

Planning Committee

Agenda Packet

September 15, 2026 |
Room 280
5:00 p.m.

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 280

September 15, 2026 | 5 p.m.

1. Call to Order and Introductions

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

3. Mandatory Referral Legislation, Process, and Role of the Joint Use Task Force.

Staff Resource: Jason Pauling – Planning, Design & Development, Long-Range Planning

4. MR 26-31 – Mecklenburg County Park and Recreation is acquiring 29.2 acres in Pineville along Sugar Creek for future greenway, including construction, maintenance and pedestrian access for nearby residents (PID's: 20507123, 26). Attachment 2

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

5. MR 26-32 – Mecklenburg County Park and Recreation is acquiring a 2.85-acre parcel off Alleghany Street in Charlotte to relocate park operations at Camp Greene Park (PID: 06711342). Attachment 3

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

6. MR 26-33 – Mecklenburg County is acquiring a 3-acre property located at 511 Yellowstone Drive to temporarily house County staff while the Catherine Wilson building undergoes renovations. (PID: 06904138). Attachment 4

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

7. Adjournment.

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting

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

Attendance

Planning Committee Members Present: Chairperson Rebeka Whilden, Vice Chairperson Erin Shaw, and Commissioners; Michal Caprioli, Terry Lansdell, Clayton Sealey, and Evan Kettler

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Maria Floren, Monica Holmes, David Hittle, and Catherine Mahoney

Other Staff: Jonathan Beller – Mecklenburg County Storm Water Services

Welcome and Introductions

Chairperson Whilden called the meeting to order at 5:00 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 by Vice Chairperson Shaw to approve June 16, 2026, minutes. The minutes were unanimously approved. 6-0

During introductions, Planning Director Monica Holmes introduced David Hittle as the new Deputy Director for Planning, Design, and Development. The Deputy Director shared that he is brand new to the City of Charlotte. Most recently he served as Director of Planning and Transportation for the City of Bloomington, Indiana with prior roles in the City of Lafayette, Indiana, and Indianapolis.

Mandatory Referrals

Chairperson Whilden outlined the mandatory review process. Commissioners could then choose to pull any referral for discussion before voting. Staff also provided a brief reminder that the mandatory referral process is required by state law to ensure coordination between City and County agencies when public properties are acquired.

Commissioner's Questions:

- Commissioner Kettler asked how floodplain location affects the fair market value of properties acquired for flood mitigations. Staff explained that independent third-party appraisals determine the value and that floodplain location may reduce the value, though typically not significantly.
- Vice Chairperson Shaw asked how Storm Water Services funds annual property acquisitions. Staff responded that the purchases are budgeted through the Capital Improvement Program (CIP) using stormwater fees.

Mandatory Referral - Staff Action

In reference to Mandatory Referral #26-29 staff noted the report related to the Parks and Recreation acquisition would be corrected administratively to accurately reflect the project partnership. Following the discussion, the committee proceeded to a vote.

MR 26-26 – Mecklenburg County Storm Water Services is seeking to purchase 0.35-acres located at 6729 Mounting Rock Rd (16722311) for FEMA floodplain protection.

MR 26-27 – Mecklenburg County Storm Water Services is seeking to purchase 2.05 acres located at 10501 Beagle Club Rd in Charlotte (03115233) for FEMA floodplain protection.

MR 26-28 – Mecklenburg County Park and Recreation is seeking to purchase two parcels totaling 0.535 acres located at 3522 Avalon Ave. & 1035 Fairground St. (06508107 & 08) for a future neighborhood park.

MR 26-29 – Mecklenburg County Park and Recreation is seeking to purchase 0.32 acres located at 6120 Birmingham Dr (17307140) for greenway and stream restoration purposes.

MR 26-30 – Mecklenburg County Park and Recreation is seeking to purchase 5 acres located at 14830 Shopton Road W (19949103) for an expansion of McDowell Nature Preserve.

A motion was made by Vice Chairperson Shaw and seconded by Commissioner Sealey stating that the Planning Committee reviewed M.R.#26-26, M.R.#26-27, M.R.#26-28, M.R. #26-29, and M.R.#26-30, on June 16, 2026, and has no additional comments for the submitting agencies. The motion was approved. 6-0

FY2027 Future Discussion Topics – Planning Committee

- **Parks & Recreation, Storm Water, and Tree Save initiatives** – Overview of annual priorities and strategies related to mandatory referrals.
- **Bonds** – Information on bond requirements, especially as it relates to the ETJ, administration, and abandoned development projects.
- **Legislative Agenda** – Updates on the City and County legislative agenda as it is being developed (Typically November-December timeframe).
- **Capital Improvement Program (CIP)** – Overview of capital improvement budgets, scope of the assets and allocations around capital improvement projects.
- **Transportation Planning** – Understanding how recently passed bills and legislation affect the scope of work for the local policy planning group. Once established, have the Metropolitan Public Transportation Authority (MPTA) present to Planning Committee.
- **Data Centers** - Information on data centers and their impact on the community.
- **Climate Resilience and Sustainability** – City initiatives related to heat mitigation, water conservation, energy efficiency, and weather adaptation.
- **Impervious Surface Management** – Discussion of data collection, Tree Save, stormwater mitigation, and impacts on property valuation.

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

Adjourn – The meeting adjourned at **5:27** p.m.

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

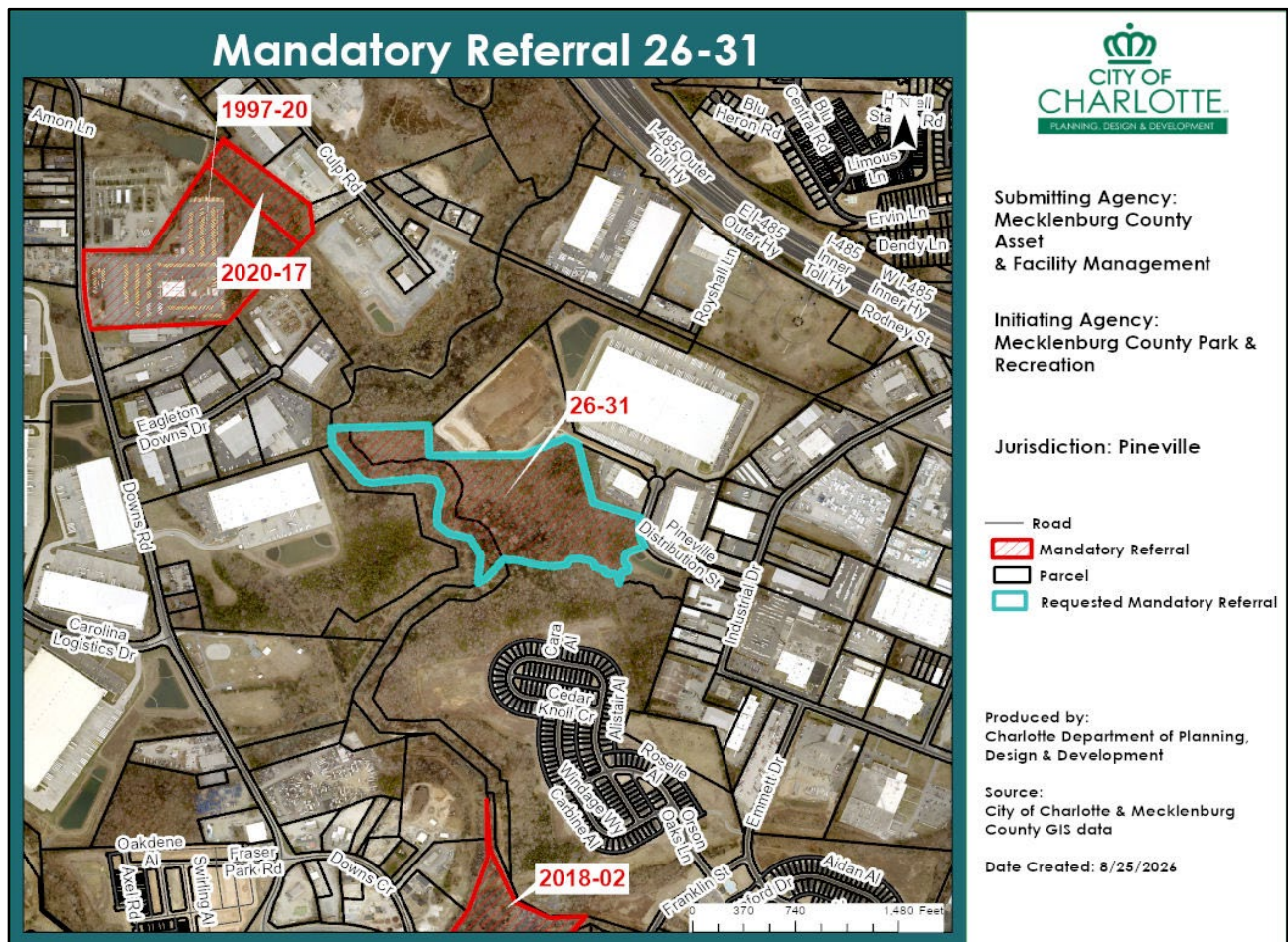
MANDATORY REFERRAL | REPORT NO. 26-31

PROJECT TYPE(S): Purchase
JURISDICTION: Pineville
PROJECT ADDRESS: 10111 Pineville Dist. St.
TAX ID: 20507123, 26
PROPERTY SIZE: 29.2 acres
2040 POLICY MAP: N/A
ESTIMATED COMPLETION: FY 2027

PROJECT DESCRIPTION:

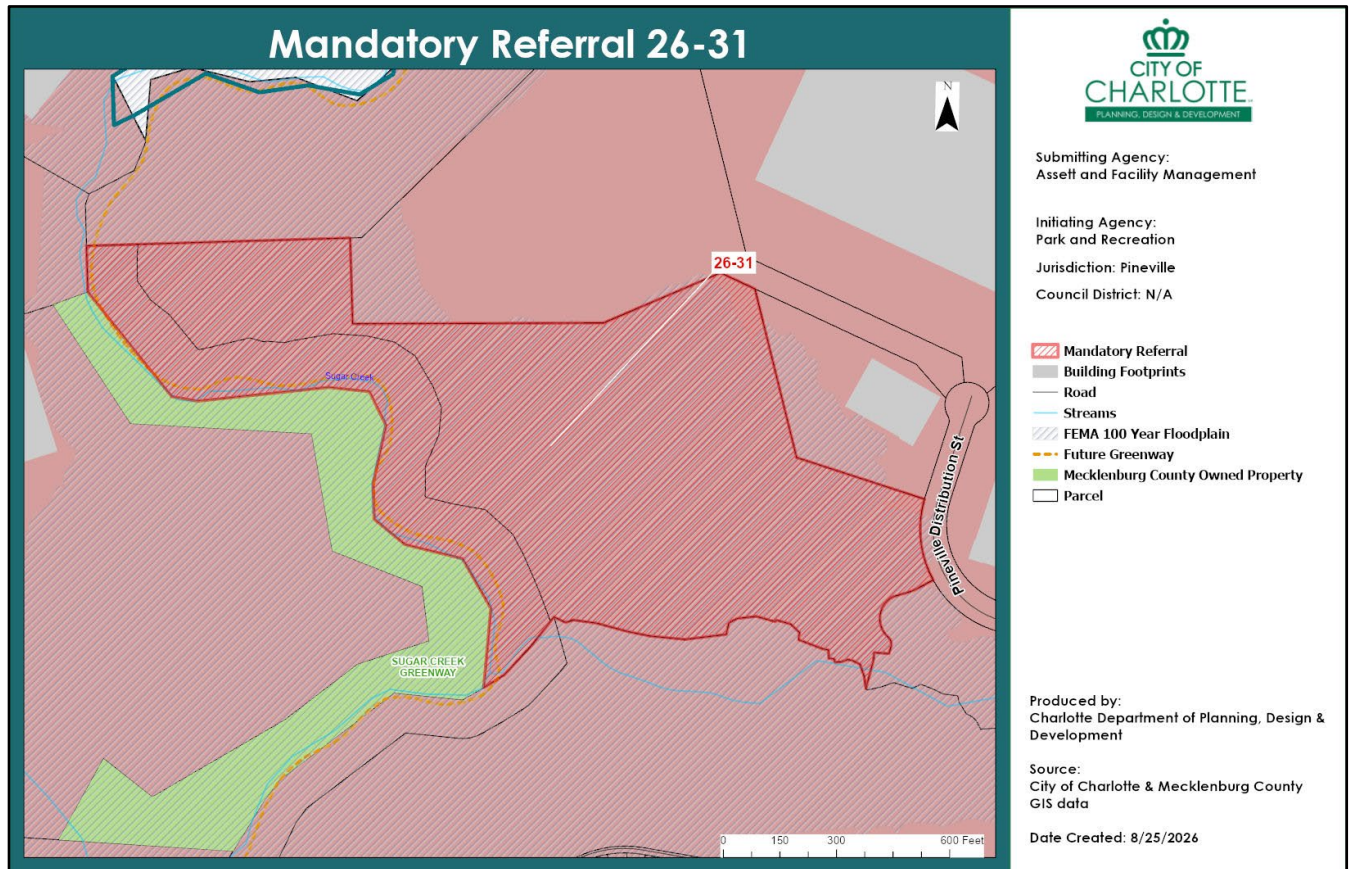
Mecklenburg County Park and Recreation is requesting to purchase two properties totaling 29.2 acres located in Pineville and adjacent to future Sugar Creek Greenway.

AERIAL MAP(S):



MANDATORY REFERRAL | REPORT NO. 26-31

PROJECT MAP(S):



JUSTIFICATION & IMPACT:

Acquisition of these parcels will provide additional acreage for Sugar Creek Greenway and allow construction and maintenance access and possible pedestrian access. Additionally, using County property for construction access and staging will be less problematic for surrounding property owners.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the 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 per 1,000 residents.

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.

MANDATORY REFERRAL | REPORT NO. 26-31

JOINT USE TASK FORCE REVIEW COMMENTS:

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

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

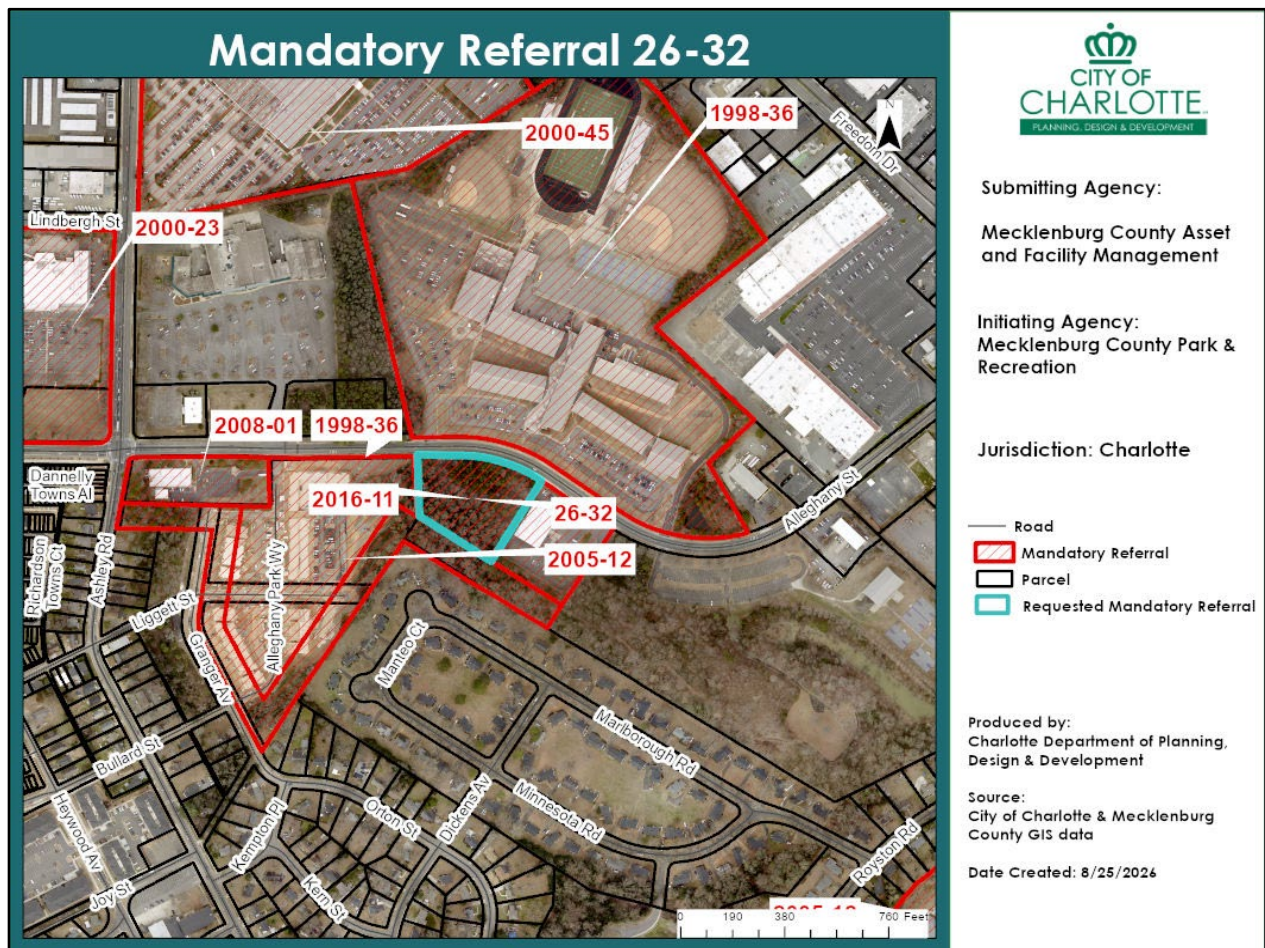
MANDATORY REFERRAL | REPORT NO. 26-32

PROJECT TYPE(S): Purchase
JURISDICTION: Charlotte
PROJECT ADDRESS: Alleghany Street
TAX ID: 06711342
PROPERTY SIZE: 2.85 acres
2040 POLICY MAP: CAMPUS
ESTIMATED COMPLETION: FY 2027

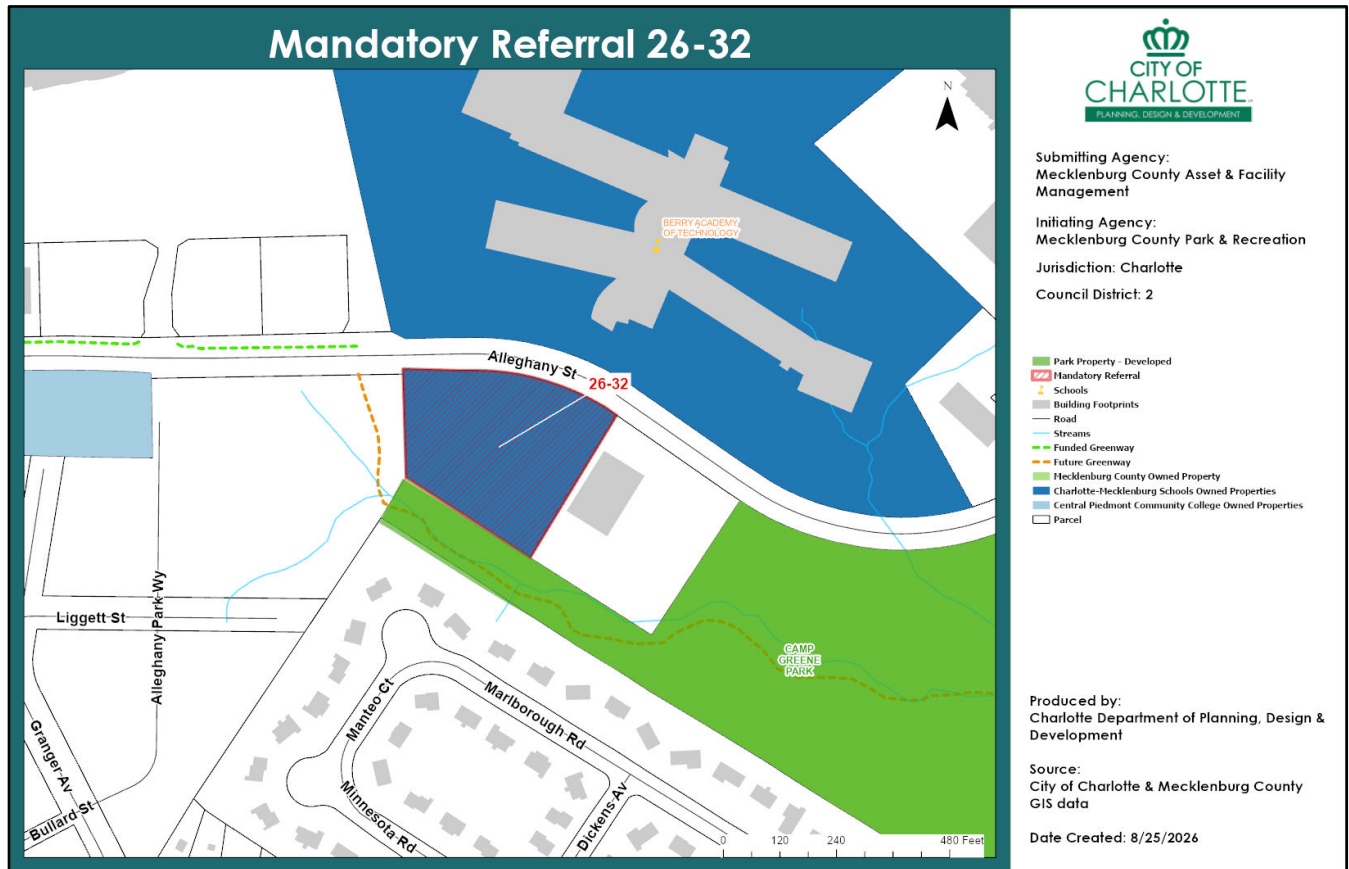
PROJECT DESCRIPTION:

Mecklenburg County Park and Recreation is acquiring a 2.85-acre property formerly owned by CMS to provide for a park operations facility for Camp Greene Park.

AERIAL MAP(S):



PROJECT MAP(S):



JUSTIFICATION & IMPACT:

Acquisition of this property will allow for the relocation of Park and Recreation's operations compound which is currently located at Camp Greene Park. Relocating the compound will provide a more aesthetically pleasing park and allow park amenities to be more visible from the road as well as allow room for more park features such as a spray ground or pavilions.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

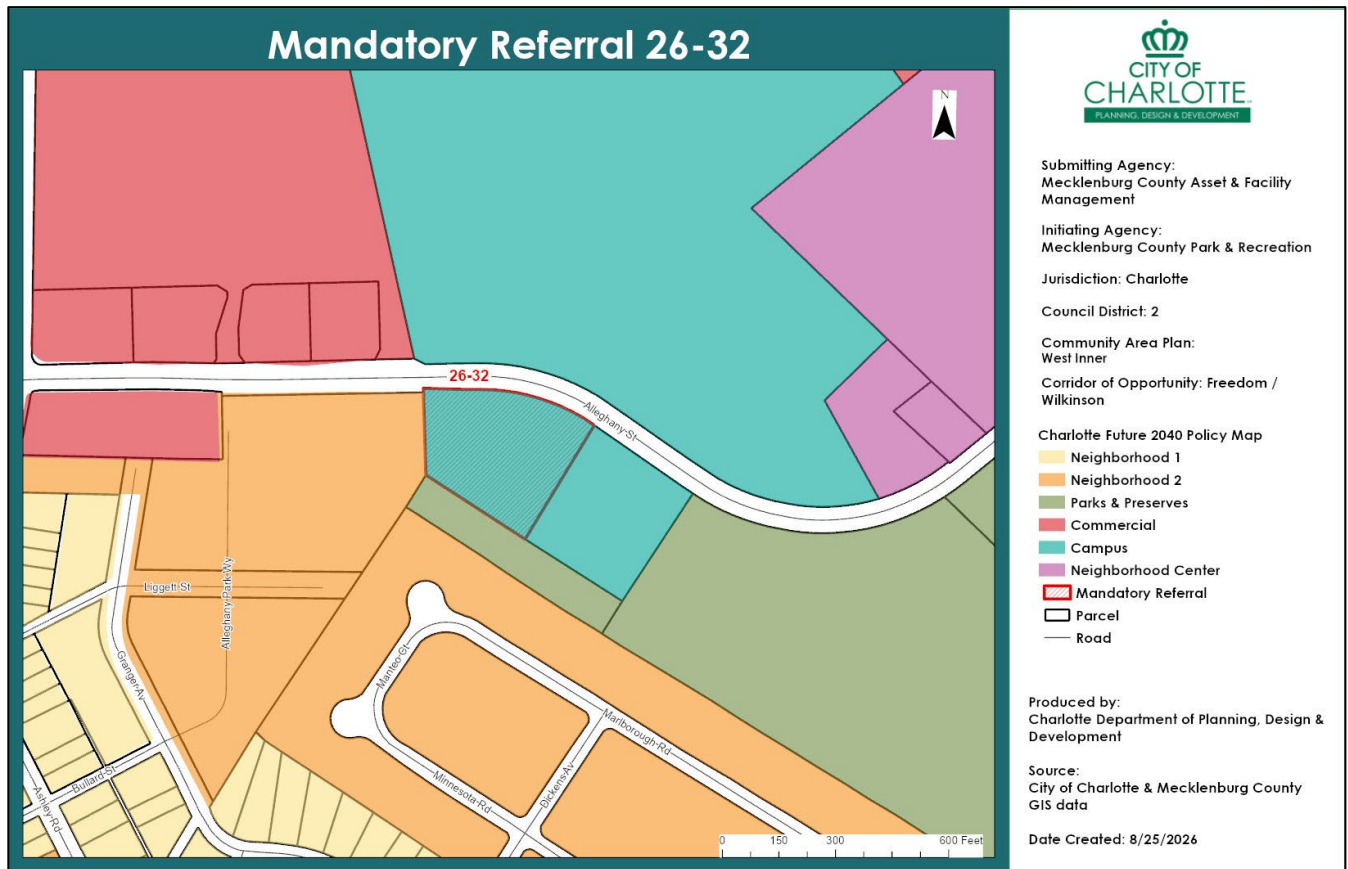
This acquisition is consistent with the Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Additionally, the acquisition is supported by the Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum acreage of 19 per 1,000 residents.

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

MANDATORY REFERRAL | REPORT NO. 26-32

healthy living. The property is also within the West Inner Community Area Plan, and the Freedom / Wilkinson Corridor of Opportunity area of influence.



JOINT USE TASK FORCE REVIEW COMMENTS:

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

PLANNING COMMITTEE REVIEW:

INITIATED BY: Steven Sweat, Mecklenburg County Asset & Facility Management
SUBMITTED BY: Bethany Fritts, Mecklenburg County Asset & Facility Management
REVIEWED BY: Jason Pauling, Planning, Design and Development Department

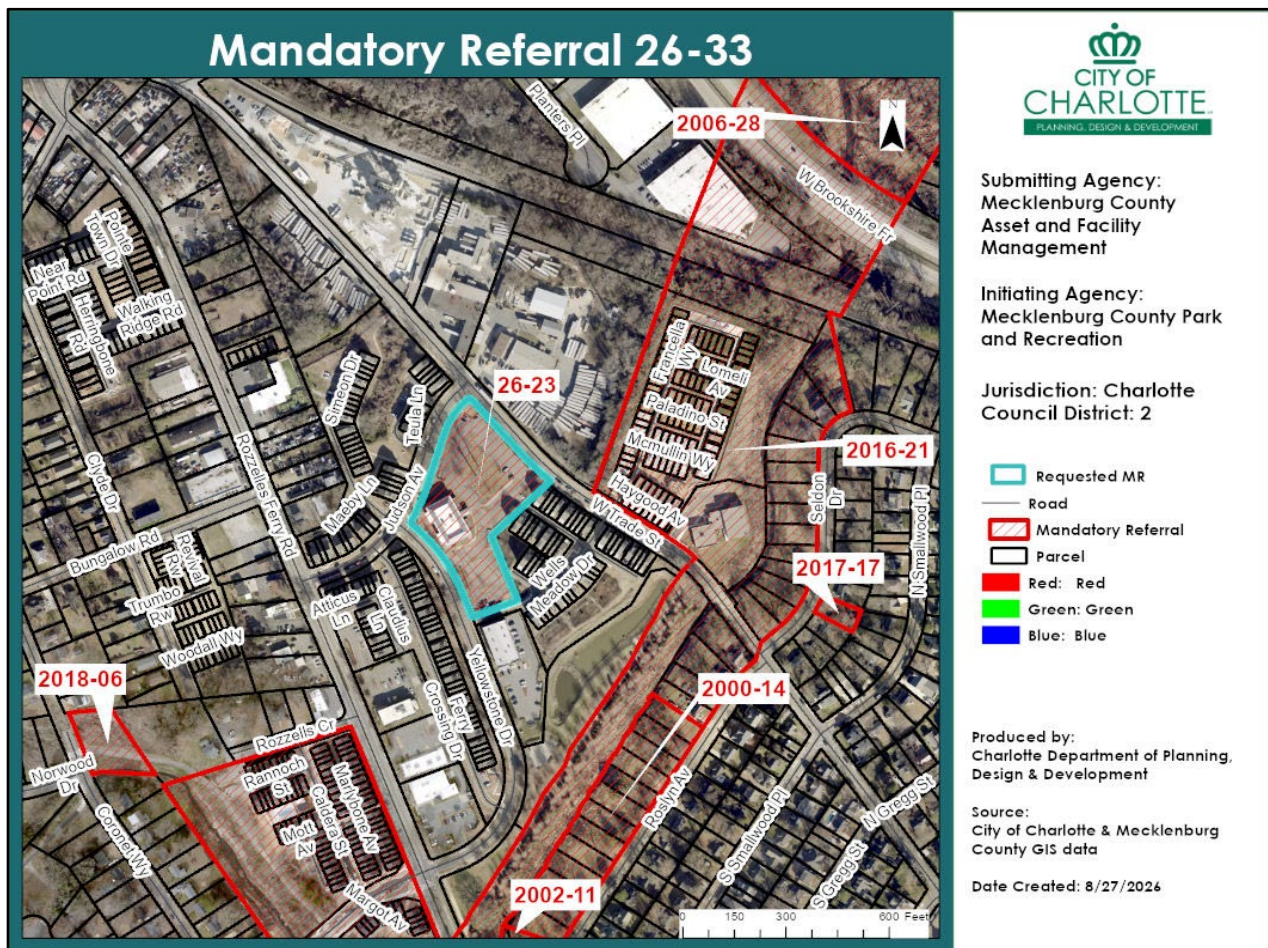
MANDATORY REFERRAL | REPORT NO. 26-33

PROJECT TYPE(S): Purchase
JURISDICTION: Charlotte
PROJECT ADDRESS: 511 Yellowstone Dr.
TAX ID: 06904138
PROPERTY SIZE: 3.0 acres
2040 POLICY MAP: IMU
ESTIMATED COMPLETION: FY 2027

PROJECT DESCRIPTION:

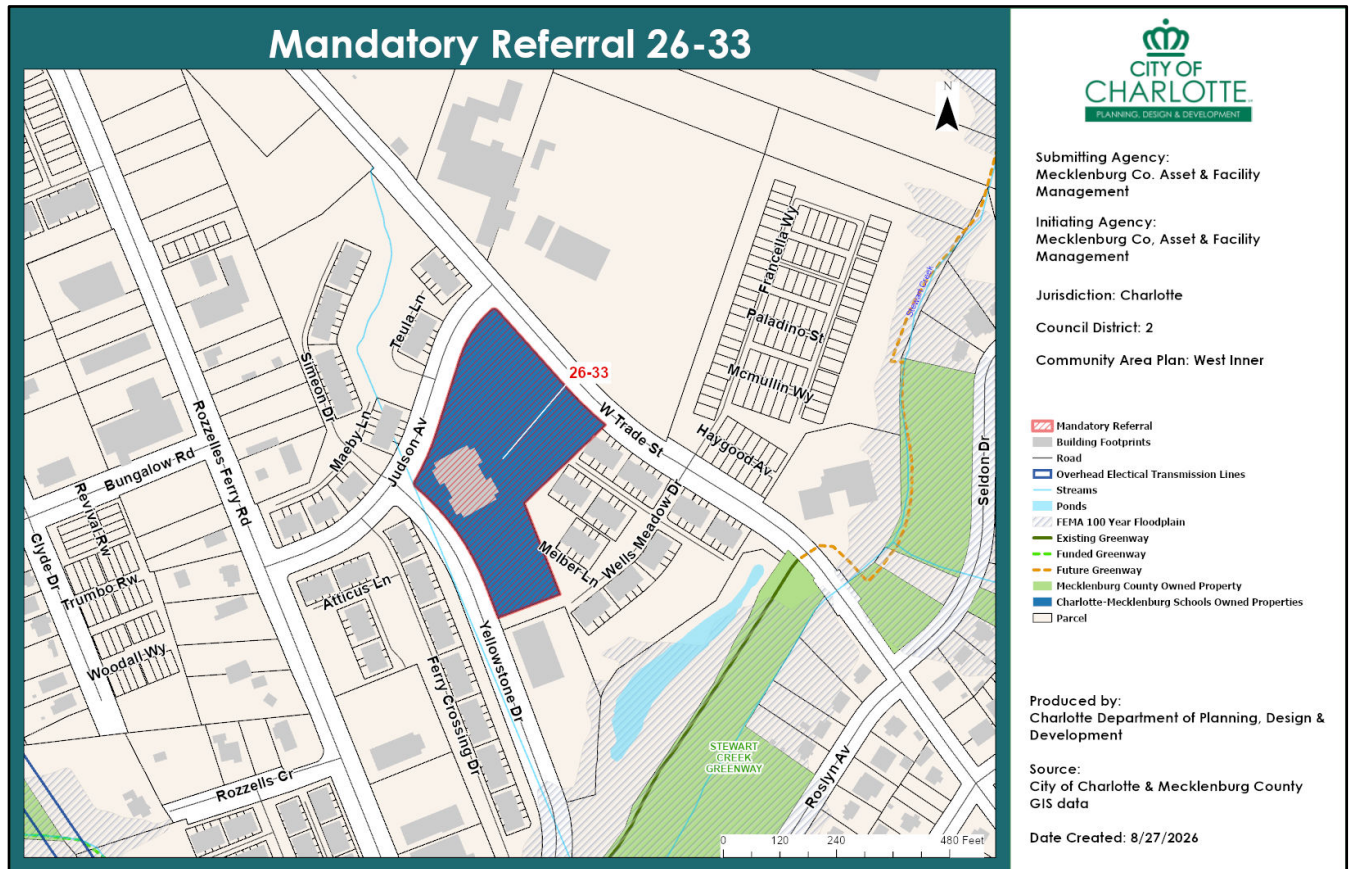
Mecklenburg County Asset and Facility Management is seeking to acquire a 3-acre property formerly owned by CMS to provide office space for staff while the Catherine Wilson building is being renovated.

AERIAL MAP(S):



MANDATORY REFERRAL | REPORT NO. 26-33

PROJECT MAP(S):



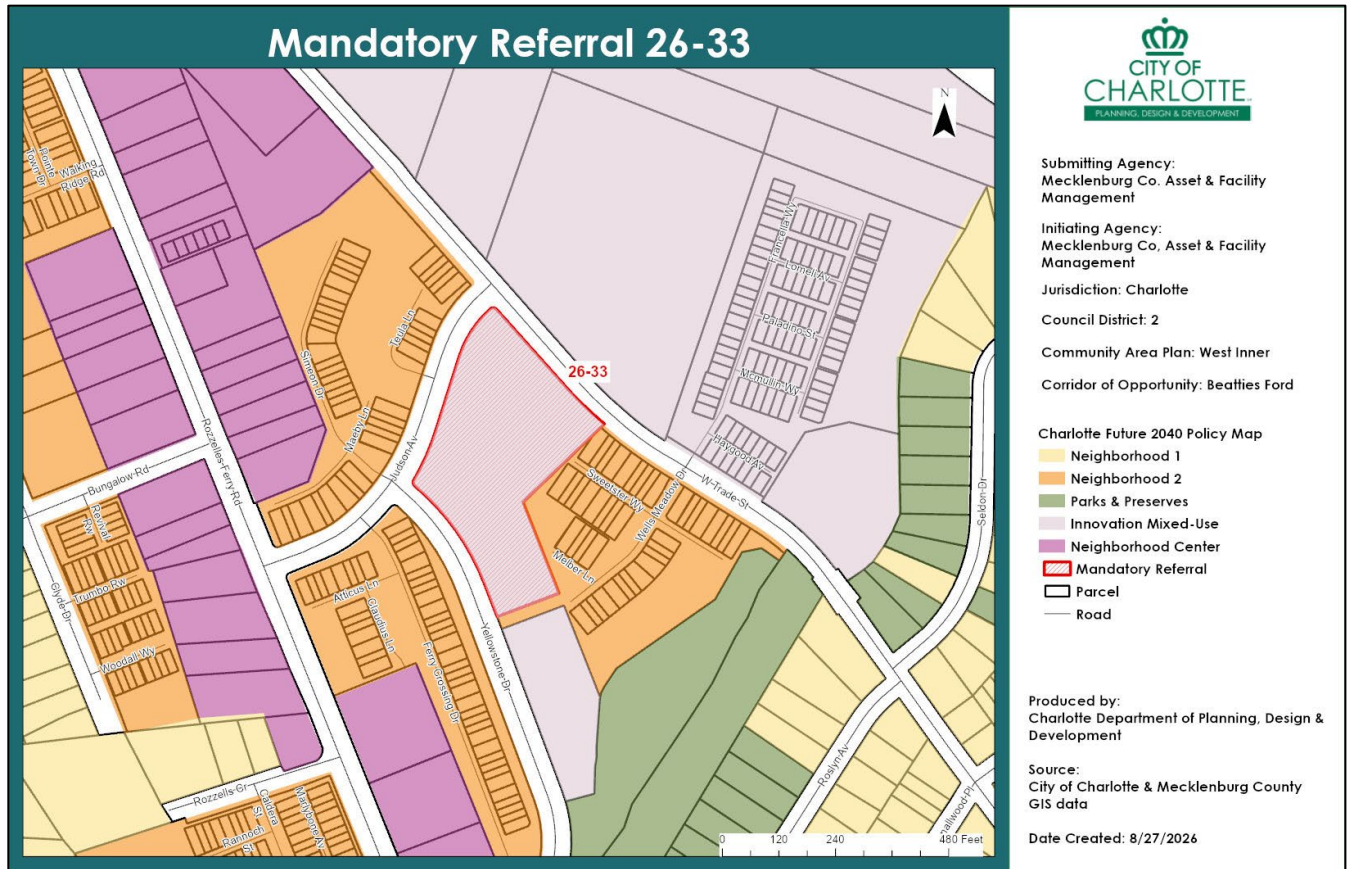
JUSTIFICATION & IMPACT:

The immediate need to acquire the building is to house a portion of employees who will be relocated from the Catherine M. Wilson building while it undergoes extensive renovations. These renovations are expected to take up to 40 months. The building will be then used for flex office space for county employees as needed.

PLANNING STAFF REVIEW:

Acquiring this property aligns with Goal 10 of the Charlotte Future 2040 Comprehensive Plan, whereas Charlotte and Mecklenburg County will maintain fiscal responsibility to decrease the cost to serve residents per capita.

MANDATORY REFERRAL | REPORT NO. 26-33



JOINT USE TASK FORCE REVIEW COMMENTS:

At the Joint Use Task Force meeting held on September 2, 2026, a question was asked about what the long-term vision could be for this property. Bethany Fritts of Asset and Facility Management mentioned that it may continue to be used as office space in the foreseeable future since the building remains in good condition, but that no plans have been identified outside of that at this time.

PLANNING COMMITTEE REVIEW: