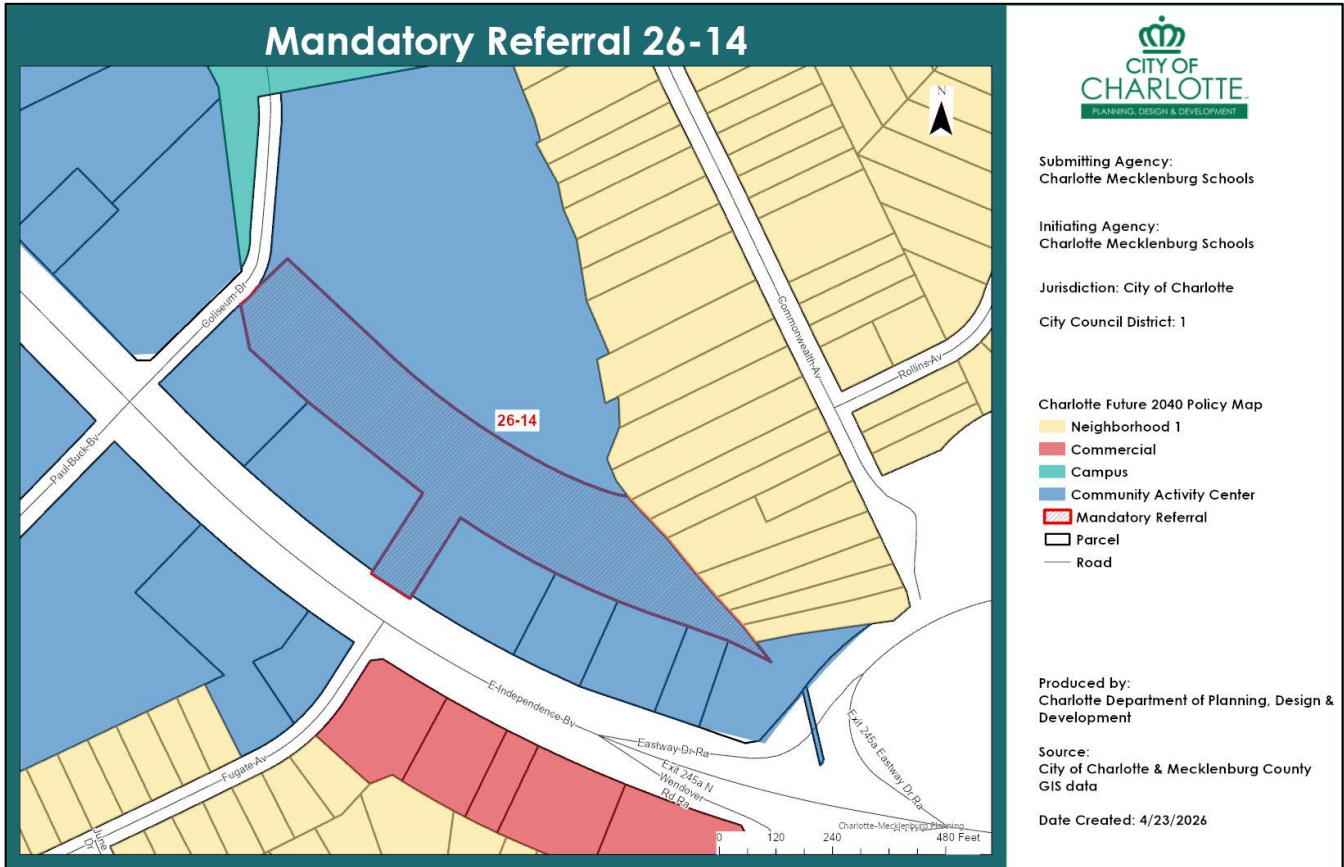
MANDATORY REFERRAL | REPORT NO. 26-14

INDEPENDENCE BLVD AERIAL & LAYOUT MAPS:



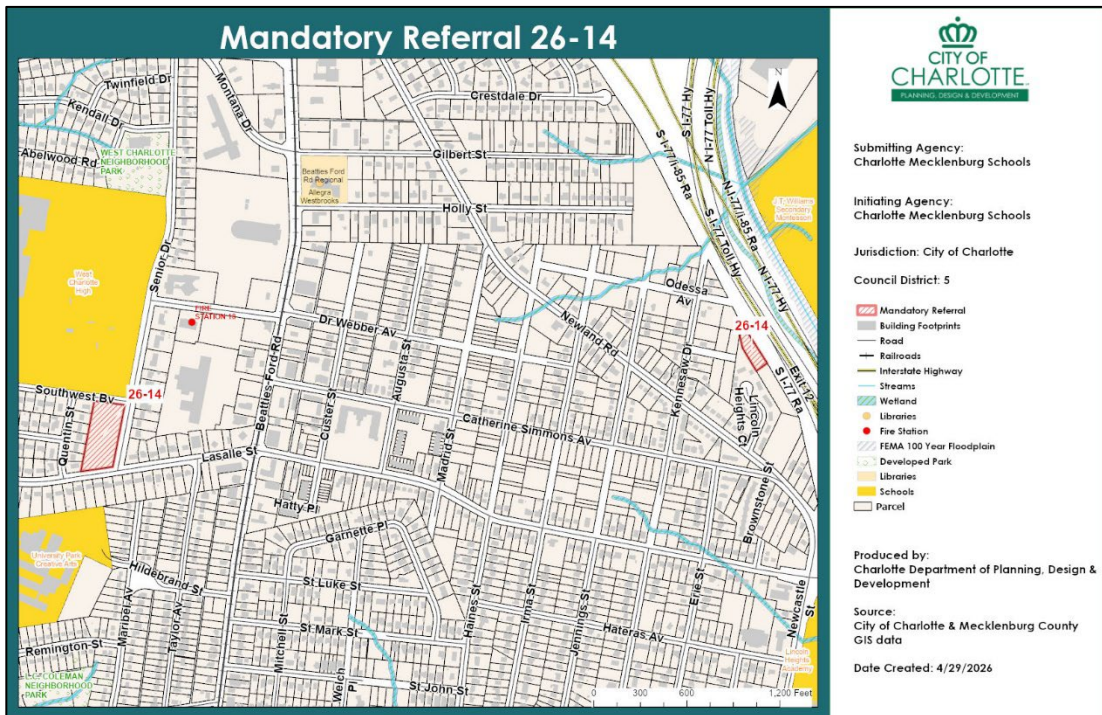
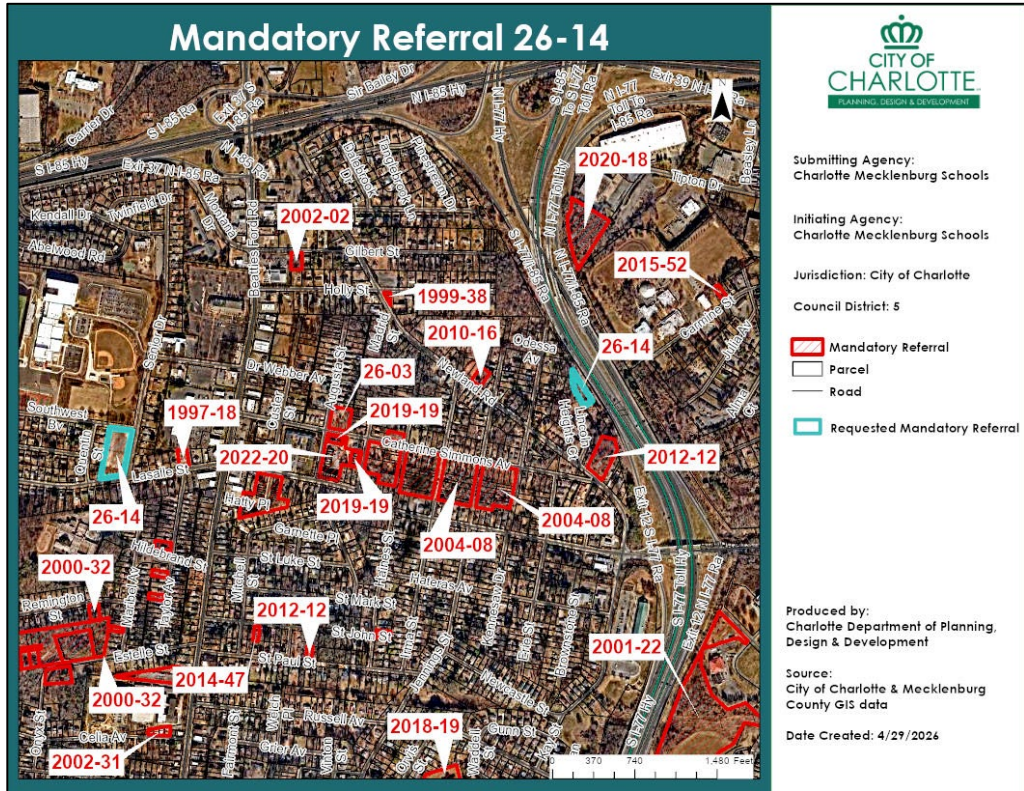
MANDATORY REFERRAL | REPORT NO. 26-14

INDEPENDENCE BLVD POLICY MAP:

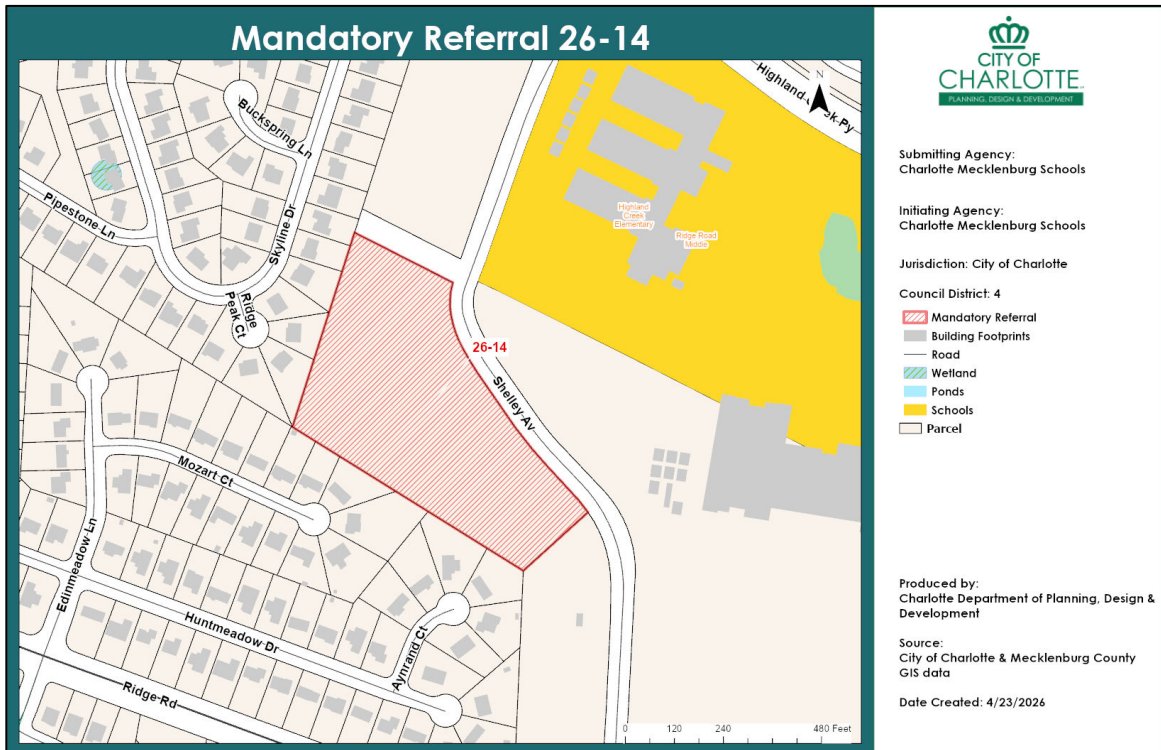
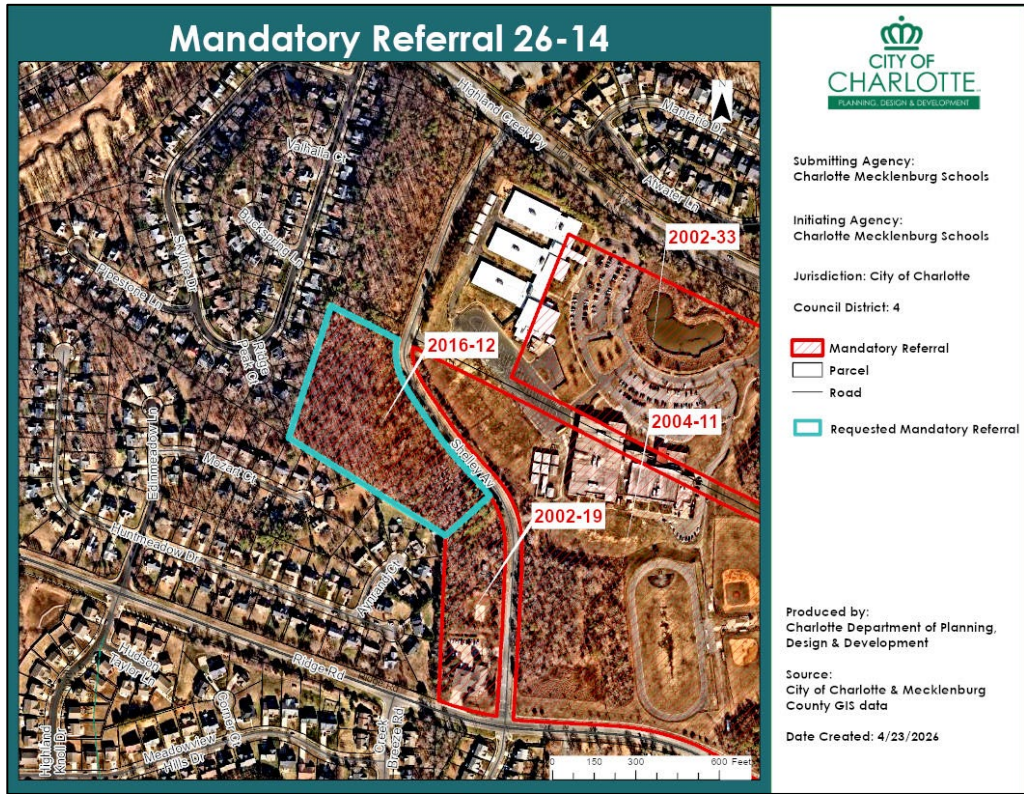


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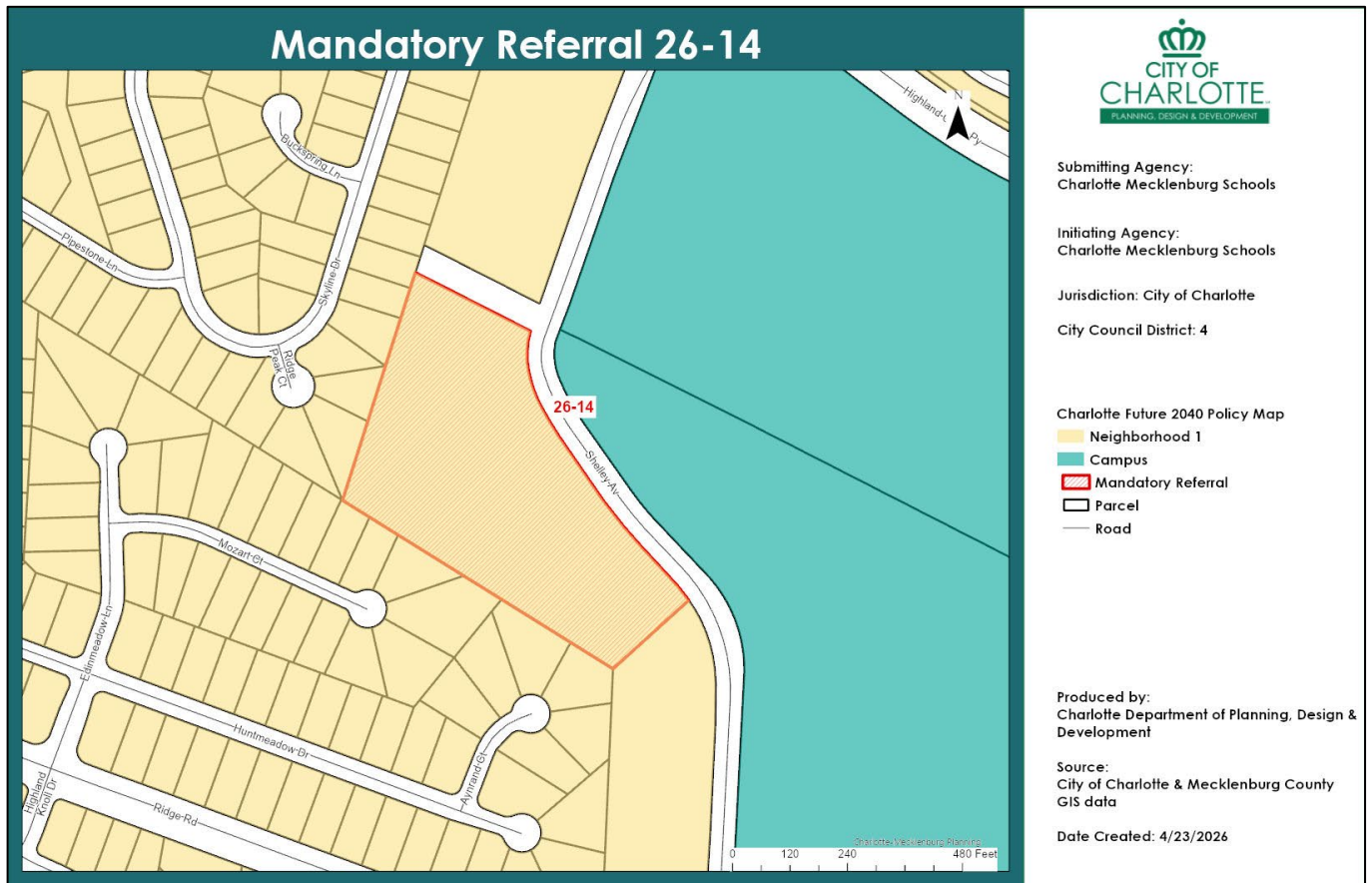
LASALLE ST & ODESSA AVE AERIAL & LAYOUT MAPS:



SHELLY AVENUE AERIAL & LAYOUT MAP



SHELLEY AVE POLICY MAP



JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this item at their Wednesday, May 6, 2026 meeting. Bob Sorrell gave a brief update on each item. The following comments were received:

1. Krystal Bright with CDOT mentioned the express lanes project planned for Independence Boulevard in relation to that property, whereas the project is in 30% design. Bob mentioned that access would likely not come from Independence, and that this project would be disclosed to potential buyers.
2. Joe Hack from Mecklenburg County Solid Waste commented on the Harrisburg Road property and mentioned that it was originally conveyed to the school because it has drainage easements and larger discharge pipes under Harrisburg Road that may impact the ability to sell the property in addition to limitations based on the former landfill. They mentioned having a conversation offline with Asset and Facility Management.

MANDATORY REFERRAL | REPORT NO. 26-14

3. Tolu Ibikunle with Long-Range Planning referenced the Harrisburg Road Multi-Use Path project that will cross this area, which is one of the initial city-funded SIA projects.
4. For the Huntersville Elementary School property, Bob mentioned that a survey will be produced and that the existing greenway will not be impacted. He said that this school is a current bond project and that the portion of property being sold is not needed for the new school.

PLANNING COMMITTEE REVIEW:

INITIATED BY: Jonathan Beller, Mecklenburg County Storm Water Services
SUBMITTED BY: Jonathan Beller, Mecklenburg County Storm Water Services
REVIEWED BY: Jason Pauling, Planning, Design and Development Department

ATTACHMENT 3

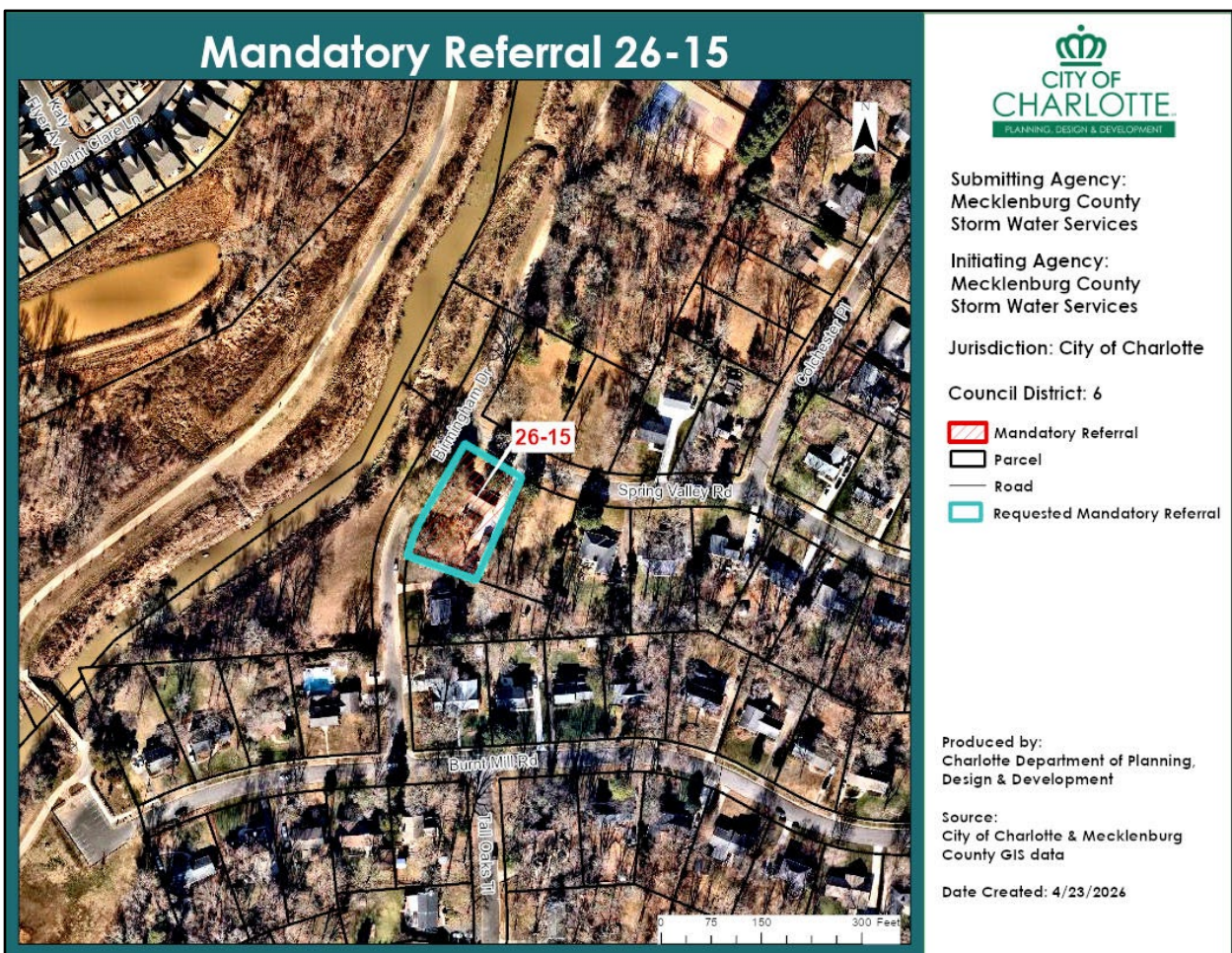
MANDATORY REFERRAL | REPORT NO. 26-15

PROJECT TYPE(S): Purchase **JURISDICTION:** Charlotte
PROJECT ADDRESS: 2800 Spring Valley Rd **TAX ID:** 17314201
PROJECT/PROPERTY SIZE: 0.44 acres **2040 POLICY MAP:** Neighborhood 1
ESTIMATED SCHEDULE/COMPLETION: FY 2026, 4th Quarter

PROJECT DESCRIPTION:

Mecklenburg County Storm Water Services proposes purchasing a 0.44-acre property adjacent to Little Sugar Creek in Charlotte.

AERIAL MAP:

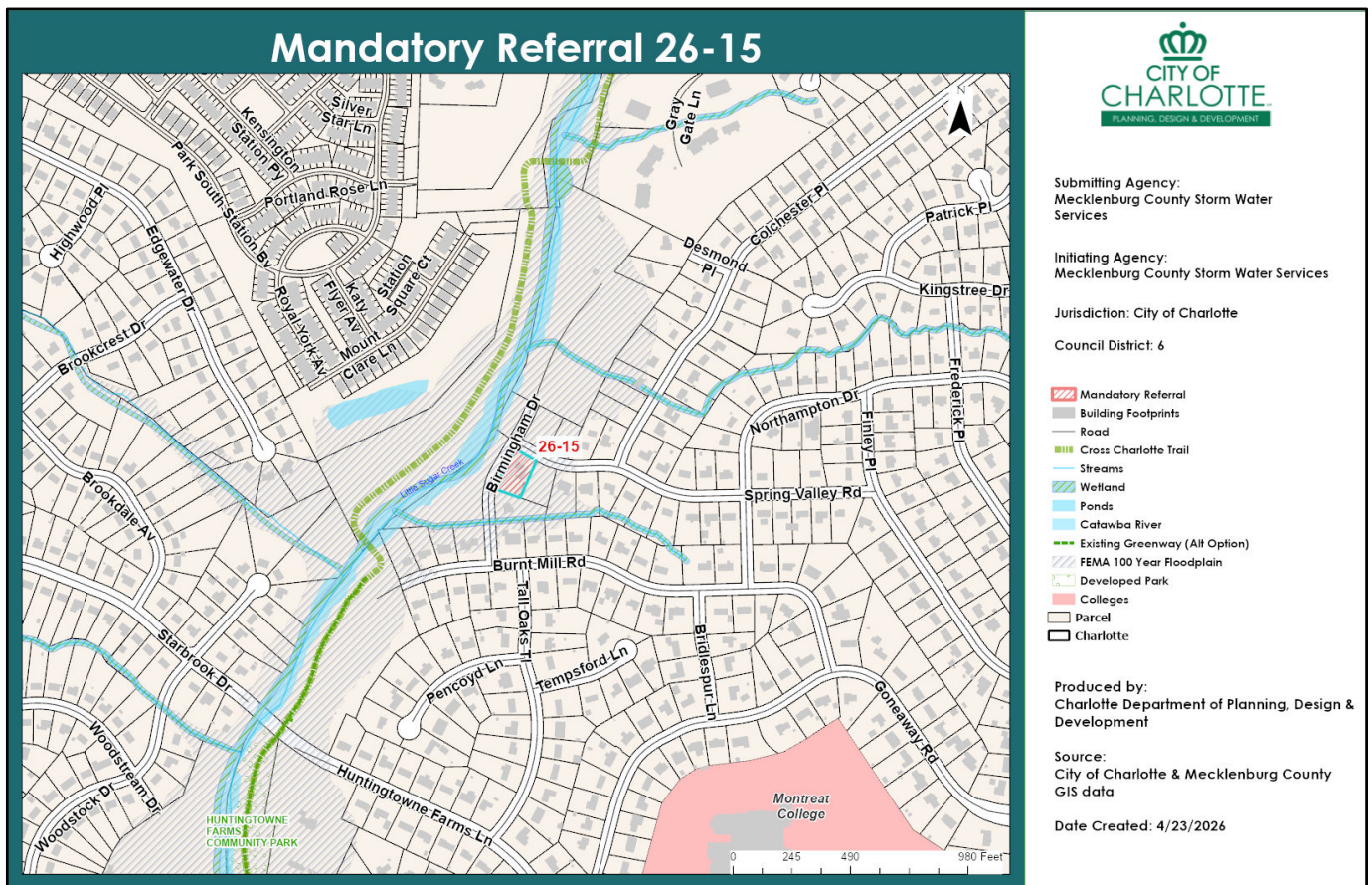


MANDATORY REFERRAL | REPORT NO. 26-15

JUSTIFICATION & IMPACT:

The proposed acquisition is located within a FEMA-designated floodplain and is at continued risk of life and property damage and/or loss from future floods. The proposed acquisition is intended to eliminate potential future losses by removing the improvements. Acquisition of this parcel will contribute to a reduction in property damage as well as adding to the water quality/open space needs of the community.

PROJECT MAP:



CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

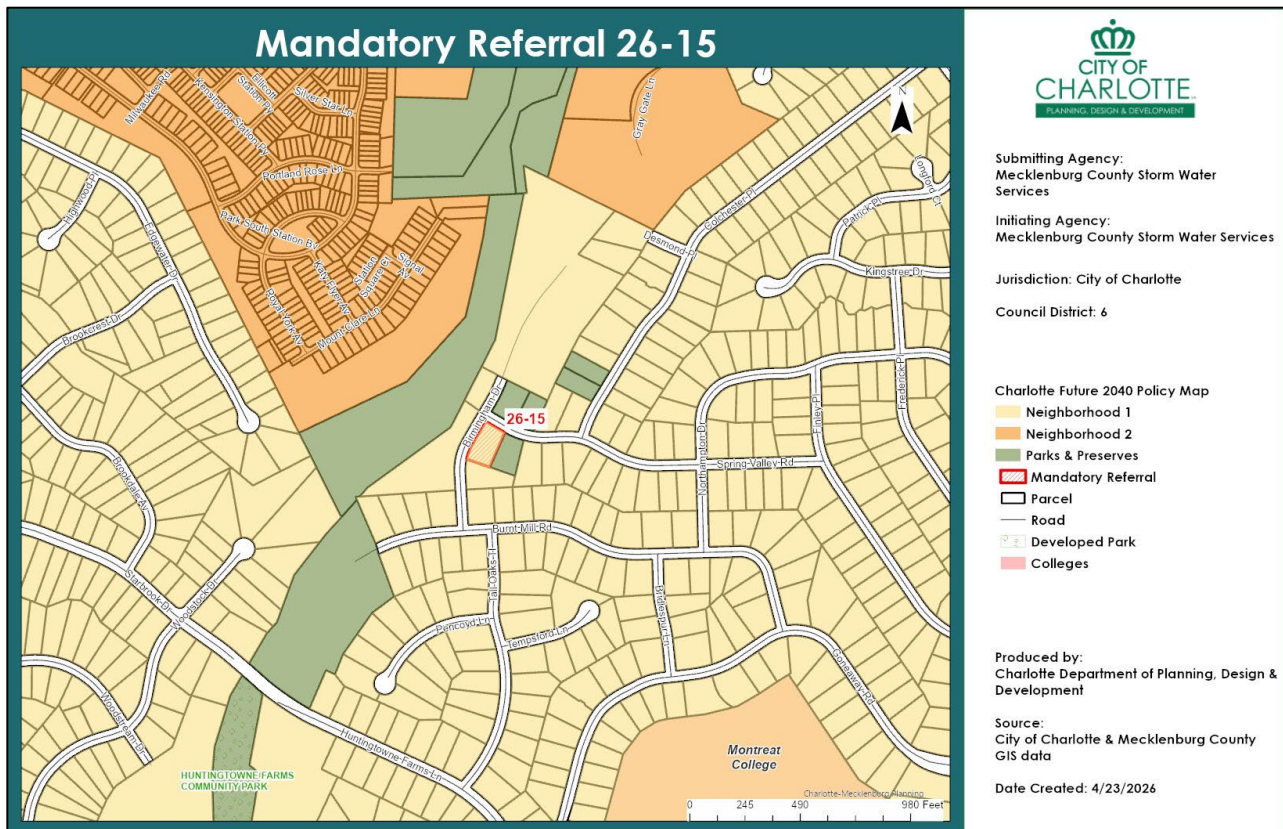
General acquisition of floodplain parcels is consistent with the Mecklenburg County Floodplain Management Guidance Document, adopted by Mecklenburg Board of County Commissioners December 3, 1997, which aims to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain. The selection of these specific parcels for acquisition is supported by the Flood Risk Assessment and Risk Reduction Plan, approved by Mecklenburg Board of County Commissioners in May of 2012.

MANDATORY REFERRAL | REPORT NO. 26-15

PLANNING STAFF REVIEW:

The place type designation for this property per the Charlotte 2040 Policy Map is Neighborhood 1. The 2040 Plan supports County acquisitions for floodplain protection and preservation of land and open spaces, which is supported in all place type designations, and further described as essential for Environmental Justice according to the Equitable Growth Framework Model. This property also lies within the adopted South Middle Community Area Plan.

2040 POLICY MAP:



JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their May 6, 2026 meeting. Jonathan Beller of Storm Water Services mentioned that the owner of this property also owns the property across the street and is interested in also selling that property, but FEMA funds are limited to the purchase and demolition of land with structures due to the lower risk of flooding to vacant properties.

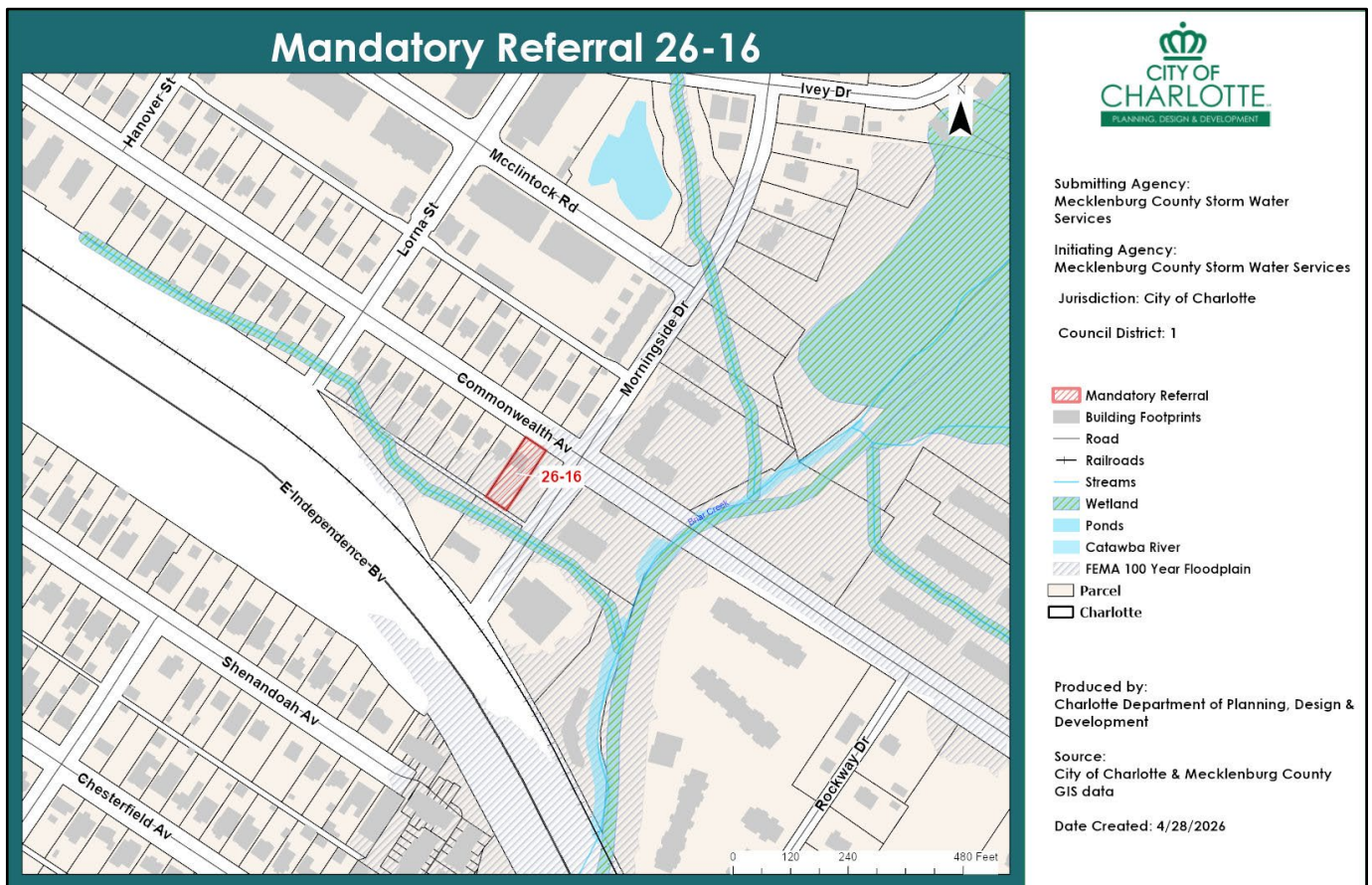
PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-16

JUSTIFICATION & IMPACT:

The proposed acquisition is located within a FEMA-designated floodplain and is at continued risk of life and property damage and/or loss from future floods. The proposed acquisition is intended to eliminate potential future losses by removing the improvements. Acquisition of this parcel will contribute to a reduction in property damage as well as adding to the water quality/open space needs of the community. Mecklenburg County anticipates acquiring this property in the fourth quarter of FY26 with demolition to follow shortly after acquisition. We propose using available capital funds for the purchases.

PROJECT MAP:



CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

General acquisition of floodplain parcels is consistent with the Mecklenburg County Floodplain Management Guidance Document, adopted by Mecklenburg Board of County Commissioners December 3, 1997, which aims to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain. The selection of these specific parcels for acquisition is supported by the

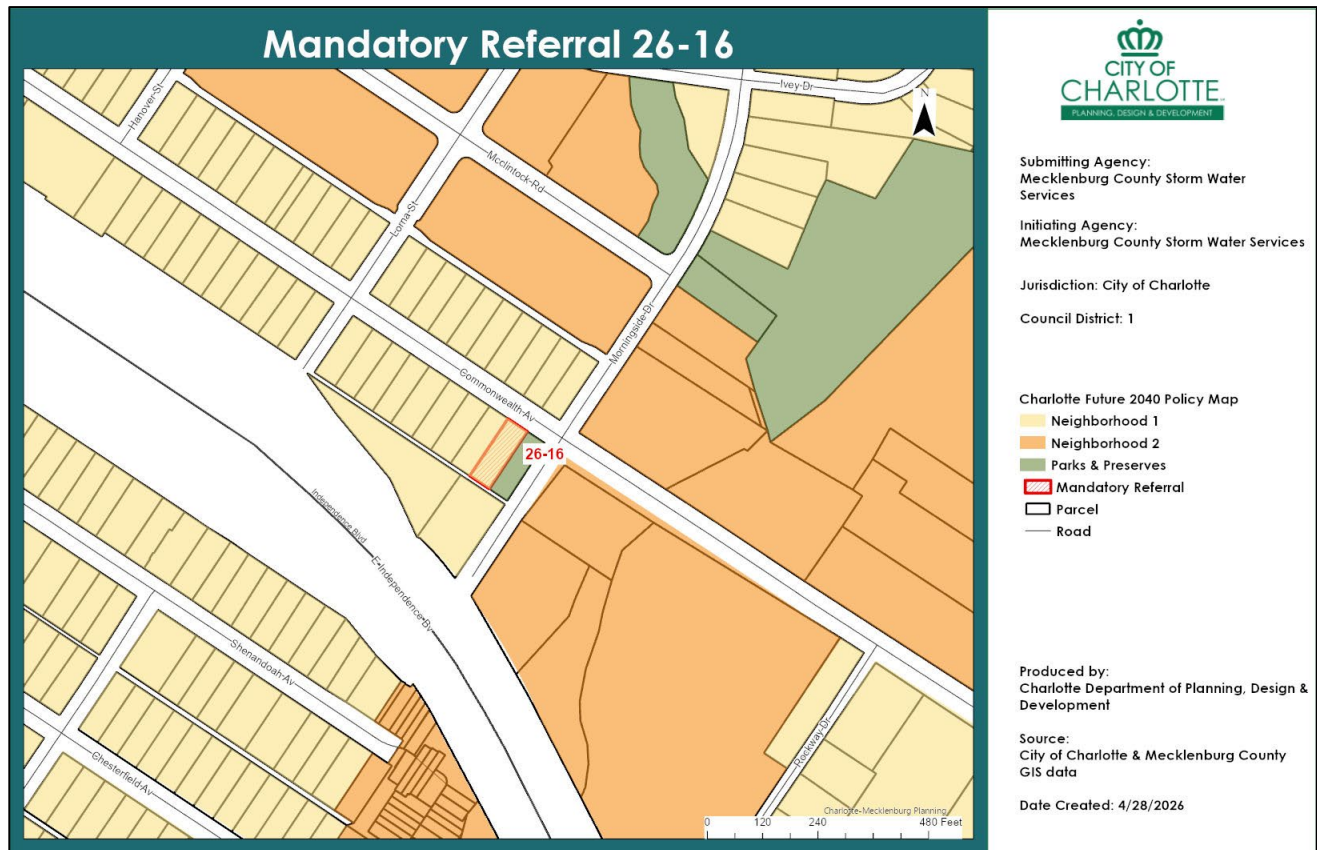
MANDATORY REFERRAL | REPORT NO. 26-16

Flood Risk Assessment and Risk Reduction Plan, approved by Mecklenburg Board of County Commissioners in May of 2012.

PLANNING STAFF REVIEW:

The place type designation for this property per the Charlotte 2040 Policy Map is Neighborhood 1. The 2040 Plan supports County acquisitions for floodplain protection and preservation of land and open spaces, which is supported in all place type designations, and further described as essential for Environmental Justice according to the Equitable Growth Framework Model. This property also lies within the adopted East Inner Community Area Plan.

2040 POLICY MAP:



JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their May 6, 2026 meeting and had no additional questions or comments.

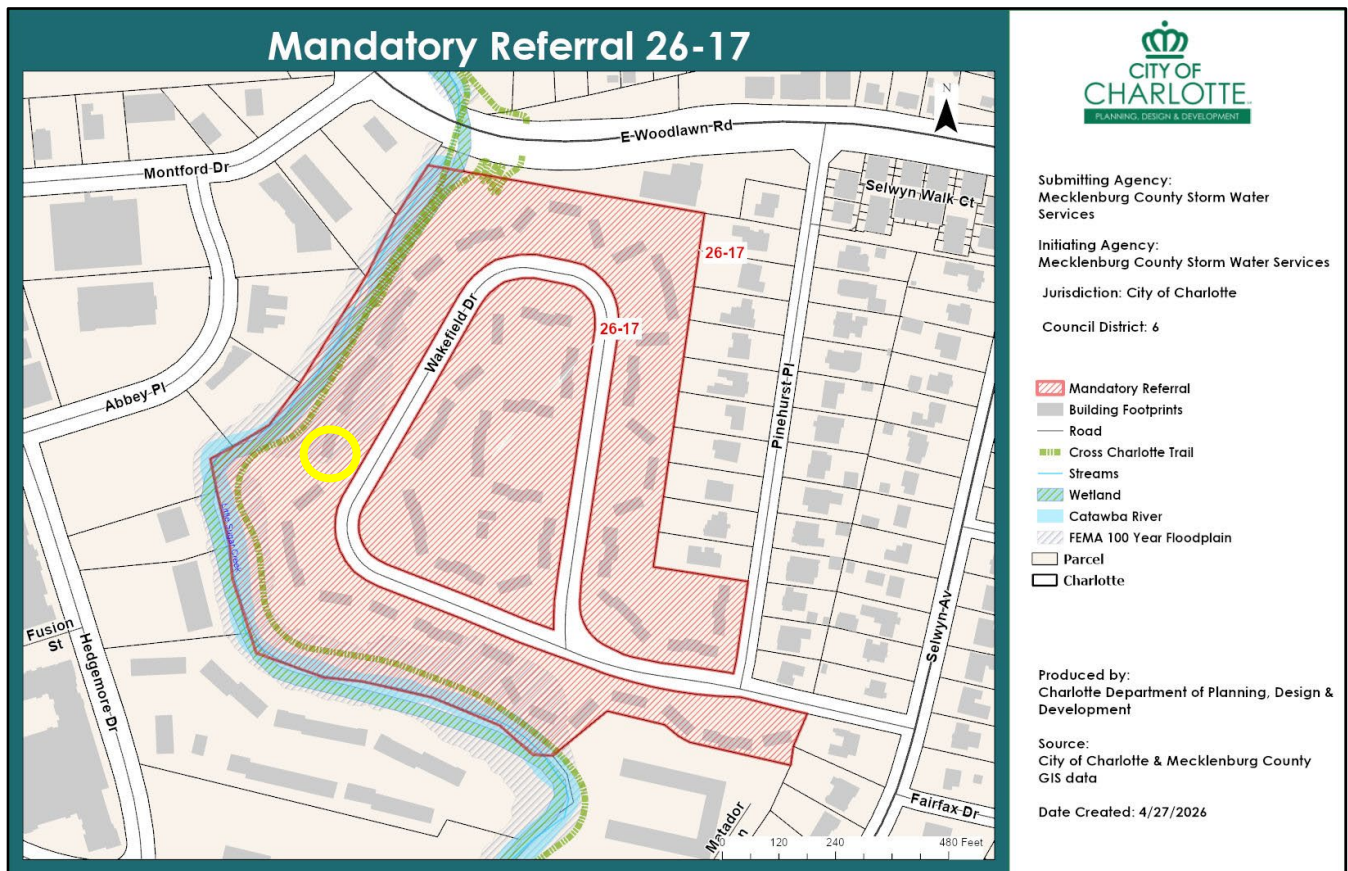
PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-17

JUSTIFICATION & IMPACT:

The proposed acquisition is located within a FEMA-designated floodplain and is at continued risk of life and property damage and/or loss from future floods. The building contains four condominium units, and the acquisition will include the building, and a small portion (approximately 0.23 acres) of the land around the building currently owned by the HOA requiring a vote. The proposed acquisition is intended to eliminate potential future losses by removing the improvements. Acquisition of this parcel will contribute to a reduction in property damage as well as adding to the water quality/open space needs of the community. Mecklenburg County anticipates acquiring this property in the fourth quarter of FY26 with demolition to follow shortly after acquisition. We propose using available capital funds for the purchases.

PROJECT MAP:



CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

General acquisition of floodplain parcels is consistent with the Mecklenburg County Floodplain Management Guidance Document, adopted by Mecklenburg Board of County Commissioners December 3, 1997, which aims to 1) prevent and reduce the loss of life, property damage, and service disruptions

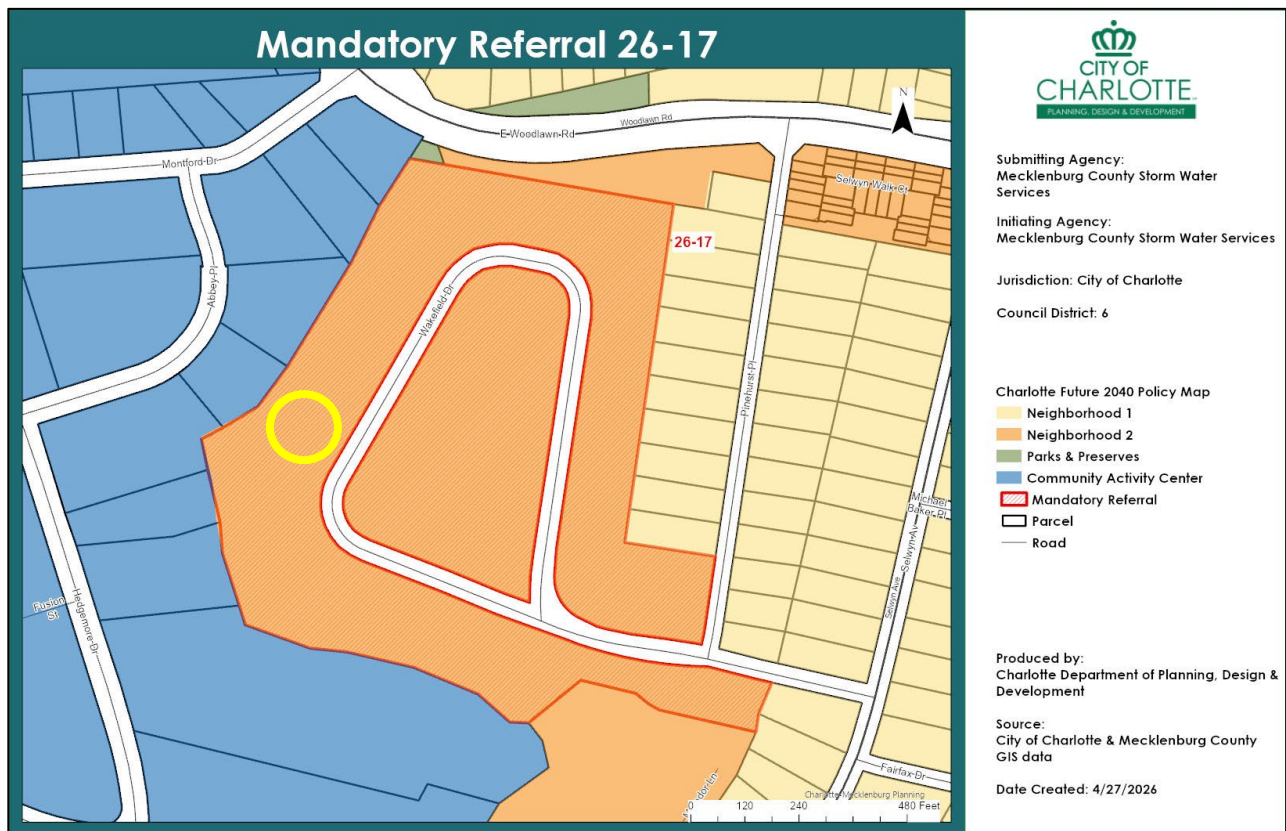
MANDATORY REFERRAL | REPORT NO. 26-17

and 2) restore natural and beneficial functions of the floodplain. The selection of these specific parcels for acquisition is supported by the Flood Risk Assessment and Risk Reduction Plan, approved by Mecklenburg Board of County Commissioners in May of 2012.

PLANNING STAFF REVIEW:

The place type designation for this property per the Charlotte 2040 Policy Map is Neighborhood 1. The 2040 Plan supports County acquisitions for floodplain protection and preservation of land and open spaces, which is supported in all place type designations, and further described as essential for Environmental Justice according to the Equitable Growth Framework Model. This property also lies within the adopted South Inner Community Area Plan.

2040 POLICY MAP:



JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their May 6, 2026 meeting, Jonathan Beller mentioned that this purchase involves a single condominium building with four individual units as well as the subsequent acreage underneath, which is not a typical acquisition or process for the County. He

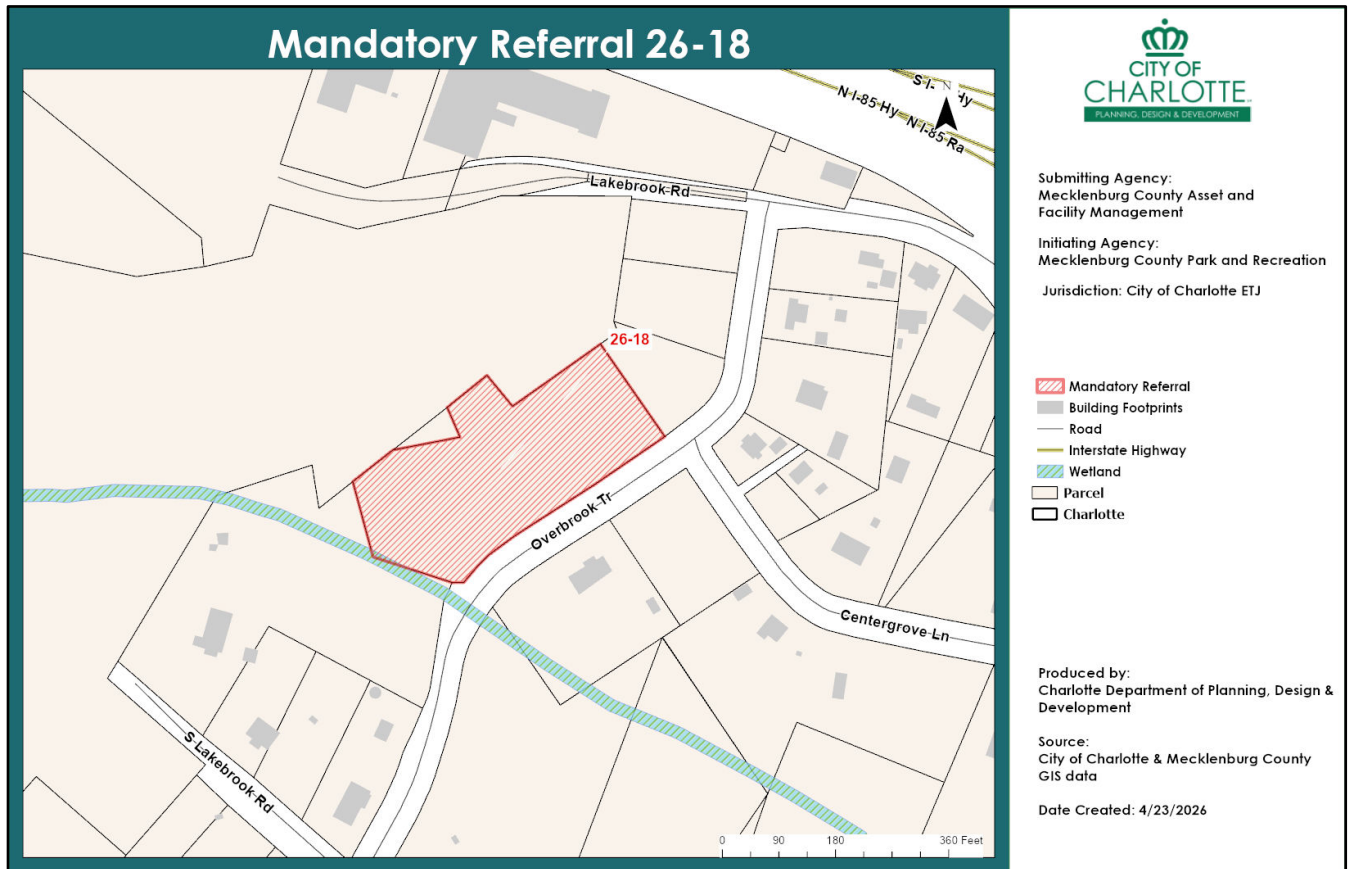
MANDATORY REFERRAL | REPORT NO. 26-17

mentioned that the HOA also owns the building shell and property, so they must also approve the acquisition by vote based on the appraisal. He stated that the building has severe foundation issues and that this acquisition has been in the works for decades. Katie Daughtry of Park and Recreation asked if the HOA would release the individual owners from their covenants. Jonathan stated that they have now agreed to this so that they would not have the burden of paying annual flood insurance costs. He mentioned that 50% of the neighborhood is still rental which is the biggest challenge to getting all involved signatures.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-18

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

Acquiring this property will expand Thayer Road Park acreage and provide additional road frontage to Overbrook Trail.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

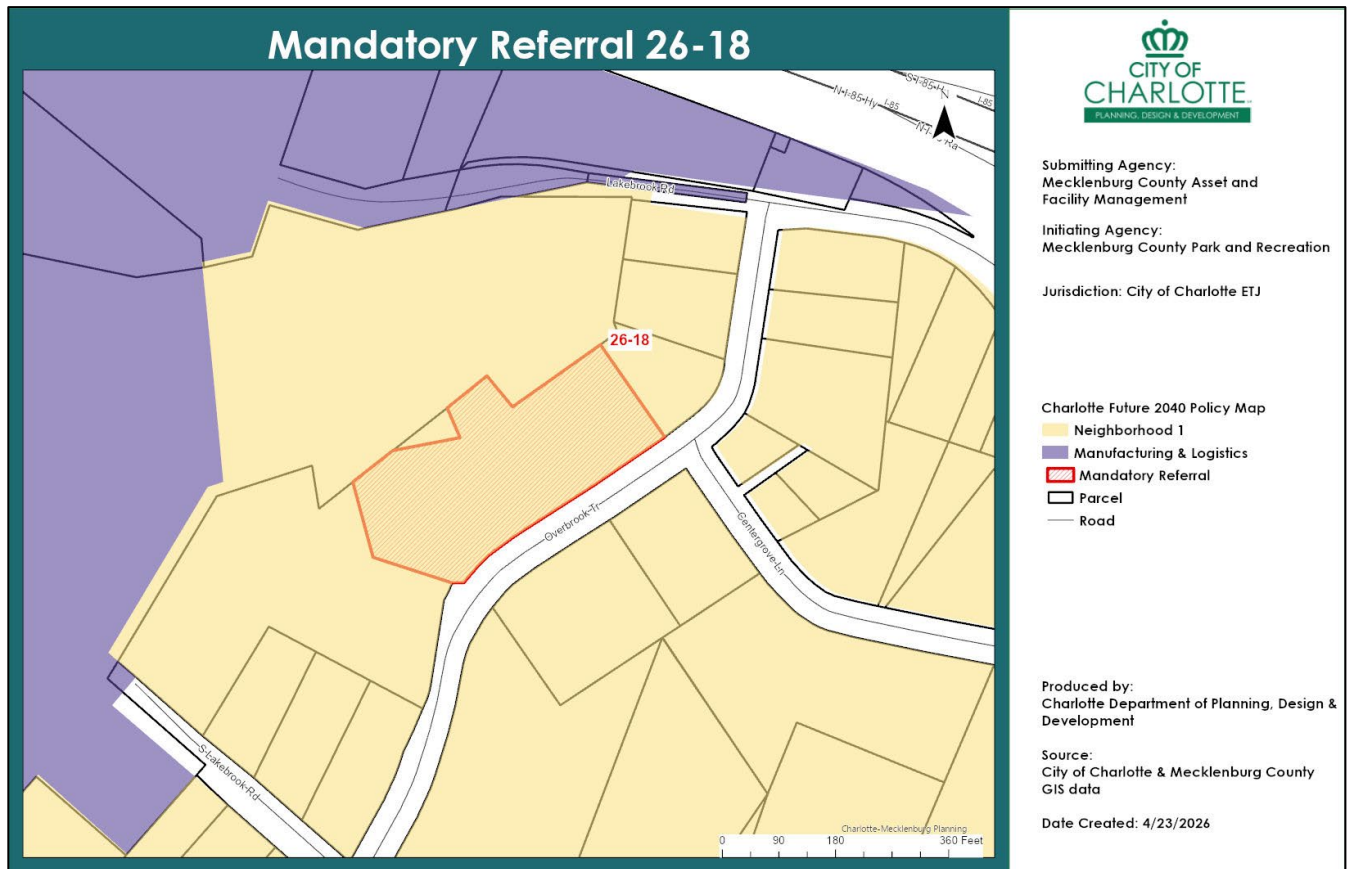
This acquisition is consistent with the MeckPlaybook, the County's guide for providing recreation, open space, and natural habitat protection. Additionally, the acquisition is supported by the Environmental Leadership Action Plan (ELAP) and Environmental Leadership Policy, which aims to maintain a minimum 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, 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

MANDATORY REFERRAL | REPORT NO. 26-18

neighborhood and the promotion of healthy living. The property is also within the recently adopted West Outer Community Area Plan.



JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their May 6, 2026 meeting. Caroline Fortney of General Services mentioned that the city has also purchased land in this area over the past couple of years for tree canopy preservation and protection. Katie Daughtry of Park and Recreation mentioned that the County would coordinate with the city when a new master plan is created for Thayer Road Park and said that this acquisition will also improve access to the park.

PLANNING COMMITTEE REVIEW:

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

ATTACHMENT 7

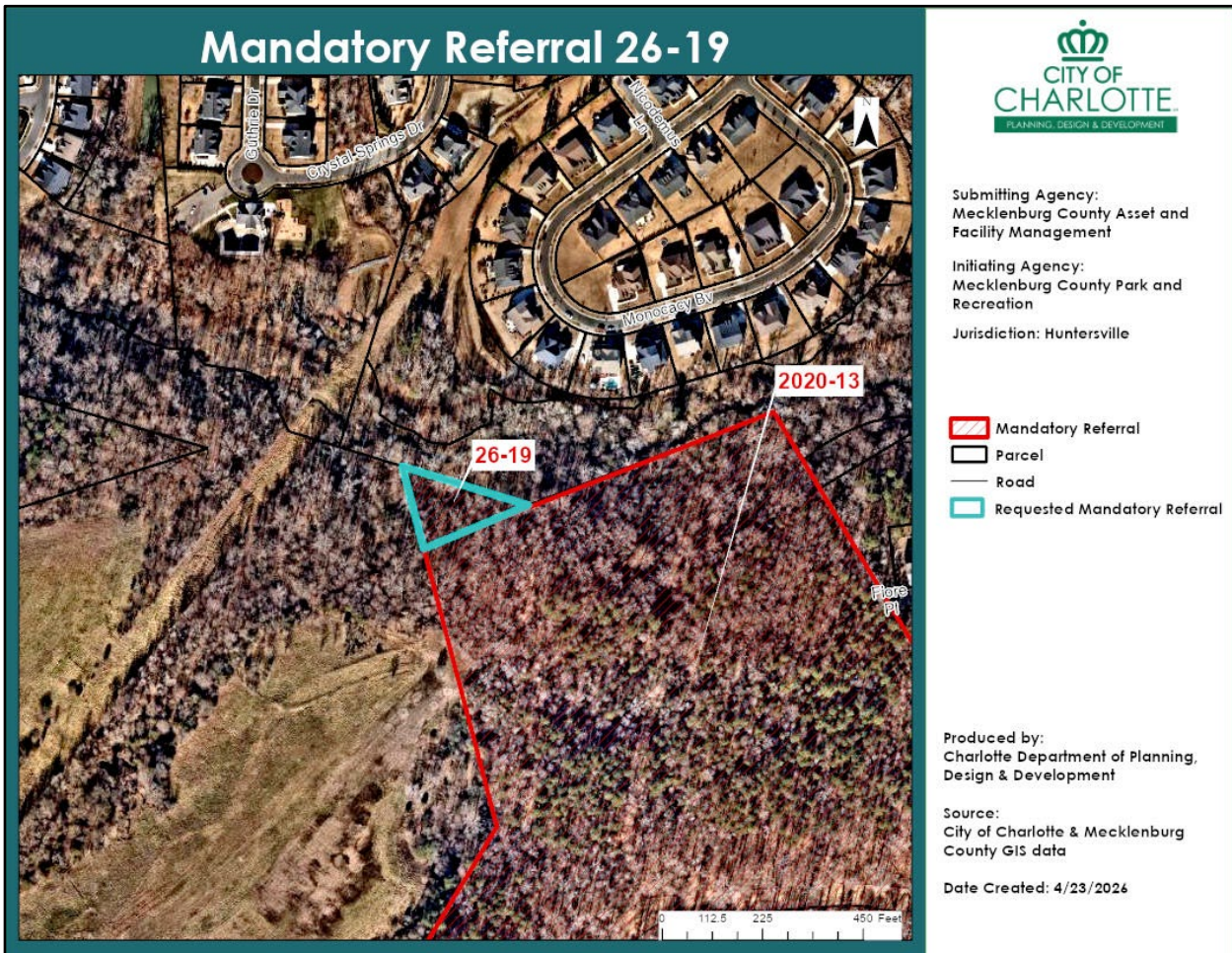
MANDATORY REFERRAL | REPORT NO. 26-19

PROJECT TYPE(S): Purchase **JURISDICTION:** Huntersville
PROJECT ADDRESS: N/A **TAX ID:** 01919199
PROJECT/PROPERTY SIZE: 0.55 acres **2040 POLICY MAP:** N/A
ESTIMATED SCHEDULE/COMPLETION: FY 2026

PROJECT DESCRIPTION:

