



November 9, 2011

Chairperson Yolanda Johnson  
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, November 15, 2011 at 5:00 p.m. in the Innovation Station** located on the 8<sup>th</sup> Floor of the Charlotte-Mecklenburg Government Center (please note change in meeting location). In October, the Committee received public comment on the draft *Midtown, Morehead and Cherry Area Plan*. At this meeting, the Committee will be asked to continue to receive public comment and make a recommendation on the draft *plan*.

Attached are copies of the minutes from the October 18, 2011 meeting and the draft *Midtown, Morehead and Cherry Area Plan* is available on the Planning Department's website and by pressing control and clicking the following link: [Midtown, Morehead, Cherry Area Plan \(Draft\)](#).

If you cannot attend the November 15<sup>th</sup> meeting, please contact me at (704) 336-5993 or [mmcullough@charlottenc.gov](mailto:mmcullough@charlottenc.gov) at your earliest convenience.

Sincerely,

Melony C. McCullough,  
Planning Coordinator  
Charlotte-Mecklenburg Planning Department

- c. Planning Staff  
Tim O'Brien, City Real Estate  
Jacqueline O'Neil, County Real Estate

# Charlotte-Mecklenburg Planning Committee Meeting

November 15, 2011

CMGC – 8<sup>th</sup> Floor, Innovation Station, 5:00 p.m.

## Meeting Agenda

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**I. Call to Order and Introductions**

**II. Approve October 18, 2011 Meeting Minutes. *Attachment 1***

**III. Continue Public Comment and make a recommendation on the draft *Midtown, Morehead and Cherry Area Plan***

*Background:* The plan area encompasses approximately 455 acres and is generally bounded by South Tryon Street and the John Belk Freeway (I-277) on the north, East Fourth Street and Queens Road on the east, Henley Place on the south, and the Dilworth plan area on the west. The plan establishes a vision for the area and provides policy direction to guide future growth and development while preserving historic and natural features important to the community.

A public meeting to receive input on the draft plan was held on September 15, 2011 and the Planning Committee received public comment on October 18, 2011. However, another Citizen Advisory Group meeting to continue discussing the draft plan recommendations is scheduled for November 10<sup>th</sup>. Therefore, the Committee will continue receiving public comment on the draft plan at this meeting.

Copies of the draft plan are available by clicking the following link: [Midtown, Morehead, Cherry Area Plan \(Draft\)](#) or contacting the staff resources below.

Staff Resources: Kent Main, Planning  
Alberto Gonzalez, Planning

*Action Requested:* Continue to receive public comment and make a recommendation on the draft *Midtown, Morehead and Cherry Area Plan*.

**IV. Area Plan Status and Meeting Report**

*Background:* Committee members will provide an update on area plans.

*Committee Resources and Upcoming Area Plan Meetings:*

Area Plan	Assigned Commissioner(s)	Scheduled Meeting(s)	Meeting Location
Park Woodlawn	Karen Labovitz	Public Kickoff November 17 6:00 p.m.	Park Road Montessori School 3701 Haven Drive

*Action Requested:* None, for information only.

**V. Adjourn**

**Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Minutes  
CMGC – Conference Room 280, 2nd Floor  
October 18, 2011**

**Planning Committee Members Present:** Karen Labovitz, Tony Lathrop, and Dwayne Walker

**Planning Committee Members Absent:** Chairperson Yolanda Johnson, Vice-Chairperson Margaret Nealon, and Claire Green Fallon

**Zoning Committee Members Present:** Emma Allen, Gregg Phipps, and Andy Zoutewelle attended the meeting to satisfy the requirements for a quorum.

**Planning Staff Present:** Alberto Gonzalez, Sonda Kennedy, Melony McCullough, Kent Main, Alysia Osborne, Bryman Suttle, Jonathan Wells, and Brent Wilkinson

**Others Staff Present:** Brian Horton (Transportation) and Jacqueline McNeil (County Real Estate)

**Call to Order**

Commissioner Emma Allen (Zoning Committee Vice-Chairperson) chaired the meeting in the absence of Chairperson Yolanda Johnson. The meeting was called to order at 5:03 p.m.

**Approval of Meeting Minutes**

*A motion was made by Commissioner Walker and seconded by Commissioner Labovitz to approve the September 20, 2011 minutes with the following change: Under "adjourn", clarify that Vice-Chairperson Nealon adjourned the meeting.*

*The vote was unanimous (6-0) to approve the September 20, 2011 minutes.*

**Receive Public Comment on the draft *Midtown, Morehead and Cherry Area Plan***

Kent Main (Planning Staff) gave a brief overview of the plan and summarized the plan's policies. He described the plan area boundaries and shared background information on the plan area. He noted that the plan area includes three adjoining neighborhoods just outside of Uptown and I-277 encompassing about 455 acres. The plan establishes a vision for the area and provides policy direction to guide future growth and development, while preserving historic and natural features important to the community. Mr. Main stated that there was a strong proponent group for a historic district; however, this may have to be approached as a conservation district. He also mentioned that the proposed PED Overlay received good support from the Citizen Advisory Group (CAG). Important components of the plan include building height plane, streetscape, roundabouts in the Cherry neighborhood, and bike lanes along Kenilworth. The Committee then heard public comments.

John Friday (Dilworth Community Development Association) talked about the plan's vision, PED Overlay, streets, setbacks, and tree preservation. He noted that Morehead Street is an important gateway to Uptown and that he supports the PED Overlay. He also would like to see the vision for Morehead Street maintain the trees and gateway. Mr. Friday supports the plan but doesn't understand the rationale for the Alexander Street Bridge. He thinks the focus should be more on Morehead Street. Commissioner Zoutewelle added that there are some upcoming rezoning petitions in the Morehead area. He encouraged the commissioners who will vote on this plan to take into consideration the potential conflict between saving trees and facilitating traffic in and out of the driveways along Morehead Street. Some of the trees are very close to the curb. Mr. Main replied that over time some sites could be consolidated, resulting in fewer curb cuts.

Adrienne Barnette (Cherry Neighborhood Association and Morgan School) expressed the importance of preserving the Cherry Neighborhood's history and character. She is concerned about problems that may arise if additional streets are cut through the neighborhood and the impact on children and families. She said that their neighborhood would like to have a community school and continue to be family oriented. She values the plan but noted that there are outstanding issues to rectify and that development is coming from many directions. Commissioner Phipps asked if her concerns are listed in the handout that was distributed. Sylvia Bittle-Patton (Cherry Neighborhood) answered yes and added that closing streets only benefits development. Commissioner Zoutewelle noted that the Zoning Committee members present should share this information with the Planning Committee members that are absent. He also encouraged citizens to contact Planning Committee members to share their concerns as spokesperson for the Cherry Neighborhood Association. Ms. Barnette asked that the Cherry Neighborhood be given time to meet with the Planning Director to discuss their concerns before action is taken on the plan.

Sylvia Bittle-Patton (Cherry Neighborhood Association) stated that she values the plan and is pleased with it. However, there are outstanding issues that need to be addressed and she would also like to meet with the Planning Director. The neighborhood would like to understand what is really going on because too many things are being thrown at them. They want to make sure the plan and future development is done right. Commissioner Phipps asked Ms. Bittle-Patton if her issues are embodied in the plan. Ms. Patton answered yes and noted her concern about street closures. She stated that the community wants to make sure the plan is in the best interest of the neighborhood. Commissioner Zoutewelle encouraged the Planning Committee members to share the public comments with absent Planning Committee members and encouraged the Cherry residents to speak out about their issues.

Mr. Main informed the Committee that the Planning Director will meet with the Cherry Neighborhood on November 10<sup>th</sup> to discuss their concerns and requested that public comment on the draft *Midtown, Morehead, and Cherry Area Plan* be continued until the November 15<sup>th</sup> Planning Committee meeting.

### **Recommendation on the Draft Steele Creek Area Plan**

Melony McCullough (Planning Staff) gave an overview of the draft *Steele Creek Area Plan* and summarized the plan's policies which focus on land use, community design, transportation and the natural environment. She gave an overview of the plan development process to date, summarized the public comments on the draft plan and reviewed staff's responses to public comments. Staff asked the Committee to consider recommending adoption of the draft *Steele Creek Area Plan, Volume I: The Concept Plan* with the proposed revisions and to receive *Volume II: The Implementation Plan* as information. Commissioner Zoutewelle commended staff for doing a fine job working with citizens to develop the plan and address their concerns.

*A motion was made by Commissioner Phipps and seconded by Commissioner Walker to recommend approval of the draft Steele Creek Area Plan, Volume I: The Concept Plan with the proposed revisions and receive Volume II: The Implementation Plan as information. The vote was 6-0 to approve.*

### **M.R. #11-13: Proposed Latta Plantation Nature Preserve Expansion**

Alberto Gonzalez (Planning Staff) presented the mandatory referral request by Mecklenburg County proposing to acquire approximately 115 acres of vacant land located on Sample Road adjacent to Latta Plantation Nature Preserve in Huntersville. Acquisition of this property will create 1,536 acres of contiguous nature preserve land. The proposed acquisition is consistent with the *2008 Mecklenburg County Parks Master Plan* objectives. Commissioner Phipps asked if the use will only be for park expansion. Jacqueline McNeil (County Real Estate) emphasized that the land acquisition is for expansion of the Latta Nature Preserve and that the land will be preserved.

*A motion was made by Commissioner Walker to approve Planning Staff's recommendation for M.R. #11-13 and seconded by Commissioner Lathrop. The vote was 6-0 to approve.*

### **M.R. #11-14: Proposed Acquisition for Trailhead and Parking Amenity – Dixon Branch and Long Creek Greenways**

Alysia Osborne (Planning Staff) presented the mandatory referral request by Mecklenburg County proposing to purchase approximately 3.44 acres of vacant land located off West W. T. Harris Boulevard between I-485 and Northlake Centre Parkway, adjacent to Dixon Branch Greenway. This purchase will allow for a satellite parking amenity for the future Dixon Branch and Long Creek greenways. The proposed acquisition of this land for uses associated with the greenways is consistent with adopted land use plans.

*A motion was made by Commissioner Labovitz to approve Planning Staff's recommendation for M.R. #11-14 and seconded by Commissioner Walker. The vote was 6-0 to approve.*

### **Area Plan Status and Meeting Report**

Commissioner Lathrop stated that he had no further information to report on the draft *Midtown, Morehead, and Cherry Area Plan* since it was discussed earlier in the meeting.

### **Adjourn**

Chairperson Allen adjourned the meeting at 5:55 p.m.