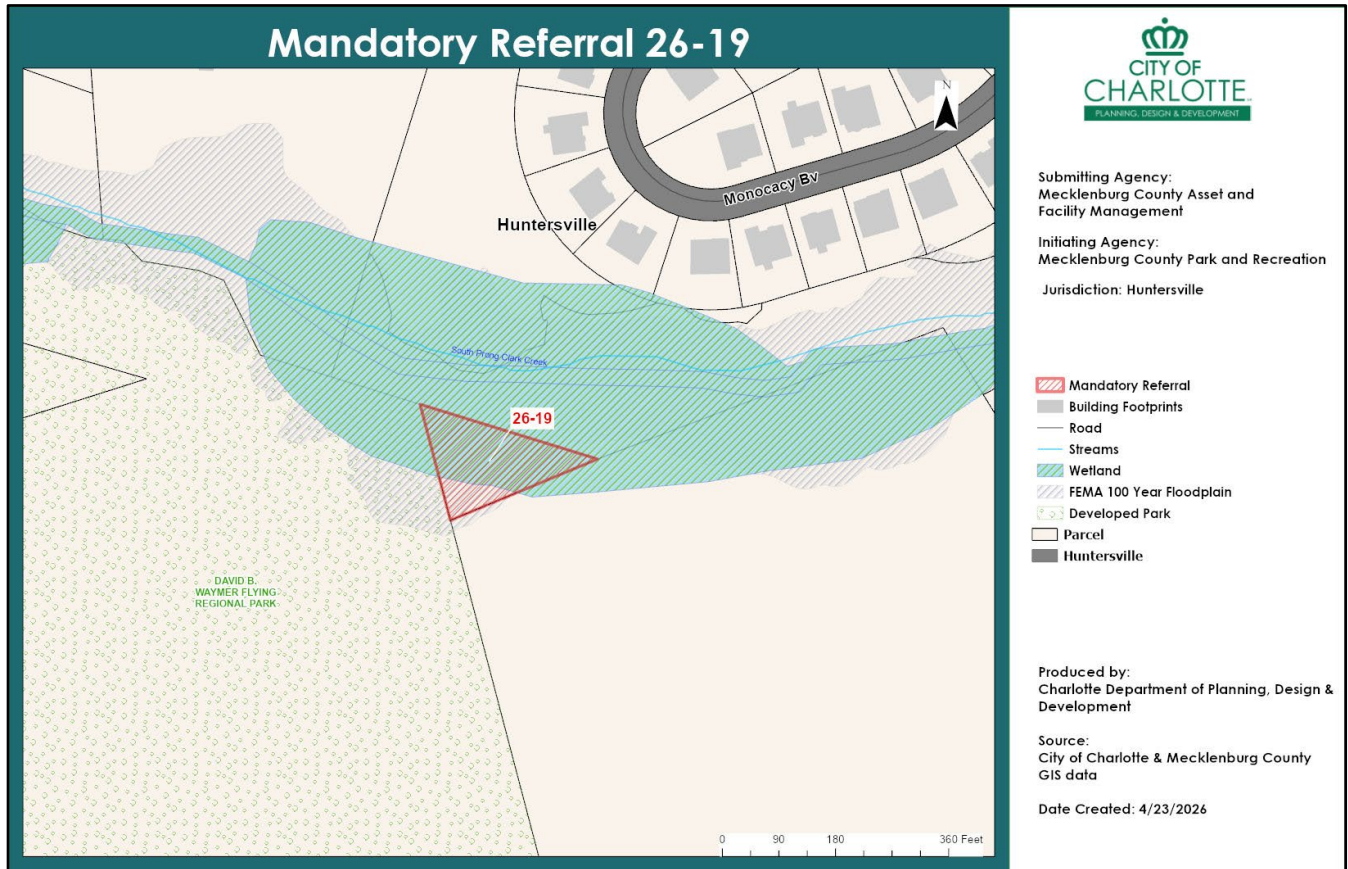
Mecklenburg County Park and Recreation is requesting to purchase a 0.55-acre parcel located adjacent to South Prong Clarke Creek and David Waymer Aeromodeller Park in Huntersville.

AERIAL MAP(S):



MANDATORY REFERRAL | REPORT NO. 26-19

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

The acquisition will fill a small gap between David B. Waymer Aeromodeller Park and South Prong Clarke Creek.

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 and will positively impact both the existing park and future greenway, allowing more space and improvement for design.

MANDATORY REFERRAL | REPORT NO. 26-19

PLANNING STAFF REVIEW:

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

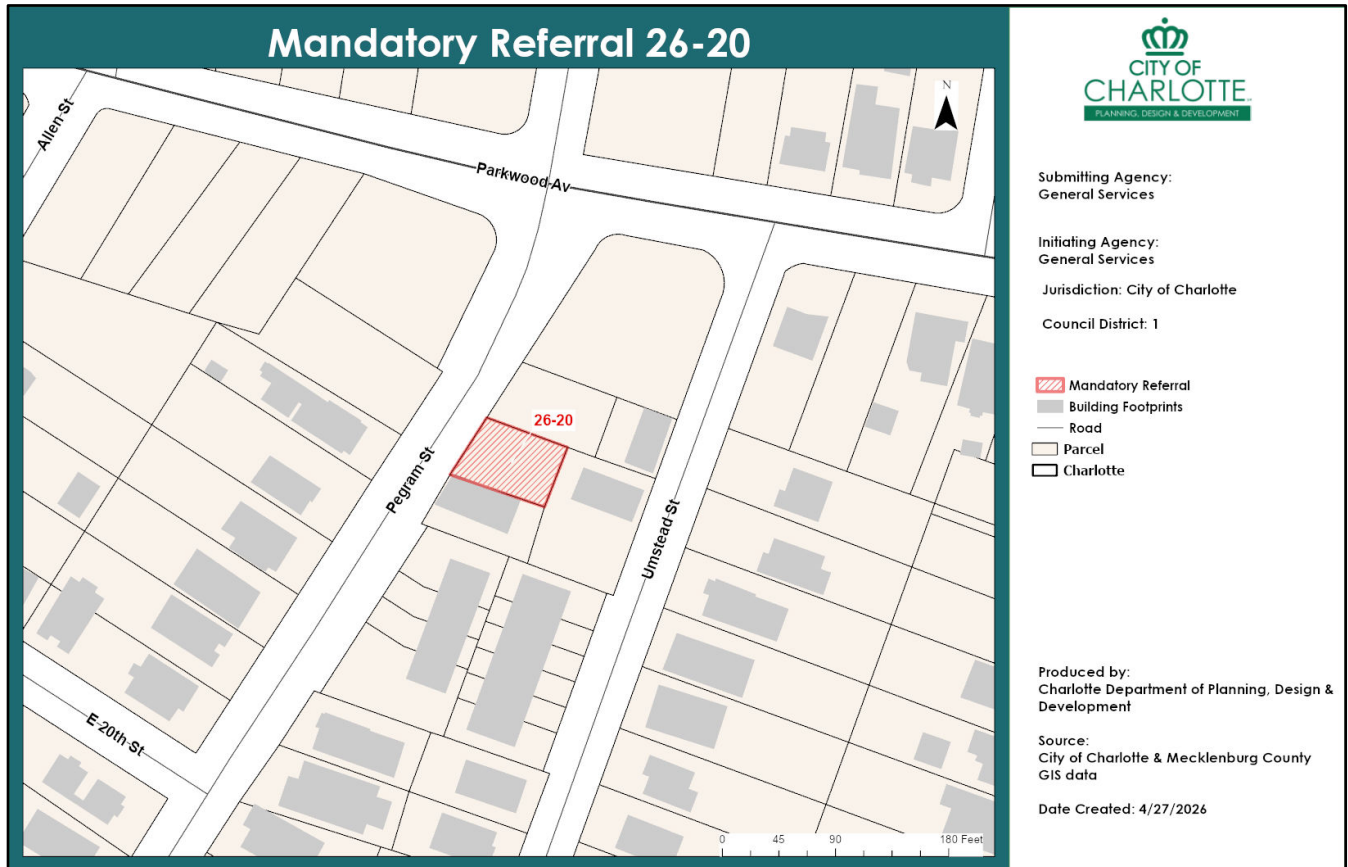
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their May 6, 2026 meeting and had no additional questions or comments.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-20

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

The City of Charlotte originally acquired this property via foreclosure in 2005. The City has attempted to leverage this property for affordable housing in the past, but due to site constraints housing development is challenged. After thorough consideration, the City is proposing to sell the property via upset bid. Selling the land will generate revenue for the City and reduce maintenance costs and liability.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

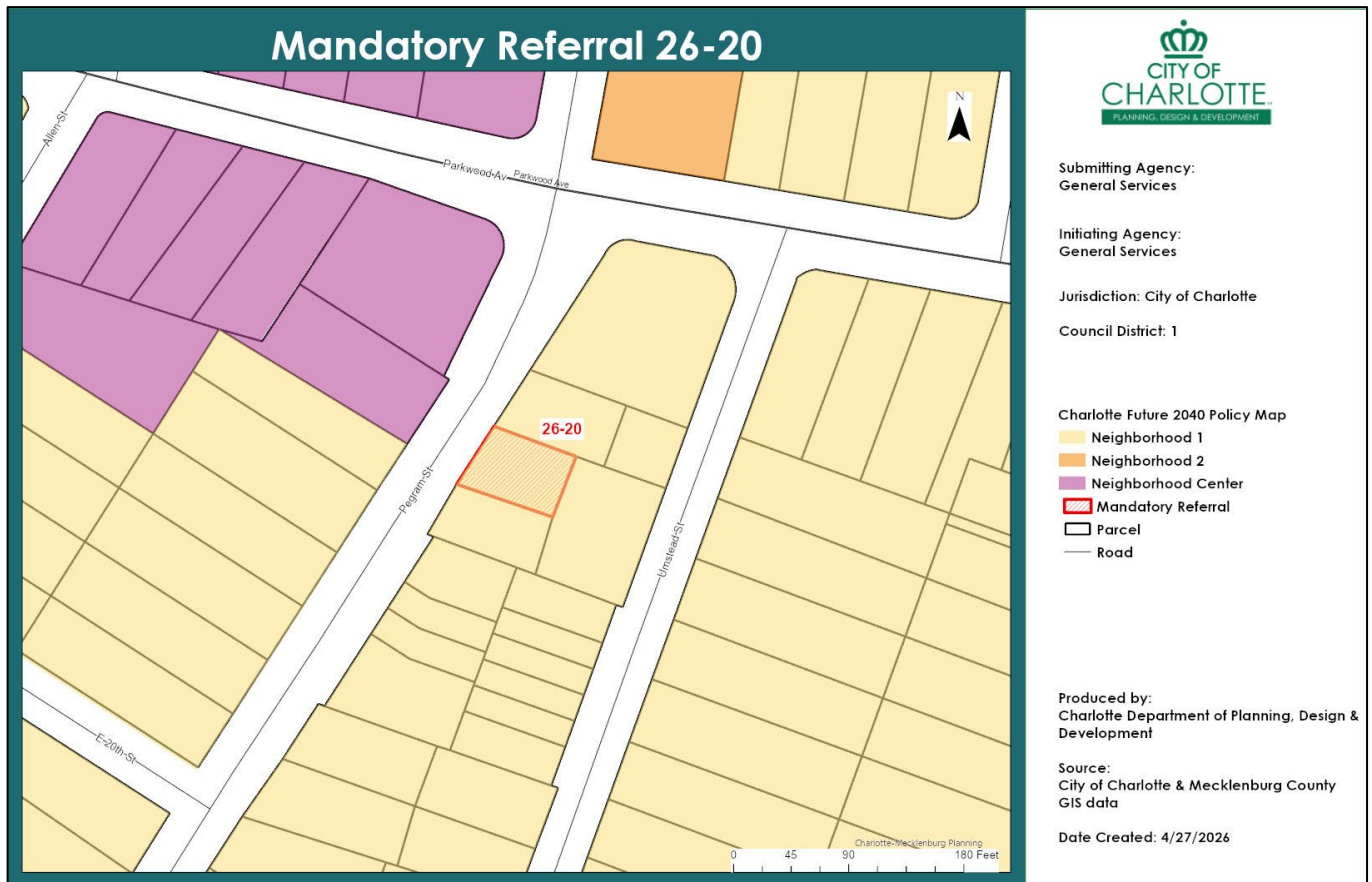
This proposed sale is consistent with the City-Owned Real Estate and Facilities Policy, adopted by City Council in 2017.

PLANNING STAFF REVIEW:

The subject property has a place type designation of neighborhood 1, but is zoned N2-B, which could allow for increased options for types and sizes of residential development. Selling this property could

MANDATORY REFERRAL | REPORT NO. 26-20

facilitate goals 2 and 3 of the Charlotte Future 2040 Plan and could increase access to housing in an established neighborhood that is within walking distance to goods, services and amenities.



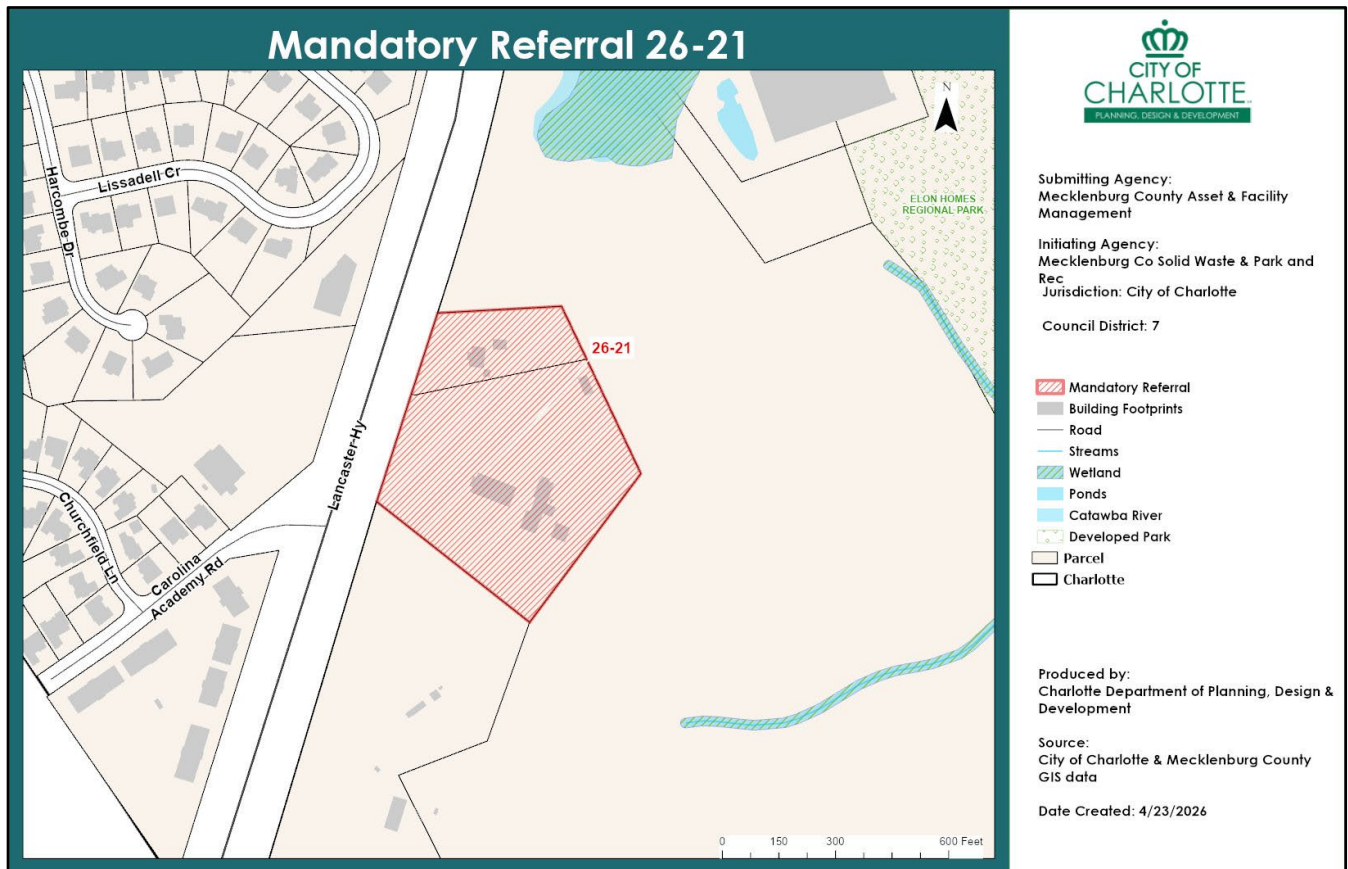
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this request at their May 6, 2026 meeting. Caroline Fortney of General Services, Real Estate Division mentioned that the property is being considered for sale through the upset bid process. She mentioned that the property was originally purchased for affordable housing but is difficult to develop unless combined with other properties and that they have received interest from some adjoining property owners. Jason Pauling of Long-Range Planning mentioned that N2-B zoning may allow more flexibility to develop the property.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-21

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

This acquisition will provide a buffer for Foxhole Landfill, outdoor park amenities, LUESA and Park and Rec meeting and office spaces, and storage options.

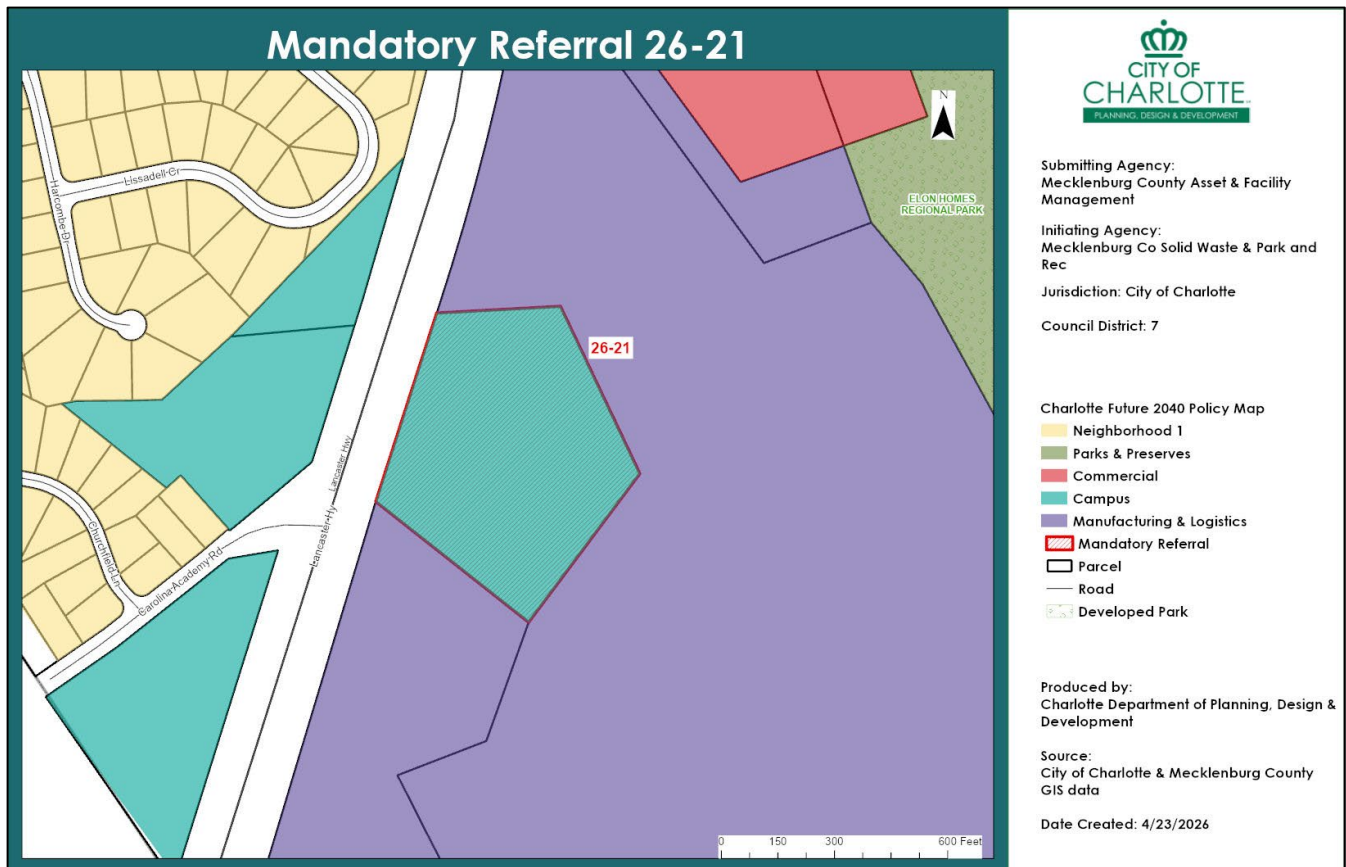
CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

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 and will positively impact both the existing park and future greenway, allowing more space and improvement for design.

PLANNING STAFF REVIEW:

MANDATORY REFERRAL | REPORT NO. 26-21

Acquiring this property aligns with Goals 1, 6, 7, 9 and 10 of the Charlotte Future 2040 Comprehensive Plan by providing access to additional amenities and open space to area residents, providing additional environmental justice benefits by increasing open space, protecting existing neighborhoods by providing additional buffers, and government efficiency showcasing an acquisition and facility that benefits multiple County departments.



JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this request at their May 6, 2026 meeting. Bethany Fritts of Asset and Facility Management mentioned that this acquisition serves many purposes for the County, most notably for Solid Waste and Park and Recreation for increased protection to the existing landfill site, and additional open space. Krystal Bright of CDOT mentioned the US-529 Johnson Road Widening project that could potentially impact the property.

PLANNING COMMITTEE REVIEW: