

# Planning Committee Agenda Packet

July 19, 2016 |  
Room 280  
5:00 p.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

July 19, 2016 – 5:00 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

---

1. **Call to Order and Introductions**
2. **Election of Planning Committee Vice-Chairperson.**
3. **Approve June 21, 2016 Minutes. *Attachment 1***
4. **M.R. #16-26: Proposal by Mecklenburg County to Accept Donated Property Located on Plumleaf Drive**

*Background:* Mecklenburg County Park and Recreation proposes to accept the donation of 0.18 acres of vacant land located on Plumleaf Drive (Tax Parcel 051-202-84) in the Old Stone Crossing subdivision adjacent to the future Back Creek Regional Park site. ***Attachment 2***

*Staff Resources:* Amanda Vari, Planning  
Jennifer Morell, County Asset & Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #16-26.

5. **M.R. #16-29: Proposal by Mecklenburg County to Convey Property to Central Piedmont Community College (CPCC) for the Expansion of the Mercanas Campus Located on Verhoeff Drive in the Town of Huntersville and for the Huntersville Recreation Center Development Project on Adjacent County Owned Land**

*Background:* Mecklenburg County proposes to convey property located at the intersection of Statesville Road (U.S. Highway 21) and Verhoeff Drive (Tax Parcels 017-204-01, 02, 04; 017-421-10, 11) to CPCC for construction of a Public Safety Classroom Center and a Public Safety Training Village with associated parking. CPCC and Huntersville agree to enter into a joint use agreement that allows the following:

- visitors to the Huntersville Aquatic Center to park at the Public Safety Classroom Center.
- the Town to use parking at the Public Safety Training Village.
- the Town to construct a recreation center on the eastern part of Tax Parcel 017-042-10.
- CPCC to use the recreation center for college related activities.
- CPCC to construct a parking lot with vehicular access to the Town's recreation center with at least 100 parking spaces on CPCC owned Tax Parcel 017-042-07. CPCC and the Town to enter into an agreement that allows the Town to use this parking lot. ***Attachment 3***

*Staff Resources:* Jonathan Wells, Planning  
Jacqueline McNeil, County Asset & Facility Mgmt.  
Vicki Saville, CPCC

*Action Requested:* Approve Planning staff's recommendation for M.R. #16-29.

6. **M.R. #16-31: Proposal by Charlotte-Mecklenburg Board of Education (CMS) to Sale Surplus Property Located at 9015 Newell Baptist Church Road**

*Background:* CMS proposes to sell the parcel of surplus property located at 9015 Newell Baptist Church Road (Tax Parcel 049-271-09). There is a vacant single family house located on the property. **Attachment 4**

*Staff Resources:* Amanda Vari, Planning  
Peggy Hey, Ex. Director, CMS - Facility Planning & Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #16-31.

7. **M.R. #16-32: Proposal by Charlotte-Mecklenburg Board of Education (CMS) to Sale Surplus Property Located at 11719 Downs Road in the Town of Pineville**

*Background:* CMS proposes to sell 5 acres of the parcel of vacant surplus property located at 11719 Downs Road (Tax Parcel 205-061-36 p/o) adjacent to CMS Downs Road Transportation Center. **Attachment 5**

*Staff Resources:* Jonathan Wells, Planning  
Peggy Hey, Ex. Director, CMS - Facility Planning & Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #16-32.

8. **M.R. #16-33: Proposal by Charlotte-Mecklenburg Board of Education (CMS) to Sale Surplus Property Located at 7520 Tuckaseegee Road**

*Background:* CMS proposes to sell 0.53 acres of the parcel located at 7520 Tuckaseegee Road (Tax Parcel 055-283-06 p/o). CMS has determined that there is not a current or anticipated district school need for this property. **Attachment 6**

*Staff Resources:* Alberto Gonzalez, Planning  
Peggy Hey, Ex. Director, CMS - Facility Planning & Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #16-33.

9. **M.R. #16-34: Proposal by Mecklenburg County to Dispose of Property Located on Spector Drive**

*Background:* Mecklenburg County proposes to dispose of approximately 12 acres of land located at 5200 Spector Drive (Tax Parcel 037-019-02-14). There is 57,550 square feet of usable industrial/warehouse space on the site. The site was acquired for expansion of the Mecklenburg County Jail - North facility, which is no longer needed. **Attachment 7**

*Staff Resources:* Alberto Gonzalez, Planning  
Dennis LaCaria, Mecklenburg County Manager's Office

*Action Requested:* Approve Planning staff's recommendation for M.R. #16-34.

**10. M.R. #16-35: Proposal by Mecklenburg County to Acquire Property Located on Billingsley Road**

*Background:* Mecklenburg County proposes to purchase a medical office building and its associated parcel (1.5 acres) located at 335 Billingsley (Tax Parcel 157-041-07). The near-term use is flexible space in the event that County functions related to the Department of Social Services must be relocated from the Center City government district (more specifically the Walton Plaza building) prior to the availability of future permanent space at Valerie C. Woodard Center. **Attachment 8**

*Staff Resources:* Catherine Mahoney, Planning  
Dennis LaCaria, Mecklenburg County Manager’s Office

*Action Requested:* Approve Planning staff’s recommendation for M.R. #16-35.

**11. M.R. #16-36: Proposal by Mecklenburg County to Expand Iswa Nature Preserve**

*Background:* Mecklenburg County proposes to purchase 1.2 acres of vacant property located on the south side of Wilkinson Boulevard (Tax Parcel 113-341-07) in Charlotte’s extra-territorial jurisdiction for inclusion in the Iswa Nature Preserve. **Attachment 9**

*Staff Resources:* Alberto Gonzalez, Planning  
Jacqueline McNeil, County Asset & Facility Mgmt.

*Action Requested:* Approve Planning staff’s recommendation for M.R. #16-36.

**12. M.R. #16-37: Proposal by Mecklenburg County to Expand Latta Plantation Nature Preserve Located in the Town of Huntersville**

*Background:* Mecklenburg County proposes to purchase 32 acres of land located on the south side of Sample Road (Tax Parcels 023-211-13 – 20 and 023-211-25) in the Town of Huntersville’s extra-territorial jurisdiction for inclusion in Latta Plantation Nature Preserve. **Attachment 10**

*Staff Resources:* Jonathan Wells, Planning  
Jacqueline McNeil, County Asset & Facility Mgmt.

*Action Requested:* Approve Planning staff’s recommendation for M.R. #16-37.

**13. Development Ordinance and Place Types Update**

*Background:* The Committee will continue to discuss the Ordinance Rewrite and Place Types.

*Staff Resources:* Ed McKinney & Grant Meacci, Planning

*Action Requested:* For Committee discussion.

**14. Adjourn**



**Attendance**

**Commissioners Present:** Planning Commission Chairperson Tony Lathrop, Planning Committee Vice-Chairperson Cozzie Watkins and Commissioners John Fryday, Bolyn McClung, Deborah Ryan, Sam Spencer, and Mike Sullivan

**Commissioner Absent:** Planning Committee Chairperson Dionne Nelson and Commissioner Emma Allen

**Planning Staff Present:** Pontip Aphayarath, Garet Johnson, Linda Keich, Catherine Mahoney, Kent Main, Melony McCullough, Ed McKinney, Grant Meacci, Amanda Vari, and Jonathan Wells

**Other Staff Present:** Jennifer Morrell and Katie Daughtry - County Asset and Facility Management; Joe Hack, David Love, and Stephanie Roberts - Mecklenburg County Land Use and Environmental Services

**Call to Order and Introductions**

Planning Committee Vice-Chairperson Watkins called the meeting to order at 5:02 pm, welcomed those present and asked everyone to introduce themselves.

**Approve May 17, 2016 Minutes**

*A motion was made by Commissioner Spencer and seconded by Commissioner McClung to approve the May 17, 2016 minutes. The vote was unanimous to approve the minutes.*

Commissioner Fryday asked that the minutes be modified to correct a statement that he made at the May 17 meeting.

*“A motion was made by Commissioner Spencer and seconded by Commissioner McClung to reopen the minutes. The vote was unanimous to reopen the minutes.”*

Commissioner Fryday asked that the last sentence in paragraph 4 on page 3 of the minutes be corrected as noted below:

“Commissioner Fryday said that a roll out committee would help all to understand and that there is a need for a technical advisory committee with a separate function from the roll-out committee.”

*A motion was made by Commissioner Spencer and seconded by Commissioner Fryday to approve the May 17, 2016 minutes with this correction. The vote was unanimous to approve the minutes as amended.*

## **Mandatory Referrals**

Vice-Chairperson Watkins stated M.R. #16-26 has been pulled from the agenda and did not need to be discussed.

### **M.R. #16-20: Proposal by the City of Charlotte to Use a City-Owned Property located on W. Sixth Street and to Acquire Property located on W. Fifth Street for the New Charlotte-Mecklenburg Police Department (CMPD) Central Division Station**

The City proposes to construct a new CMPD Central Division Station on a 1.0 acre site (city-owned) located at 725 W. Sixth Street (Tax parcel 078-121-02) and a 0.17 acre site (proposed for acquisition) located at 700 W. Fifth Street (Tax parcel 078-121-01). The Central Division Station is currently located in leased facilities at 119 E. Seventh Street.

### **M.R. #16-21: Proposal by Mecklenburg County to Acquire Land in the Lakewood Community for the Proposed Stewart Creek Stream Stabilization and Greenway Trail**

Mecklenburg County Storm Water Services and Park and Recreation have partnered together to pursue acquisition of land in the Lakewood Community for a stream stabilization project (extends from the south side of I-85 to Tuckaseegee Road, approximately 2.5 miles) and a greenway trail along Stewart Creek (extends from State Street to I-85).

### **M.R. #16-22: Proposal by Mecklenburg County to Acquire Flood Prone Structures on Emory Lane**

Mecklenburg County's Storm Water Services Program proposes to acquire a flood prone property located at 4751 Emory Lane (Tax Parcel 163-083-10). The property is along a tributary to McMullen Creek and is improved with a single family dwelling.

### **M.R. #16-23: Proposal by Mecklenburg County to Acquire Land for Back Creek Greenway and Park Property in Northeastern Mecklenburg County**

Mecklenburg County proposes to purchase approximately 29 acres of vacant land located between University City Boulevard and Interstate 485 (Tax Parcel 051-14-117) for greenway and neighborhood park purposes.

### **M.R. #16-24: Proposal by Mecklenburg County to Acquire Land for the Proposed Expansion of Clark's Creek Nature Preserve**

Mecklenburg County proposes to purchase approximately 3 acres of land located on Hucks Road (Tax Parcel 027-161-04) to expand Clark's Creek Nature Preserve. The property contains a single-family dwelling and outbuildings once used as part of a farming operation.

### **M.R. #16-25: Proposal by Mecklenburg County to Acquire Land for the Proposed Expansion of McDowell Nature Preserve**

Mecklenburg County proposes to purchase approximately 10 acres of land located at 15416 York Road (Tax Parcel 199-452-14) to expand McDowell Nature Preserve. The property is improved with a single-family home and an outbuilding.

### **M.R. #16-27: Proposal by Mecklenburg County to Acquire Land on Craighead Road to Serve as a Buffer for the Solid Waste Recycling Center**

Mecklenburg County proposes to acquire approximately one acre of land located at 926 W. Craighead Road (Tax Parcel 087-041-08) to provide an enhanced buffer for the Recycling Center and to allow for construction of another vehicle access point from Craighead Road.



Commissioner Ryan shared her excitement over all of the Park and Recreation mandatory referrals for greenway expansion.

*A motion was made by Commissioner Ryan and seconded by Commissioner McClung to approve by consent Planning staff's recommendations for M.R. #16-20, M.R. #16-21, M.R. #16-22, M.R.#16-23, M.R.#16-24, M.R. #16-25, and M.R. #16-27. The vote was unanimous to approve staff's recommendations for these mandatory referrals.*

### **Continued Discussion on Place Types**

Planning Commission Chairperson Lathrop, Commissioner Ryan, and Ed McKinney (Planning) attended the Transportation and Planning Committee (TAP) meeting. Commissioner Ryan shared information about some of the items discussed. The TAP Committee discussed requiring a buffer between sidewalks and streets. In reference to the Living Cities Principles, Commissioner Ryan thinks requiring a buffer is the right thing to do. She said the presentation should be given to the Planning Commission and the Commission could endorse it.

Commissioner Ryan said that some council members seemed confused about place types. She suggested that the Committee think about how to make the information easy for a lay person to understand. Vice-Chairperson Watkins suggested recommending this topic to the Executive Committee for discussion at the retreat. Planning Commission Chairperson Lathrop agreed that the Executive Committee could discuss this item. Mr. McKinney said that Commissioner Ryan described the TAP Committee discussion well and that he thinks that value could be added to the process by having the Committee help put the information in lay terms.

Grant Meacci (Planning) gave an update on place types. He reminded the Committee of the purpose of place types, which is to implement Charlotte's vision. It is within the context of Centers, Corridors and Wedges, the City's growth policy framework, which is referenced throughout. He further explained that it is a part of an overhaul of the zoning and development ordinances.

Mr. Meacci explained the place type palette and how it fills some of the gaps in existing land use policies to align them with zoning, the implementation tool. Planning Commission Chairperson Lathrop asked how this fits with existing land use policies. Mr. Meacci answered that staff is trying to develop a palette of places that is specific to Charlotte. Staff began with a palette of 32 place types that were based on a larger regional planning effort; "CONNECT Our Future" (CONNECT) Place Type Palette. The number of place types has been narrowed down. Vice Chairperson Watkins asked Mr. Meacci to highlight any parts of his presentation that have not been shared with City Council to help the Committee identify areas that Council may not understand.

Mr. Meacci described the organization of place types; each place type will define the type of place we are trying to create. Each place type will include the following: a vision statement, land use type and form, and pattern (setback, height, density, streetscape, etc.).

Mr. Meacci also described some of the place types such as Open Space, which may address recreational preserves and how they are used, several Neighborhood Place Types primarily for residential areas, Suburban and Commercial Centers, Suburban Office, Office Parks, and Highway Commercial. Commercial Centers could be your corner grocery store and associated retail. He further described some of the Urban Place Types which range from Mixed Use Neighborhood Place Types

similar to Plaza Midwood and Mixed Use Activity Centers similar to newer places like Metropolitan. Industrial Place Types include light industrial mixed use areas, heavy industrial mixed use areas and employment centers. There are some special places with unique types of land uses.

Commissioner Spencer asked Mr. Meacci if he anticipated any of the place types being similar to Northlake and South Park. Mr. Meacci said there is a place type for regional destinations. Vice-Chairperson Watkins asked if hospitals will comply. Mr. Meacci said hospitals will fall under campuses. Planning Commission Chairperson Lathrop asked how he would describe the difference between place types and the zoning ordinance in lay terms. Mr. Meacci said that place types are more detailed. Mr. McKinney added that place types are aspirational and zoning is an implementation tool. Planning Commission Chairperson Lathrop asked if all zoning categories will remain. Mr. McKinney said that some may be modified and others added.

Commissioner Spencer asked how to describe what makes a place type different from a zoning district. Mr. Meacci replied the level of detail. Mr. McKinney added that place type is the aspiration of what we want this place to be long term. Zoning is a specific tool to implement place types parcel by parcel. Commissioner Spencer asked if the zoning categories will remain the same. Mr. McKinney answered that it will likely be a mix of changing some and adding others.

Commissioner McClung said that orientation along greenways could be the exact opposite in some places. A porch on the back side could be as good as a porch on the front side. He asked if staff is recommending that front doors face these pads. Mr. Meacci said that generally greenways and trails should to be treated the same as sidewalks and streets. They should be considered an alternative mode of transportation. Commissioner McClung stated that some people like their privacy and that the front door on a super highway of people may impact that. Ms. Johnson commented that orientation also has to do with the context and the street type. That is part of the *Urban Street Design Guidelines*. If you have a highway or a parkway you will not orient toward it; if orientation toward the smaller streets makes more sense. Ms. Johnson added that commercial property owners want to embrace the greenway space rather than putting their dumpsters back there.

Commissioner Sullivan asked if place types will help reduce the number of rezoning petitions. Ms. Johnson stated that the new ordinance will remap things but place types will not rezone property. Commissioner Sullivan said he was under the impression that changing the zoning districts would cut down on the number of rezonings. Ms. Johnson said place types will update that vision for the future. Mr. McKinney said that we will have a new land use policy document with a mapping component. We will remap the future land use map, not zoning. This is a complicated process and we will have many more discussions about it. The end product will go to the Planning Commission for their review in a similar manner to an area plan and will be adopted by Council.

Mr. McKinney added that one of the goals is to make the zoning process clearer and more efficient. There may be corrective rezonings through large remapping exercises to apply these new districts. That determination has not been made. Another goal is to minimize the need for conditional rezonings. Commissioner Sullivan added that he has heard that others are thinking that Charlotte will be like Houston where there is no zoning. It is important to emphasize that this is more about regulations than about the uses.

Vice Chair Watkins stated that she understands why Council may be confused. This information is complicated and they are trying to grasp all of this in a very short period of time. The commission may have to simplify the information for them.

Mr. Meacci continued by saying that staff will have to develop a strategy on how to map place types before going into the community. He stated that staff has taken the adopted future land use maps and combined a range of future land uses. Staff is also reviewing how existing policies translate into place types.

Commissioner McClung asked who is responsible for calculating the impact that place types will have on land uses. He said that tax information needs to state that it makes land more valuable. Mr. McKinney suggested focusing on land use and zoning.

Commissioner Spencer said that when he was looking at the map he saw several of his friend's churches disappear. He thinks that people will be concerned if they are looking at the maps and see their faith home replaced by single family housing. Mr. Meacci clarified that these areas can accommodate a church. Commissioner Fryday said that he hopes that we are creating a more livable city that is a better place to live.

Mr. Meacci explained the community engagement process. In July, staff will begin sharing information specific to place types with a larger audience. Open forums will take place throughout the City to explain place types and how they affects residents. Also, we will place information on UDO.org for the public to follow the process. Online mapping tools will be available. An advisory committee will be created to help guide the Unified Development Ordinance (UDO) process. There will be a traditional adoption phase where information is presented to the Planning Commission and City Council to adopt the map.

Mr. Meacci asked the Committee to review the place type palette and vision statements and look for obvious omissions and determine if the language makes sense. Commissioner Ryan said the maps are not helpful and are a distraction. She said the maps suggest that neighborhoods will be treated the same and she is struggling with what residential housing looks like in different neighborhoods. She thought that place types would allow development that is consistent with existing development styles. Images would help people to better understand the information.

Commissioner Ryan said that staff brushed over the vision quickly during the presentation. She suggested reminding Council of Charlotte's vision and how this information relates to it. Describe how it builds the future land uses we desire and why these are not design guidelines. She also said there may be more place types and ingress and egress is important. She suggested taking a neighborhood (South End, Noda or Cherry) with a lot of rezonings and using it as an example or test case of how the process could work. Mr. Meacci explained that there will be clear language to represent different neighborhoods.

Commissioner Spencer said whether it is called place types or not is a question of semantics. He doesn't think what we are calling it is a problem. Instead of place types, they could be called usage zones. Commissioner Fryday asked if "place" is the right word. He said this is extremely complicated and he understands why Council doesn't get it. He thought there would be a map of place types that define Charlotte. Mr. McKinney said that has not been decided. Ms. Johnson stated there will be two maps - a zoning and a place type map, each place type will tell you which zoning districts are

appropriate for that place. Commissioner Fryday asked if there is something that describes place types as something of value.

Commissioner McClung asked if staff anticipates describing different places based on the social hierarchy of people or where they are in their lives. Mr. Meacci responded that the idea is to describe places in pictures instead of maps. Vice Chair Watkins stated that the Commission should streamline this information and send something back to Council that might help them to better understand place types. She said she thinks the Committee has several bullets that can help them understand the information. She suggested asking staff to revise some of their points and drafting language for the Committee to review. Next, the Commission could send something to Council and offer suggestions.

Mr. McKinney said that this type of conversation is extremely important. However, the goal is to address this issue in the overall ordinance rewrite. Addressing this now will likely open up other issues and deflect from the rewrite. Staff understands the desire of the Committee and Council to move quickly on these issues and will continue to advocate for changes through the ordinance rewrite.

Commissioner Ryan shared her concern about place types and said she hopes that they are not leaving out any aspirational types. Commissioner Spencer commented on the aspirational place types. He asked if there has been any consideration for rural areas. Garet Johnson (Planning) stated that this discussion often comes up in the community. The answer is “no” in Mecklenburg County. However, during the CONNECT process, rural areas were identified in surrounding communities.

Vice-Chairperson Watkins asked if there is anything the Committee can do to help. Commissioner Fryday suggested that the Committee write an elevator speech for Council to have to explain this information to others. He said Mr. McKinney’s explanation that place types are aspirational and zoning is an implementation tool was helpful. Commissioner Ryan emphasized the need to develop an elevator speech for Council.

After further discussion, Mr. Meacci asked the Committee to share any comments on the Commission’s resource page. Vice-Chairperson Watkins also asked everyone to share their comments on the resource page and said the Committee will continue their discussion at the next meeting. Mr. McKinney reiterated that this information is helpful for staff. Staff will develop an elevator speech and bring it back to the Committee for their review.

Adjourned: 7:10 pm

Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: Jim Garges, Park and Recreation

**MANDATORY REFERRAL REPORT NO. 16-26**  
**Proposed Acceptance of Donated Property on Plumleaf Drive**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park and Recreation proposes to accept the donation of tax parcel 051-202-84 located on Plumleaf Drive in the Old Stone Crossing subdivision in the City of Charlotte. The vacant property is ± .182 acres and is located adjacent to future Back Creek Regional Park. The property is zoned MX-1 (mixed use) according to the City of Charlotte Zoning Ordinance and the surrounding land use is residential to the north and east, and undeveloped parkland to the south and west.

**PROJECT JUSTIFICATION:**

The subject parcel is adjacent to future Back Creek Regional Park. Acceptance of this donation would allow for a potential pedestrian entrance to the park from this location at the end of a cul-de-sac as well as increase the buffer for this park.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with the *County's Park & Recreation Master Plan* to serve more County residents by filling in gaps identified in the Facility/Amenity Needs Assessment. Acquisition of this property will allow Park & Recreation to add more contiguous land holdings for future Back Creek Regional Park while increasing accessibility to the park facility.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Rocky River Area Plan* (2006) recommends single family residential uses up to four units per acre for PID 051-202-84. Specific locations for future parks are not always identified in area plans but are generally considered to be compatible with surrounding uses (particularly residential areas). While the use of the property for park expansion and to provide pedestrian access to the facility is not specifically consistent with the *Rocky River Area Plan* land use recommendation, it is compatible with the surrounding area.

**PROJECT IMPACT:**

Acceptance of this donation would allow for a potential pedestrian entrance to this area of the park as well as increase park buffer.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

There is no known relationship to any other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property is expected to be complete by the second quarter of fiscal year 2017.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

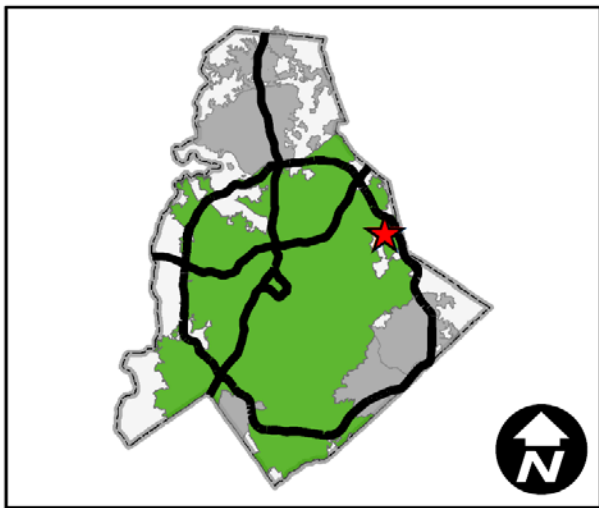
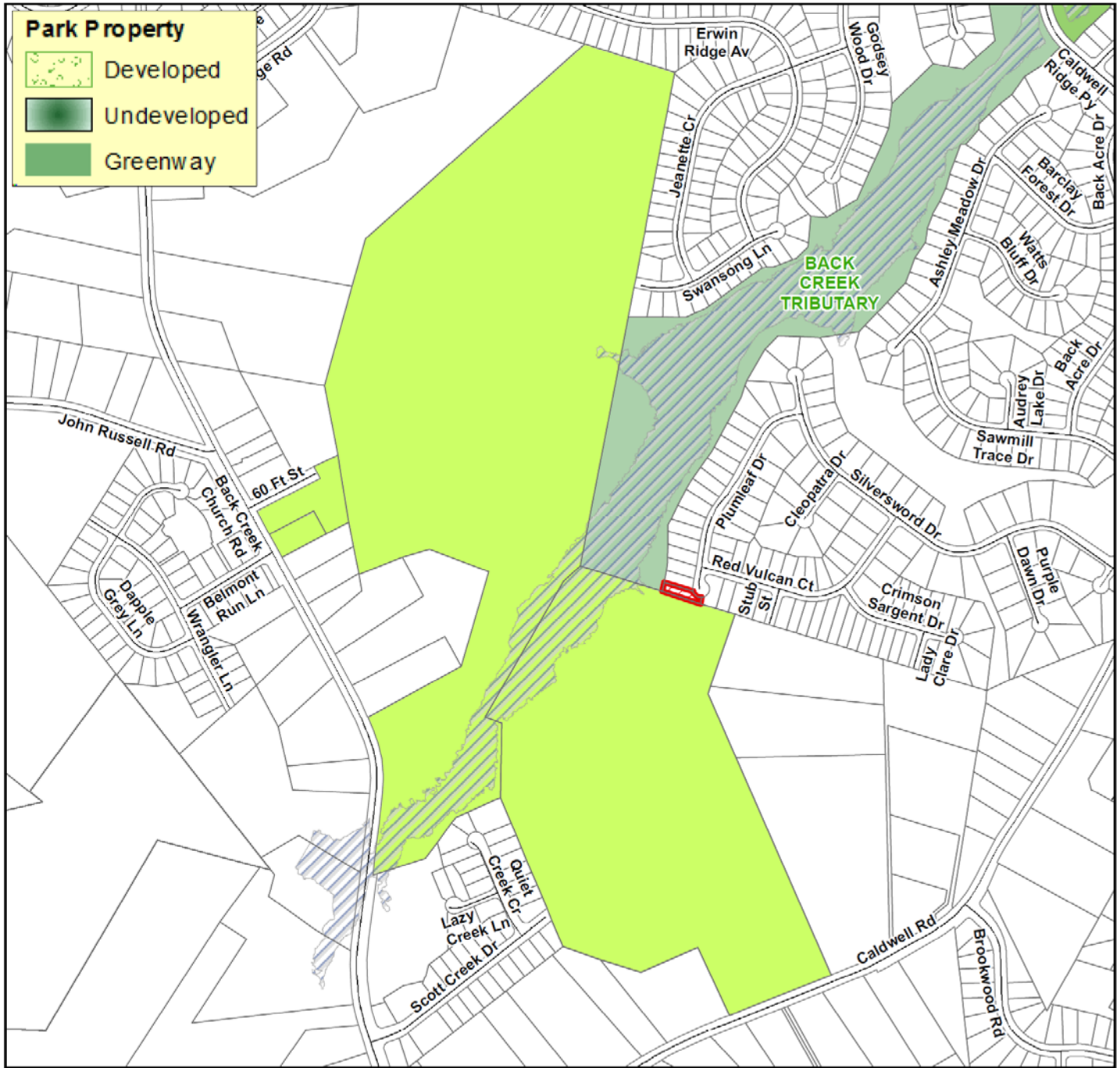
The Joint Use Task Force discussed this matter at their June 1, 2016 meeting and provided no comments.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the acquisition of the property.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Amanda Vari




## Mandatory Referral 16-26

**Initiated by: County Park & Recreation**  
**Submitted by: Asset & Facility Management**

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department



**Submitted by:** Jacqueline McNeil, County Asset & Facility Mgt  
Vicki Saville, CPCC

**Initiated by:** Mark Hahn, County Asset & Facility Mgt  
Dr. Kathy Drumm, CPCC

**MANDATORY REFERRAL-REPORT NO. 16-29**  
**Proposed CPCC Merancas Campus and Huntersville Recreation Center Development Project**

**PROJECT PROPOSAL AND LOCATION:**

Central Piedmont Community College (CPCC) and the Town of Huntersville (Town) approached Mecklenburg County (County) with a proposal to convey County-owned land within the Town of Huntersville for the expansion of the CPCC Merancas Campus located on Verhoeff Drive in Huntersville and the construction of a recreation center on adjacent County-owned land. The resulting development can serve the goals of all three entities.

CPCC is proposing construction of a +/- 110,000 square foot Public Safety Center (public safety classroom building) at the intersection of Hwy. 21 (Statesville Ave.) and Verhoeff Drive indicated as Area A on the accompanying illustration. The property on which this building is proposed is County-owned and was once home to the Gatling Juvenile Detention Center. The Gatling building still remains on the site is vacant and is no longer actively used by the County. The property sits immediately west of the Town-owned and operated Huntersville Aquatic Center. As part of the proposed conveyance, CPCC has agreed to enter into an arrangement to allow the Town to use parking at the proposed Public Safety Center for activities planned at the Aquatic Center during non-school hours.

South of Verhoeff Drive from the future Public Safety Center in Areas B and C on the accompanying map, CPCC proposes to build a Public Safety Training Village and a Commercial Driving License (CDL) lot. This property is County-owned. The training village is proposed for 40,000 square feet of space for training programs in jail/detention, emergency telecommunications, fire & rescue, EMS, joint public safety, law enforcement and Basic Law Enforcement (BLET). In addition to the Public Safety Training Village, this site will contain a parking lot (Area D on the attached illustration) that will be used primarily for training students enrolled in the CDL program. Prior to this proposal the Town had plans to construct a recreation center on Areas B and C but with this new proposal, the Town's recreation center and associated parking will shift from Areas B and C to the far eastern portion of County-owned Tax Parcel 017-421-10 under a modified lease arrangement between the County and the Town. As part of this proposal, the Town has also agreed to allow use of this future recreation center by CPCC.

On Tax Parcel 017-421-07 which is owned by CPCC, the college has agreed to build at least 100 additional parking spaces and to enter into an agreement with the Town which allows the Town to use those parking spaces. Additionally, CPCC has agreed to build a vehicular connection between the future parking lot on this parcel and the Town's recreation center.

The real estate transactions and joint use agreements outlined below will be completed by the County, the Town, and CPCC:

**Mecklenburg County conveyances to CPCC**

1. County to convey Tax Parcels 017-204-01 & 017-204-04 (Area A) to CPCC for construction of the Public Safety Classroom Center and associated parking lot.
2. County to convey Tax Parcels 017-421-11, 017-204-02 & a portion of 017-421-10 (Areas B, C, and D) for a Public Safety Training Village and CDL parking lot.

**Interlocal/Joint Use Agreements**

1. CPCC and the Town of Huntersville agree to enter into a joint use agreement to allow for parking by visitors to the Huntersville Aquatic Center at the Public Safety Classroom Center (Area A).
2. CPCC and the Town to enter into a joint use agreement to allow the Town to use parking at the CDL Training Village parking lot (Area D).
3. Town to construct a recreation center and driveway on the eastern portion of Tax Parcel 017-421-10 (Area E). Town and CPCC to enter into a joint use agreement that allows CPCC to use the recreation center for college related activities.
4. CPCC to construct a parking lot with vehicular access to the Town's recreation center with at least 100 parking spaces on CPCC-owned Tax Parcel 017-421-07 (Area F). CPCC and the Town to enter into an agreement which allows to the Town to use this parking lot.

The properties are located within several zoning categories under the Town of Huntersville's Zoning Ordinance, including Highway Commercial (HC), Neighborhood Residential (NR), and Campus Institutional (CI). The Town and CPCC will be responsible for ensuring that any future facilities that are constructed are done so under the proper zoning category.

### **PROJECT JUSTIFICATION:**

The need for indoor recreation in Huntersville has grown tremendously since the last indoor recreation space was added in Huntersville in 2009. Due to tremendous population growth in Huntersville and North Mecklenburg, many residents have been turned away from participating in recreation programs due to the lack of indoor facilities.

This project would allow more residents to participate in recreation programs such as summer camps, afterschool programs, senior programs, volleyball, basketball, pickleball, badminton, futsal, teen programs and many other recreation programs.

The need for expansion for both the public safety classroom building (Hwy. 21) and the new training village/CDL lot will provide immediate and long term support for our new and existing program offerings at CPCC. These programs will allow CPCC to assist with closing the skills gap in many high demand job areas.

The proposed new Public Safety Center will be designed to allow the college to expand current training offerings for the BLET program. Currently, capacity has been reached with the number of sections that can be offered due to classroom space so expanding space will allow more students to be served. Additionally, the new classroom space will allow for new recruit level training for fire and Emergency Medical Services (EMS) professionals.

As communities in Mecklenburg County continue to grow, the demands that expanding populations place on their public safety providers will grow. To that end, this facility would ultimately provide benefits to the County and its residents. This shared facility would also assist with making training more efficient and cost effective, providing an economic benefit for the cities and towns in the County.

Additionally, the new training village/CDL lot would be used as a platform for training students enrolled in our new CDL and first responder programs. On January 2016, CPCC opened a new CDL program to address the national and regional driver shortage concern. The proposed CDL pad will allow instructors to properly train students on how to back trailers at 45 and 90 degree angles. This new training pad will also allow more students to be served in a safe environment. Currently there are over 90 students on a waiting list and due to limited space, demand cannot be accommodated.

### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The Town of Huntersville's 2020 Parks and Recreation Master Plan calls for four additional indoor basketball courts to be developed by 2020.

### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

There is no specific land use plan that covers this geography; the land use changes would therefore be guided by the Town of Huntersville Zoning Ordinance, as detailed below:

- Area A: parcel 017-204-01 is Campus Institutional and parcel 017-204-04 is Neighborhood Residential,
- Areas B,C,D: parcel 017-421-11 is Campus Institutional, 017-204-02 is Highway Commercial and a portion of 017-421-10
- Area E is Neighborhood Residential, and
- Area F: parcel 017-421-07 is Campus Institutional.

The portion of Area E upon which the Town plans to build the recreation center is Neighborhood Residential which allows parks and related structures as "permitted uses with conditions".

In terms of consistency, while the majority of parcels for the CPCC expansion are zoned Campus Institutional and allow for the proposed uses, the Neighborhood Residential (parcel 017-204-04) of Area A and Highway Commercial districts (parcel 017-204-02) don't allow for campus institutional types uses and will need to be rezoned to Campus Institutional District. The Town and CPCC will work together to rezone the property to allow for the construction of proposed facilities.

### **PROJECT IMPACT:**

This will allow the town to continue to serve the residents of Huntersville and North Mecklenburg as it relates to indoor recreation. This expansion will allow CPCC to enhance partnership with Mecklenburg County agencies and serve more students thus strengthening the workforce pipeline.

### **RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

Other than the public entities involved in the project, the project has no known relationship to other projects.

### **ESTIMATED PROJECT COMPLETION DATE:**

Conveyance of the various properties to CPCC from the County and completion of the various joint use agreements is anticipated to occur by fall 2016.



**JOINT USE TASK FORCE REVIEW COMMENTS:**

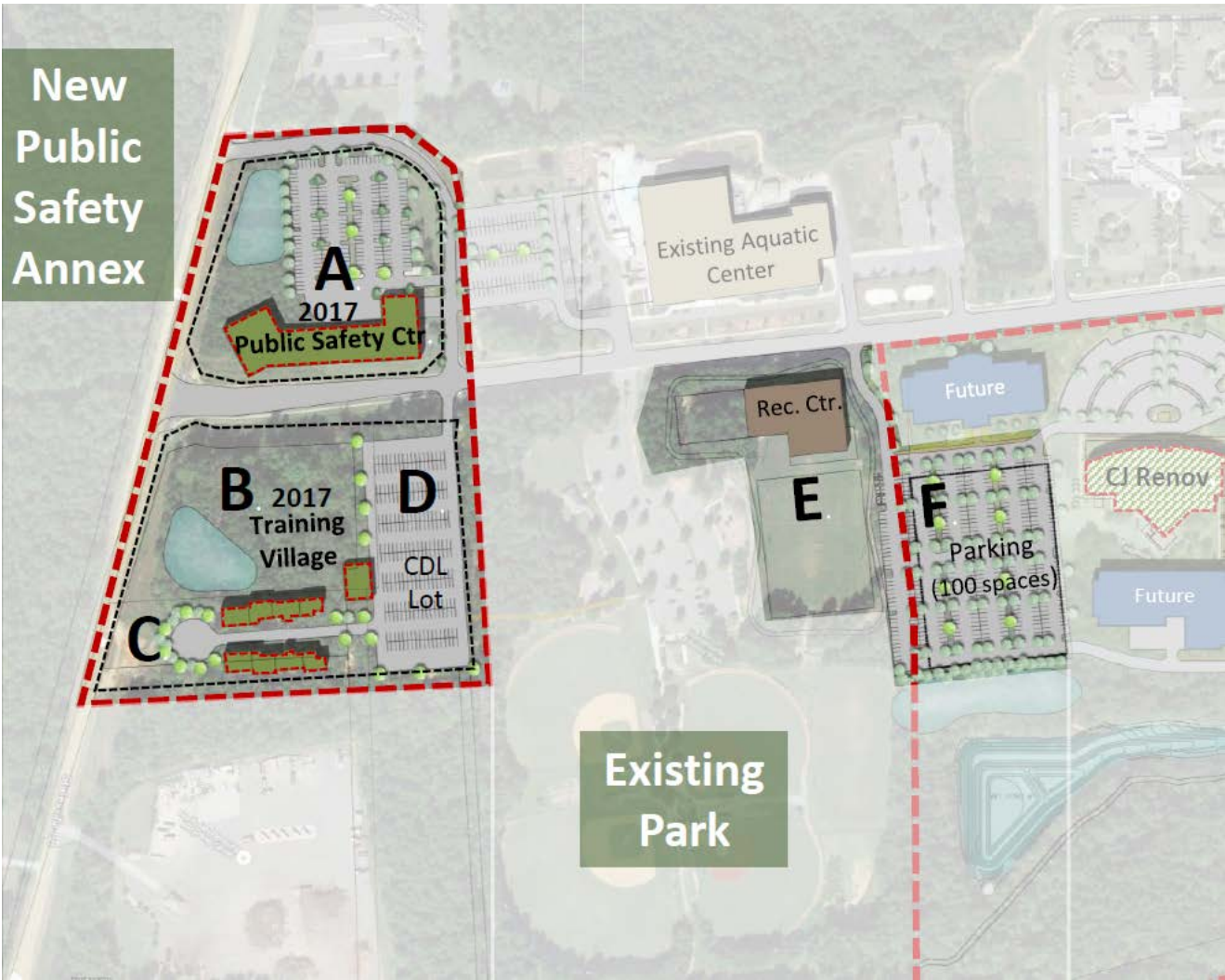
The Joint Use Task Force discussed this matter at their July 6, 2016 meeting and no comments were offered.

**TOWN OF HUNTERSVILLE STAFF RECOMMENDATION:**

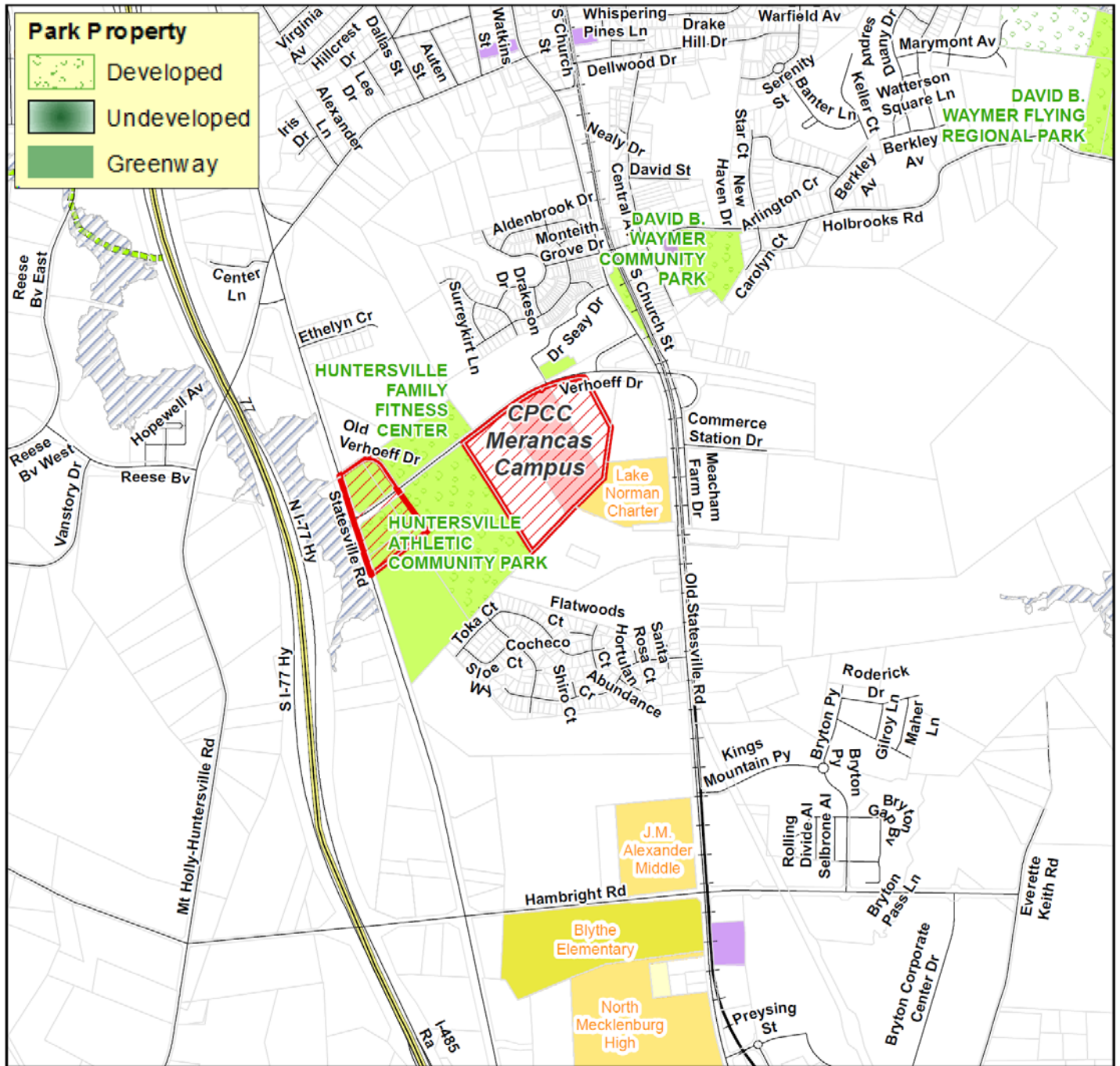
The properties are located within the Town of Huntersville's planning jurisdiction and the town is in support of the proposed transaction.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**




**New  
Public  
Safety  
Annex**

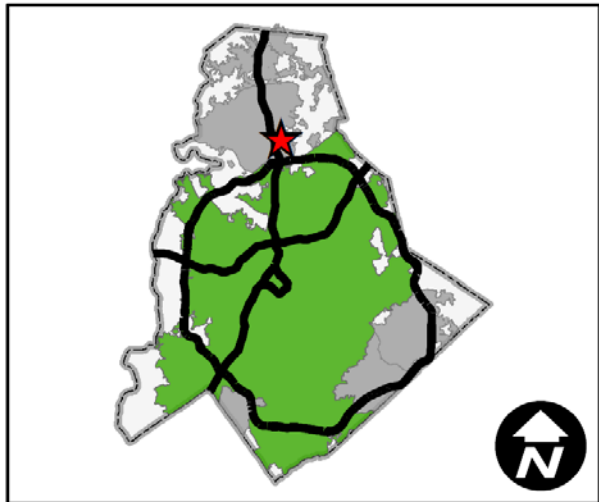


**Existing  
Park**









**Park Property**

-  Developed
-  Undeveloped
-  Greenway



# Mandatory Referral 16-29

Initiated & Submitted by: CPCC

-  Mandatory Referral
-  Colleges
-  County Property
-  Schools
-  FEMA 100 Year Floodplain
-  Local Historic Landmark





**Initiated and Submitted by:** Peggy Hey, Ex. Director, Facility Planning & Management, CMS

**MANDATORY REFERRAL REPORT NO. 16-31  
Proposed Sale by CMS of 9015 Newell Baptist Church Road**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to sell the parcel of surplus property located at 9015 Newell Baptist Church Road, Charlotte (parcel #049-271-09). The property which contains a vacant single family house was declared as surplus by the Charlotte-Mecklenburg Board of Education on May 24, 2016.

The site is zoned R-3 (Single family residential) according to the Charlotte Zoning Ordinance. Property to the west, south and east are residential, while on the north side across Newell Baptist Church Road is the former CMS Newell Elementary School property.

**PROJECT JUSTIFICATION:**

CMS has determined that there isn't a current or anticipated school district need for this property. Any proceeds from the sale of surplus real property will be used in accordance with NC General Statute 115C-518.

CMS will dispose of this property using the upset bid process. Under established procedures, Mecklenburg County will be given right of first refusal as prerequisite to sale.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The NC General Statutes allow for local Boards of Education to dispose of real estate when it determines that the real estate is unnecessary or undesirable for public school purposes.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Newell Small Area Plan (2002)* recommends a mix of single family, multi-family (up to 12 units per acre), office, and retail uses for the site. Any new development should be architecturally consistent with surrounding development. Development should meet the design guidelines for the Newell Village Center.

**PROJECT IMPACT:**

Sale of this property will relieve maintenance costs and bring sales revenue to CMS and will provide a public benefit in maintaining the site as a tree canopy resource as the site contains mature trees.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

There are no known public or private projects that will be impacted by this sale.

**ESTIMATED PROJECT COMPLETION DATE:**

Completion timeline is unknown at this time.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their July 6, 2016 meeting and no comments were offered.

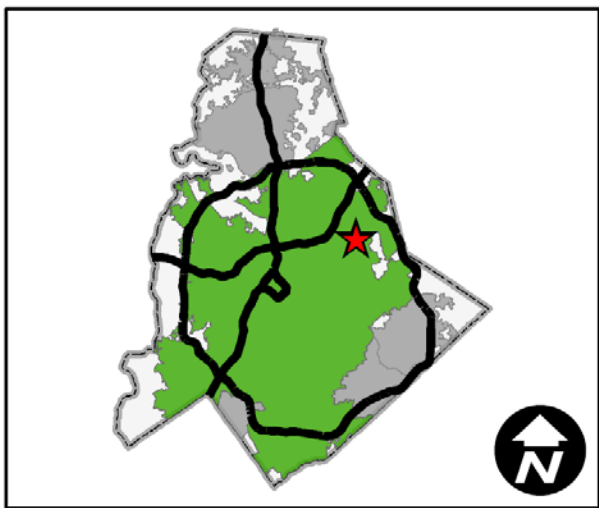
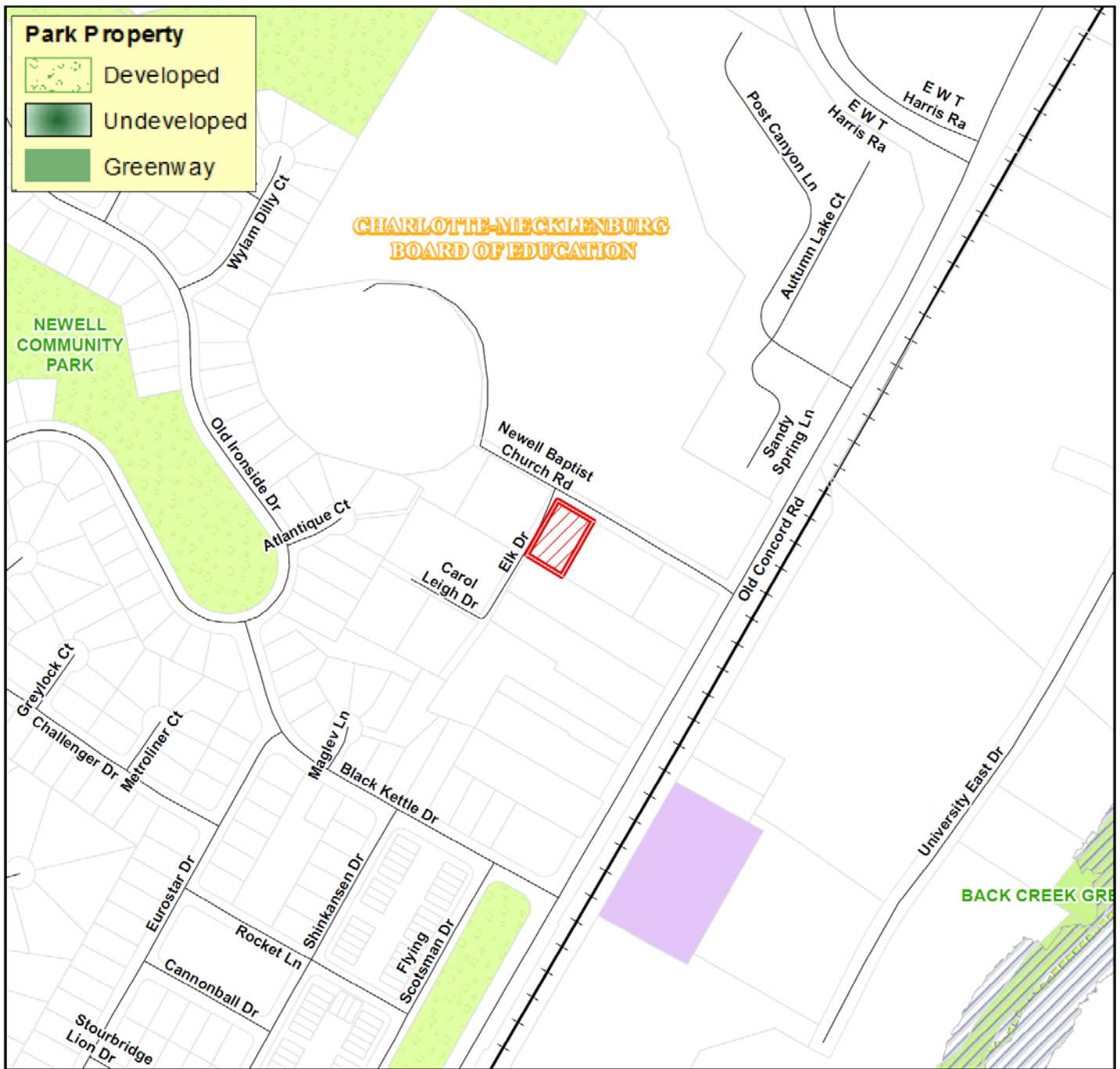
**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the sale of the property.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





Staff resource: Amanda Vari





# Mandatory Referral 16-31

Initiated & Submitted by: CMS

-  Mandatory Referral
-  County Property
-  FEMA 100 Year Floodplain
-  Local Historic Landmark



**Initiated and Submitted by:** Peggy Hey, Ex. Director, Facility Planning & Management, CMS

**MANDATORY REFERRAL REPORT NO. 16-32**

**Proposed Sale of 11719 Downs Road in Pineville - Property Adjacent to CMS Downs Road Transportation Center**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to sell a 5-acre portion of the parcel of vacant surplus property located at 11719 Downs Road in Pineville (portion of parcel #205-061-36). The property was declared as surplus by the Charlotte-Mecklenburg Board of Education on May 24, 2016.

The site is zoned G-I (General Industrial District) according to the Pineville Zoning Ordinance. Parcels to the north, east and south are industrial, while the CMS Downs Road Transportation center property (which CMS intends to retain) is located to the west. The eastern boundary of the property is the Pineville-Charlotte municipal boundary.

The area proposed to be subdivided from the portion to be retained would be land-locked; the likely buyer of the property would be an adjoining owner whose property would provide street access to this property.

This property is located within the Town of Pineville's planning jurisdiction.

**PROJECT JUSTIFICATION:**

CMS has determined that there isn't a current or anticipated school district need for this property. Any proceeds from the sale of surplus real property will be used in accordance with NC General Statute 115C-518. In accordance with established procedures, Mecklenburg County will be given right of first refusal as prerequisite to the sale.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The NC General Statutes allow for local Boards of Education to dispose of real estate when it determines that the real estate is unnecessary or undesirable for public school purposes.

Pineville staff reports that the subdivision of this property into a stand-alone land locked parcel is not consistent with the town zoning and subdivision ordinances and does not 'facilitate the most advantageous development of the entire neighboring area' especially in consideration of the lack of public access and flood areas unless combined as part of a greenway or other compelling public interest as approved by the Pineville Town Council.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

According to Town of Pineville staff, the *Pineville Town Land Use Plan and Industrial Overlay District* calls for this parcel to be part of the employment center and allows for general industrial and commercial type land uses.

**PROJECT IMPACT:**

Sale of this property will relieve maintenance costs and bring sales revenue to CMS and will provide a public benefit in maintaining tree canopy resources as the site is heavily-treed.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

There are no known public or private projects that will be impacted by this sale.

**ESTIMATED PROJECT COMPLETION DATE:**

Completion date of this proposed transaction is unknown at this time.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their July 6, 2016 meeting and Mecklenburg County Asset Management staff reported that an evaluation of the site would be conducted to ascertain greenway potential.

**TOWN OF PINEVILLE STAFF RECOMMENDATION:**

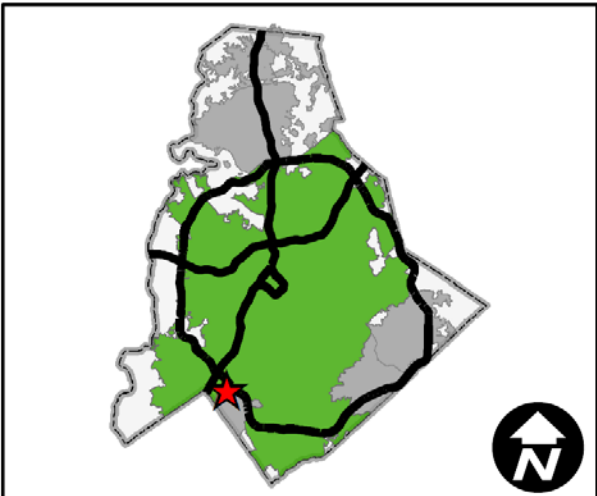
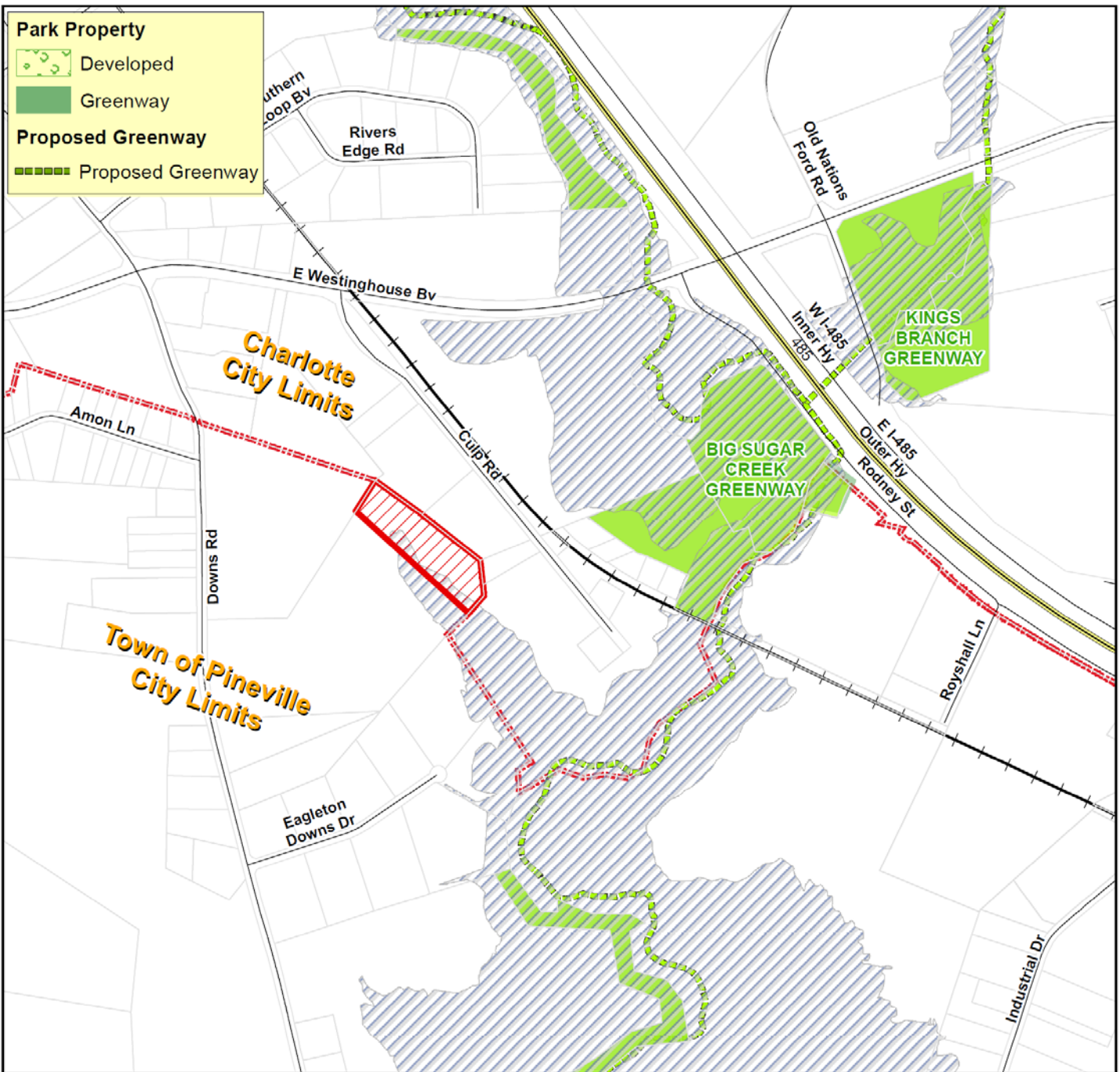
The site is located within the Town of Pineville's planning jurisdiction. Pineville Planning staff reports that the town would be supportive of the proposed transaction, conditioned upon the following:

- First priority should be given to consideration of the property for acquisition by Mecklenburg County for future use as a greenway
- If the property is to be publicly offered, sale should be restricted to owners of adjoining parcel 20506111 (within the Town of Pineville) with which this parcel should be combined. The Pineville subdivision ordinance does not permit creation of landlocked parcels, nor does it permit combining parcels within the town with adjoining parcels in other municipal jurisdictions, thereby prohibiting sale of and combination with adjoining properties within the City of Charlotte.

Pineville Planning staff recommends approval, subject to the conditions stated above.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 16-32

**Initiated & Submitted by: CMS**

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property

Produced by the Charlotte-Mecklenburg Planning Department



Initiated and Submitted by: Peggy Hey, Ex. Director, Facility Planning & Management, CMS

**MANDATORY REFERRAL REPORT NO. 16-33**  
**Proposed Sale of CMS Property Located at 7520 Tuckaseegee Road**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to sell a 0.53-acre portion of property located at 7520 Tuckaseegee Road in Charlotte (portion of parcel #055-283-06). The property was declared as surplus by the Charlotte-Mecklenburg Board of Education on May 24, 2016.

The vacant site is zoned R-3 (Single family residential) according to the Charlotte Zoning Ordinance. The remainder of the site (to be retained) appears to accommodate parking for either the adjacent West Mecklenburg High School or the adjoining County park. The site is bordered on the east, south and west by single family residences and on the north by the aforementioned parking lot.

**PROJECT JUSTIFICATION:**

CMS has determined that there isn't a current or anticipated school district need for this property. Any proceeds from the sale of surplus real property will be used in accordance with NC General Statute 115C-518.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The NC General Statutes allow for local Boards of Education to dispose of real estate when it determines that the real estate is unnecessary or undesirable for public school purposes. In accordance with established procedures Mecklenburg County will be given right of first refusal as prerequisite to the sale.

Creating a half acre lot from the larger parcel as proposed is subject to the Charlotte Subdivision Ordinance, and must therefore be submitted for approval.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted future land use for this site is single family up to three dwelling units per acre as per the *Southwest District Plan* (adopted 1991). The future use would need to stay consistent with the prescribed residential land use.

**PROJECT IMPACT:**

Sale of this property will relieve maintenance costs and bring sales revenue to CMS and will provide a public benefit in maintaining them as tree canopy resources.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

There are no known public or private projects that will be impacted by this sale.

**ESTIMATED PROJECT COMPLETION DATE:**

Timeline is unknown at this time.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

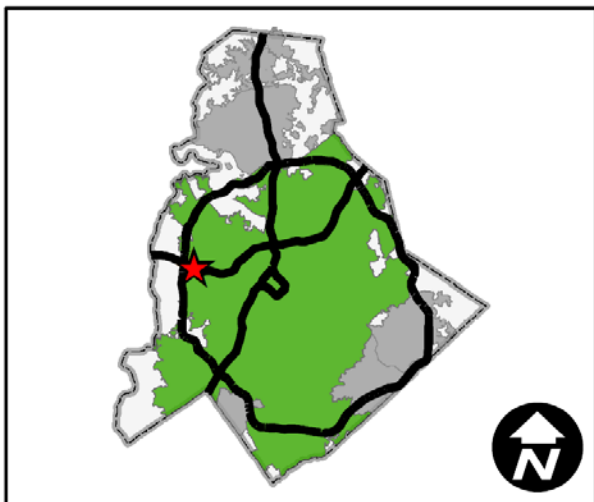
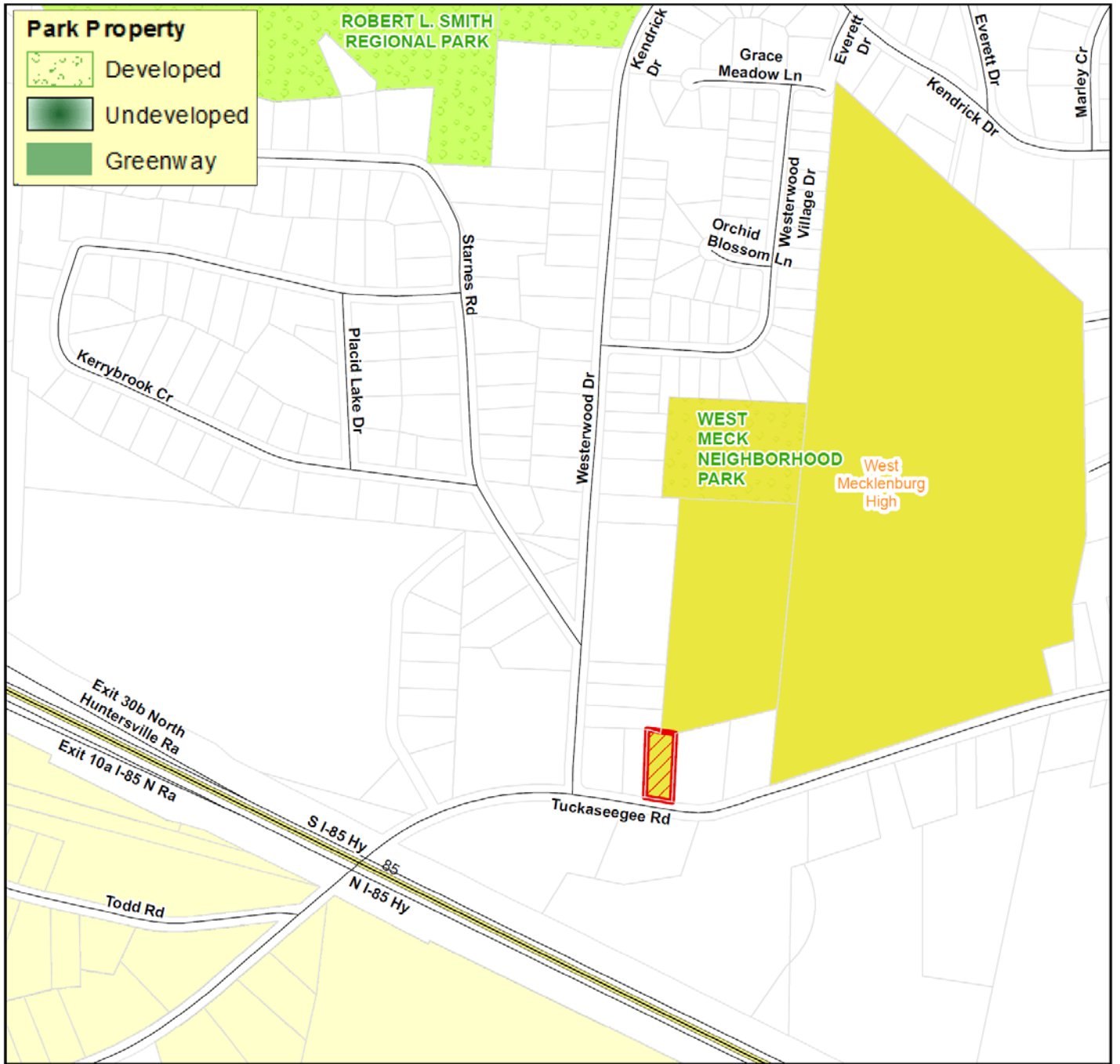
The Joint Use Task Force discussed this matter at their July 6, 2016 meeting and provided no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning Department staff recommends approval of this proposed sale subject to satisfaction of the requirements of the Charlotte Subdivision Ordinance.





**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Alberto Gonzalez



# Mandatory Referral 16-33

Initiated & Submitted by: CMS

-  Mandatory Referral
-  County Property
-  City Property
-  Schools



**Initiated and Submitted by:** Dennis LaCaria, Mecklenburg County Manager's Office

**MANDATORY REFERRAL REPORT NO. 16-34**  
**Proposed Disposition by Mecklenburg County of Property on Spector Drive**

**PROJECT PROPOSAL AND LOCATION:**

The parcel contemplated by this Mandatory Referral is located at 5200 Spector Drive in north Charlotte. Tax Parcel 037019214 consists of 11.9 acres and contains improvements consisting of 57,550 square feet of usable industrial/warehouse space.

Mecklenburg County proposes to declare as surplus and dispose of this former trucking terminal and its associated parcel for economic development purposes. The site was acquired for a once-planned expansion of the Mecklenburg County Jail - North facility. This expansion will not now be necessary as Mecklenburg County's inmate population has fallen significantly due to the employment of several diversion programs and other strategies. Mecklenburg County received an unsolicited offer to purchase from a trucking company. This potential sale would create a long-term relocation and expansion opportunity for the trucking company. The subject site and building are vacant save for a few pieces of equipment from the Mecklenburg County Sheriff's Office (MCSO) stored in the enclosed warehouse/office building. A component of the "Bringing Mecklenburg County to You" initiative is the strategic evaluation of all Mecklenburg County owned parcels for their utility and viability.

The property is adjoined on the north and the west by the Jail North property and on the east and south by industrial properties. The zoning is I-1 (Industrial) according to the City of Charlotte Zoning Ordinance. Any rezoning, if necessary, will be the responsibility of the purchaser.

The County intends to sell the property using the upset bid process.

**PROJECT JUSTIFICATION:**

Mecklenburg County acquired this parcel from a trucking firm to facilitate the expansion of Jail – North. In the intervening period of time, Mecklenburg County's inmate population has been significantly reduced. The adopted *Comprehensive Government Facility Master Plan*, referred to as "Bringing Mecklenburg County to You," included a strategic review of prior plans and current parcels and uses. Although identified as a potentially surplus asset, no effort was undertaken to actively market it for sale. An unsolicited offer to purchase was made by a different trucking company, which currently operates out of leased space. Relocation to this parcel will provide a long-term home and expansion opportunities to the firm. This proposed disposition will, therefore, return a parcel to private ownership and support economic development.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Proposed transaction is consistent with the Mecklenburg County *Comprehensive Government Facility Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted future land use for this site is Industrial as per the *Northeast District Plan* (adopted 1996). The proposed use for a trucking terminal is consistent with the adopted industrial land uses for this site.

**PROJECT IMPACT:**

The current target parcel is underutilized and has no long-term value to Mecklenburg County. Other than Jail – North, adjacent land uses are for similar purposes. The subject was previously operated in a matter similar to the proposed use, and within the same industry. There should be no appreciable impacts to Jail – North on the enterprise, nor to the enterprise on Jail - North.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The divestiture of this parcel will support economic development by returning assets to the tax rolls and supporting the relocation and expansion of a business in a growing industry.

**ESTIMATED PROJECT COMPLETION DATE:**

There is no capital project identified for this asset by Mecklenburg County; the prospective buyer does have plans to make a significant investment in the site.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

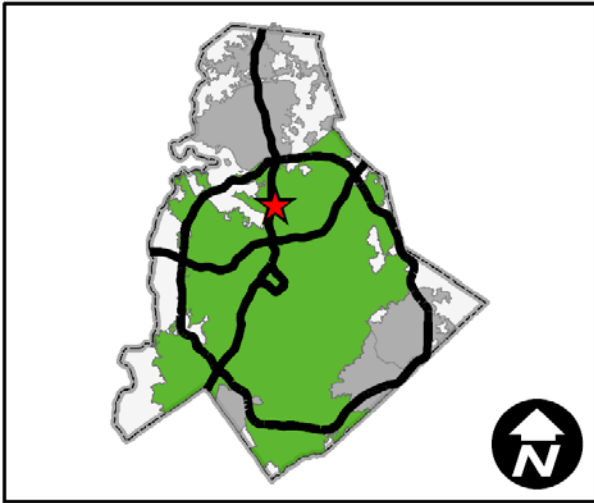
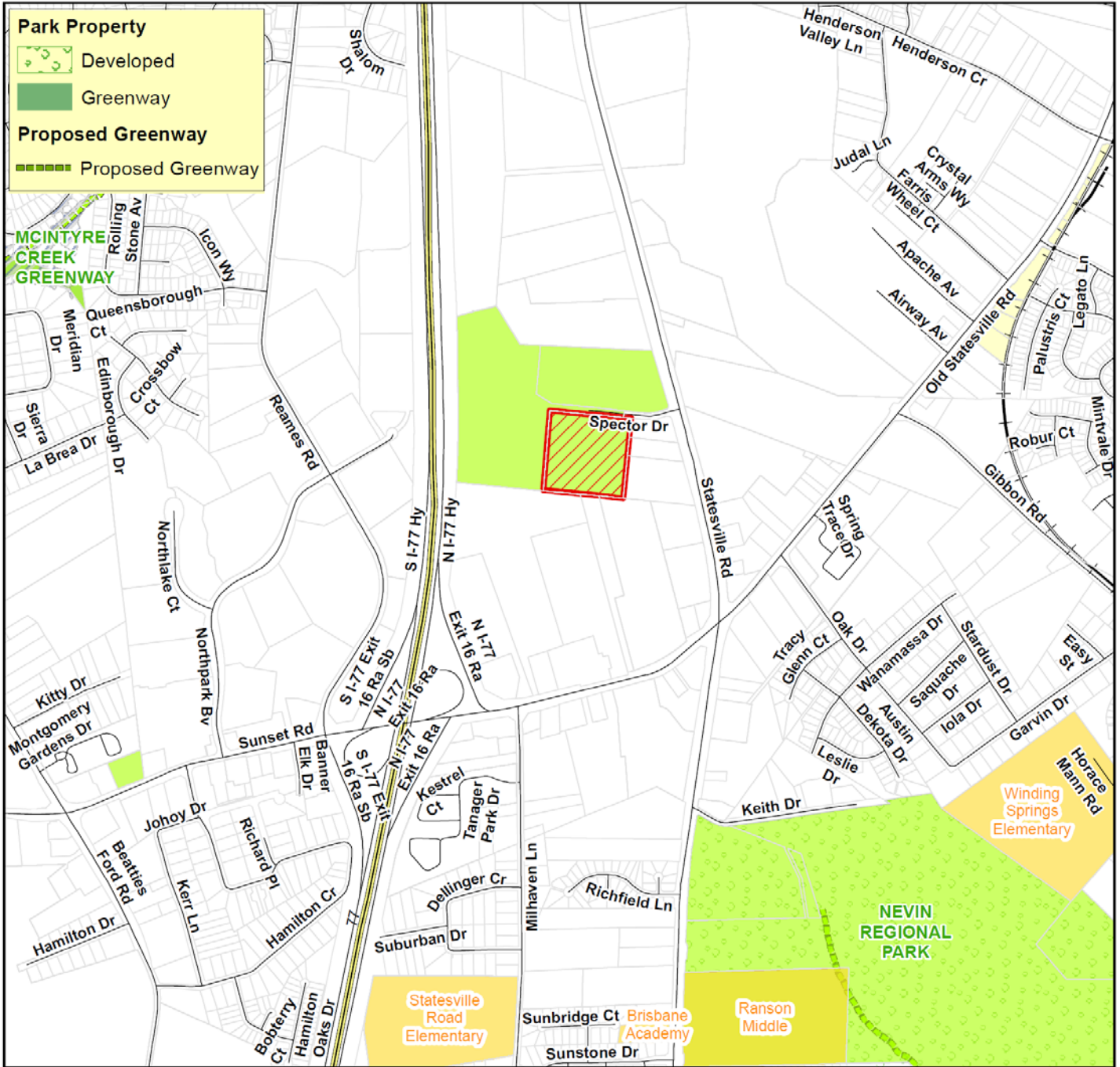
This matter was discussed at the July 6, 2016 Joint Use Task Force meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning Department staff recommends approval of the proposed transaction for the stated use.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 16-34

**Initiated & Submitted by:**  
**Mecklenburg County Manager's Office**

- Mandatory Referral
- County Property
- City Property
- Schools

Produced by the Charlotte-Mecklenburg Planning Department





**Initiated and Submitted by:** Dennis LaCaria, Mecklenburg County Manager's Office

**MANDATORY REFERRAL REPORT NO. 16-35**  
**Proposed Acquisition by Mecklenburg County of Property on Billingsley Road**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase a medical office building and its associated parcel. The parcel proposed for acquisition is located at 335 Billingsley in southeast Charlotte. Tax Parcel 15704107 consists of 1.49 acres and contains improvements consisting of 13,840 square feet of usable space.

The parcel is proposed for acquisition for two purposes. The near-term use is flexible space in the event that County functions related to the Department of Social Services must be relocated from the Center City government district (more specifically the Walton Plaza building) prior to the availability of future permanent space at Valerie C. Woodard Center. This move would be associated with the Brooklyn Village redevelopment.

The long-term rationale for this proposed purchase is to support the eventual disposition and redevelopment of the Billingsley Road Campus as the County brings its planned Community Resource Centers (CRCs) online. As a major part of the "Bringing Mecklenburg County to You" initiative, the services currently consolidated on the Billingsley Road Campus will be distributed among the CRCs, rendering the Billingsley campus obsolete.

The parcel is currently home to a sports medicine practice and to a podiatrist. The second floor is vacant. The building was constructed in 1990 by the doctor who operates the sports medicine practice; the podiatrist is operating under a month-to-month lease. The subject is surrounded by County uses, such as a health department clinic and the headquarters for the Department of Social Services. Other neighbors include the CHS mental health facility and a substance abuse treatment center operated by an area non-profit.

The zoning for the parcel is O-15(CD) (office: conditional) according to the City of Charlotte Zoning Ordinance. Rezoning at this time is not required for the intended use of the property.

**PROJECT JUSTIFICATION:**

Mecklenburg County's approved Capital Investment Plan included the creation of several geographically-dispersed Community Resource Centers (CRCs). The intent of these facilities is to provide collaborative health and human services throughout the County. This will have the desired outcome of providing a better customer experience, and therefore better outcomes, while removing geographic and other barriers to access. Further, a goal of Mecklenburg County, the City of Charlotte, and the Charlotte-Mecklenburg Board of Education has long been the redevelopment of a large swath of the Second Ward in Center City Charlotte, commonly referenced as "Brooklyn," or "Brooklyn Village." Now that "Bringing Mecklenburg County to You" and the redevelopment of Brooklyn Village are in process, the County will execute strategic real estate activity to facilitate both efforts.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The proposed transaction is consistent with Mecklenburg County Capital Investment Plan and Mecklenburg County *Comprehensive Government Facility Master Plan*, as well as the 2007 Interlocal Agreement to enable redevelopment of Brooklyn Village with Mecklenburg County as lead agency.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (1993) recommends institutional land uses. The proposed acquisition for additional office space is consistent with the adopted land use plan. Moreover, no change in use of the property is contemplated.

**PROJECT IMPACT:**

There should be no appreciable impacts to any of the adjoining land uses in the near term.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The acquisition of this parcel will allow for strategic redeployment of certain County offices or functions while preparing the site for long-term redevelopment opportunities.

**ESTIMATED PROJECT COMPLETION DATE:**

There is currently not a capital project identified for this asset, although maintenance and capital replacement of certain building systems may be undertaken.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at the July 6, 2016 meeting and there were no comments.

**PLANNING STAFF RECOMMENDATION:**

The proposed land use is consistent with the *Central District Plan (1993)*. Staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





**Submitted by:** Jacqueline McNeil, County Asset & Facility Mgt

**Initiated by:** Jim Garges, Mecklenburg Park & Recreation

**MANDATORY REFERRAL-REPORT NO. 16-36**  
**Proposed Expansion of County's Iswa Nature Preserve**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase 1.2 acres of vacant property (Tax Parcel 113-341-07) on the south side of Wilkinson Boulevard in the extra-territorial jurisdiction of the City of Charlotte for inclusion into the Iswa Nature Preserve. The property is adjacent to the existing +/- 138 nature preserve. The parcel is vacant and has frontage on Lake Wylie. It is zoned B-2 (General Business) under the City of Charlotte's Zoning Ordinance.

In addition to being bordered by the nature preserve to the east, it is bordered by Lake Wylie on the south and west, and by Wilkinson Boulevard on the north.

**PROJECT JUSTIFICATION:**

Iswa Nature Preserve is 138 acres of preserve property along the shores of Lake Wylie. The property is home to a mix of hardwoods, pine plantations, and is a North Carolina Natural Heritage site. The preserve is home to one of the largest known populations of the Georgia Aster, which is a candidate for the federal endangered species list. The subject parcel is located northwest of the preserve, between the lake and the preserve. Owning the property will allow the County to have full control of the area and minimize any future impacts on the preserve. In addition to owning the property for preservation purposes, the County's long term capital plans for the site include additions to the existing trails (yellow dotted line on accompanying master plan map), a playfield, an observation overlook, and parking. To optimize the planned improvements at the site, acquisition of this parcel is necessary. Phase I of the County's improvements are scheduled to start in the Fall of 2016 (see attached).

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this parcel is consistent with Mecklenburg County's adopted *Park and Recreation Master Plan* in which the citizens ranked the addition of trails as their top desired recreation amenity. Additionally, the master plan advocates for the preservation of environmentally sensitive property such as this parcel.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted land use for this site is Park/Open Space as per the *Dixie Berryhill Strategic Plan* (adopted 2003). The proposed use is consistent with the adopted land use plan.

**PROJECT IMPACT:**

Acquisition of this parcel will preserve property along the County's shoreline and add to recreation amenities for citizens of Mecklenburg County.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The project has no known relationship to other projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of the parcel and Phase One construction are both anticipated to occur by Fall of 2016.

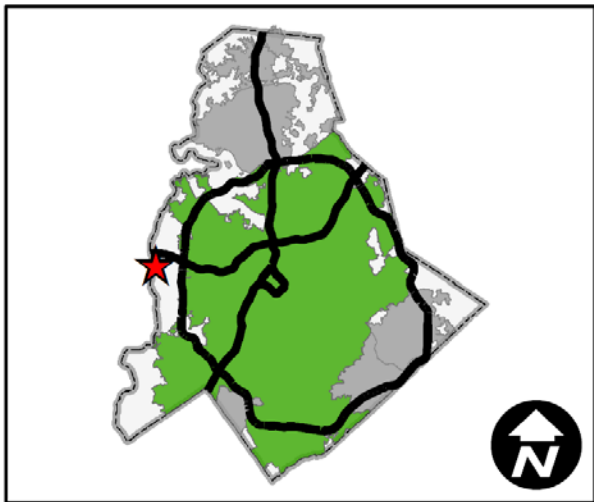
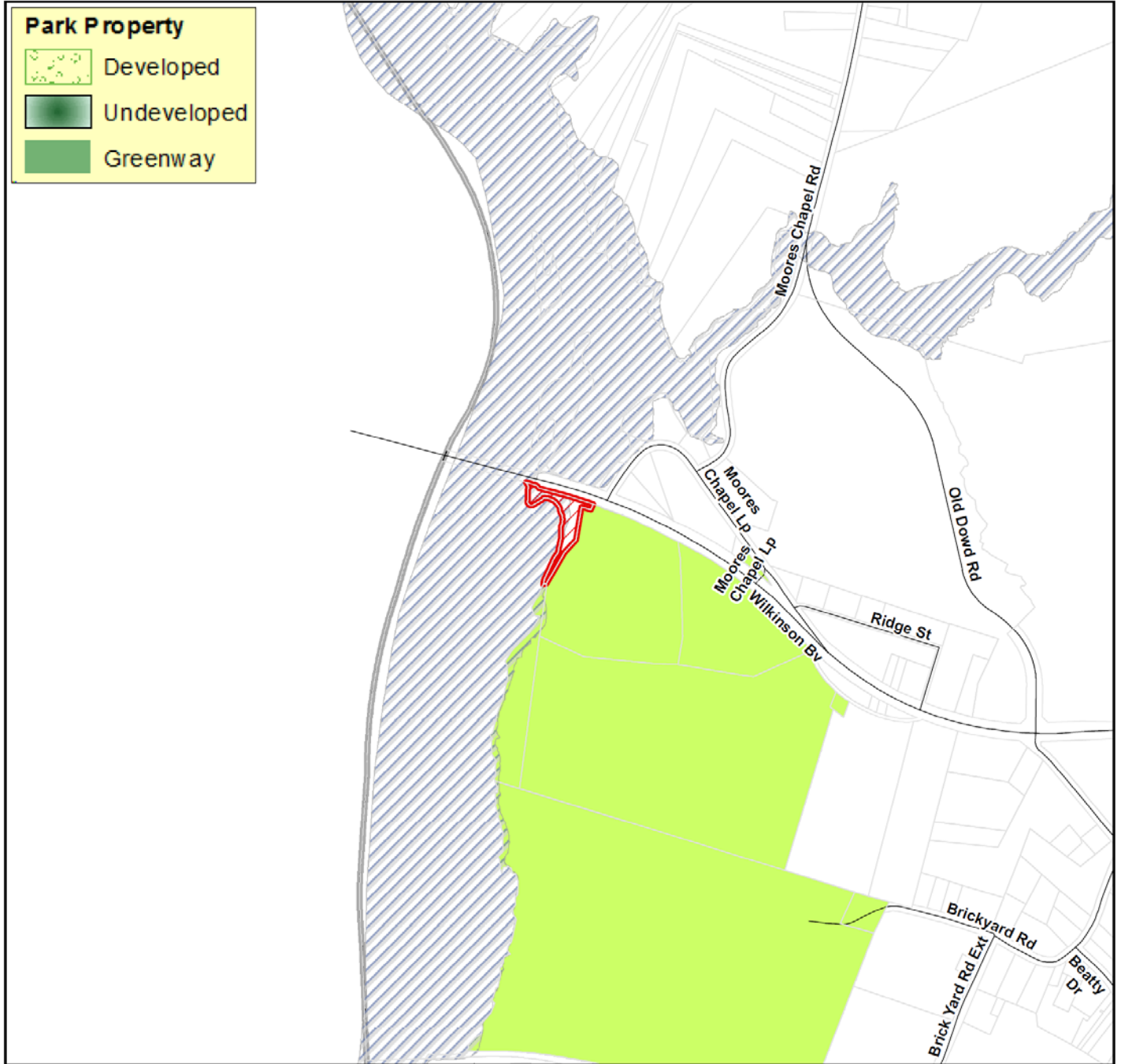
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their July 6, 2016 meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning Department staff recommends approval of this proposed purchase for the intended use.




**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 16-36

Initiated by: County Park & Recreation







Submitted by: Asset & Facility Management

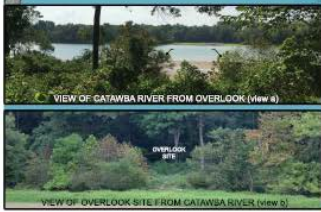
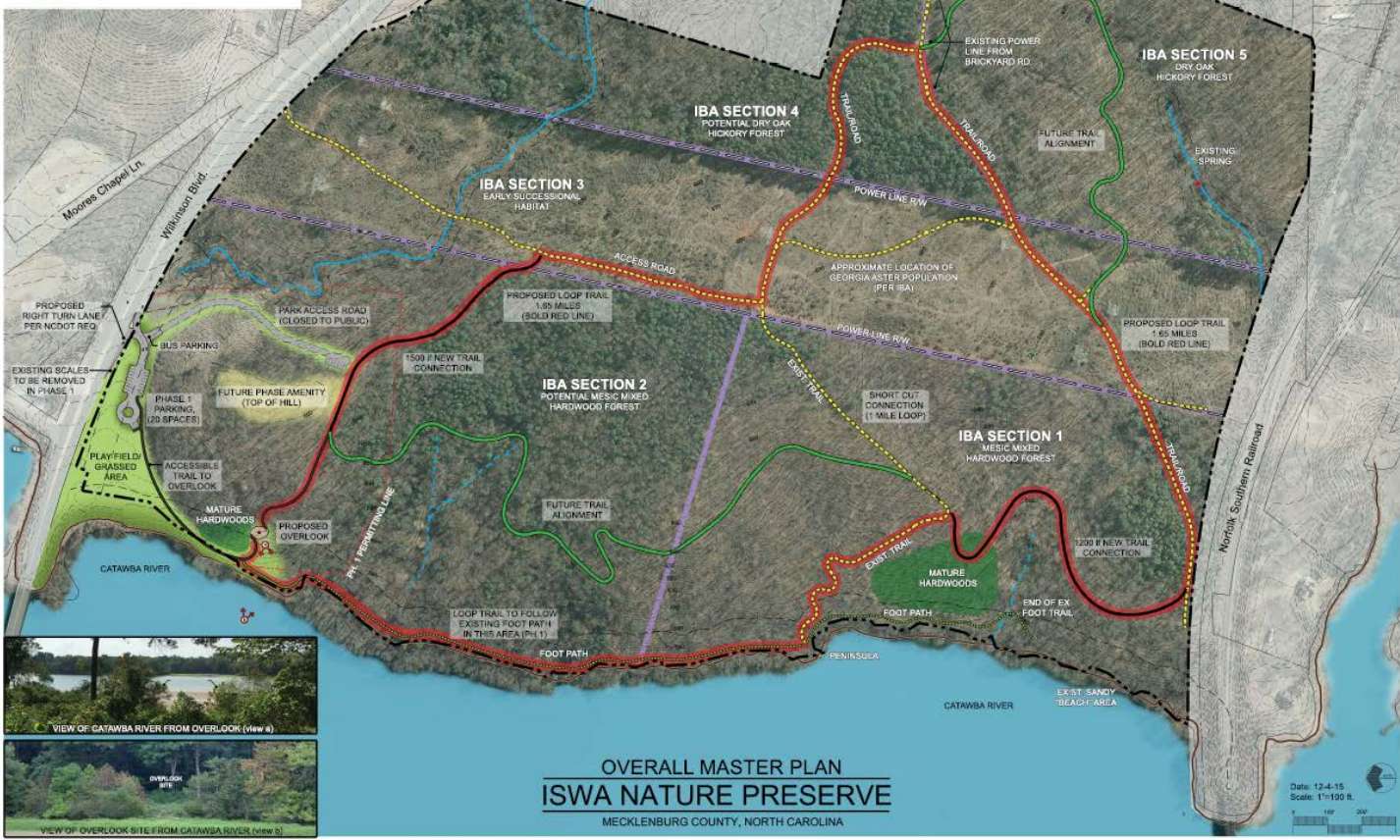
-  Mandatory Referral
-  County Property
-  FEMA 100 Year Floodplain





**LEGEND**

-  PROPERTY LINE
-  IBA SECTION LINES
-  EXIST. PATHROAD
-  EXIST. FOOT PATH
-  PROPOSED LOOP TRAIL
-  FUTURE TRAIL ALIGNMENT
-  PERENNIAL STREAM
-  EPHEMERAL CHANNEL
-  LAKE HIGH WATER ELEV.
-  PROPOSED TRAIL



Date: 12-4-15  
Scale: 1"=100 ft



landscape architecture  
civil engineering  
planning



Mecklenburg County  
Park and Recreation  
*The Natural Place  
To Be...*



ISWA NATURE PRESERVE  
MECKLENBURG COUNTY, NORTH CAROLINA



**Submitted by:** Jacqueline McNeil, County Asset & Facility Mgt

**Initiated by:** Jim Garges, County Park and Recreation

**MANDATORY REFERRAL-REPORT NO. 16-37  
Proposed Latta Plantation Nature Preserve Expansion**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase 31.71 acres of property (see tax parcels below) on the south side of Sample Road in the extra-territorial jurisdiction of the Town of Huntersville for inclusion into Latta Plantation Nature Preserve. Acquisition of these parcels will continue the County’s effort to protect the environmentally sensitive areas surrounding the nature preserve. With the exception of a single-family home on parcel 023-042-14, the parcels are vacant and all are zoned R (Rural) and in the Mountain Island Lake Watershed Overlay district (MIL-O) – Lower Gar Creek sub-area, under the Town of Huntersville’s Zoning Ordinance. The parcels the County would like to purchase consist of:

<u>Parcel Number</u>	<u>Acreage</u>
023-211-13	1.35
023-211-14	2
023-211-15	4.15
023-211-16	6.14
023-211-17	11.1
023-211-18	2.42
023-211-19	1.9747
023-211-20	0.58
023-211-25	2
	<hr/> <hr/> 31.7147

These properties are located in a rural part of Huntersville’s ETJ, with the Nature Preserve located to the south and rural-density residential properties on the west, north, and east.

**PROJECT JUSTIFICATION:**

Latta Plantation Nature Preserve is home to a diversity of natural communities including upland and bottomland hardwood forests, open fields, streams, and a Piedmont Prairie restoration site. The property is also home to the Schweinitz’s sunflower that is on the federally endangered list, and to a diversity of wintering waterfowl, breeding and migratory songbirds, and a threatened natural community in North Carolina. Acquisition of this property will continue the County’s long standing goal of protecting the natural environment of this area.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The County’s adopted *Park and Recreation Master Plan* advocates for the preservation of environmentally sensitive property such as these parcels. The *Master Plan* has the protection of Critical Habitat Areas as one of its highest priorities. This parcel was identified as a Tier 1 priority level for acquisition in the Natural Area Protection category. Acquisition of these parcels will protect rare and unique habitat on the property as well as remove the threat of future development next to the existing nature preserve.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

These properties are located within the Town of Huntersville’s planning jurisdiction. The Town’s *Beatties Ford Corridor Small Area Plan* recommends maintenance of the rural character of the area and encourages preservation of open space (by adding more land to open space inventory when possible). The proposed acquisition of these properties to expand the Latta Plantation Nature preserve therefore aligns with the intent of the small area plan.

**PROJECT IMPACT:**

Acquisition of these parcels will preserve environmentally sensitive property in the northern Mecklenburg County area.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The project has no known relationship to other projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of the parcel is anticipated to happen by Fall 2016.

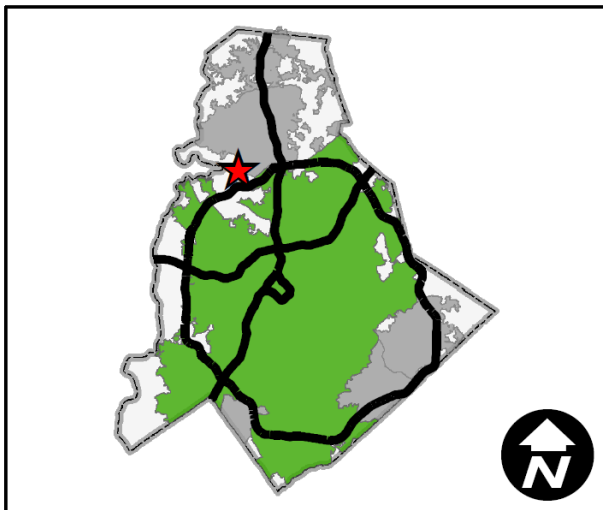
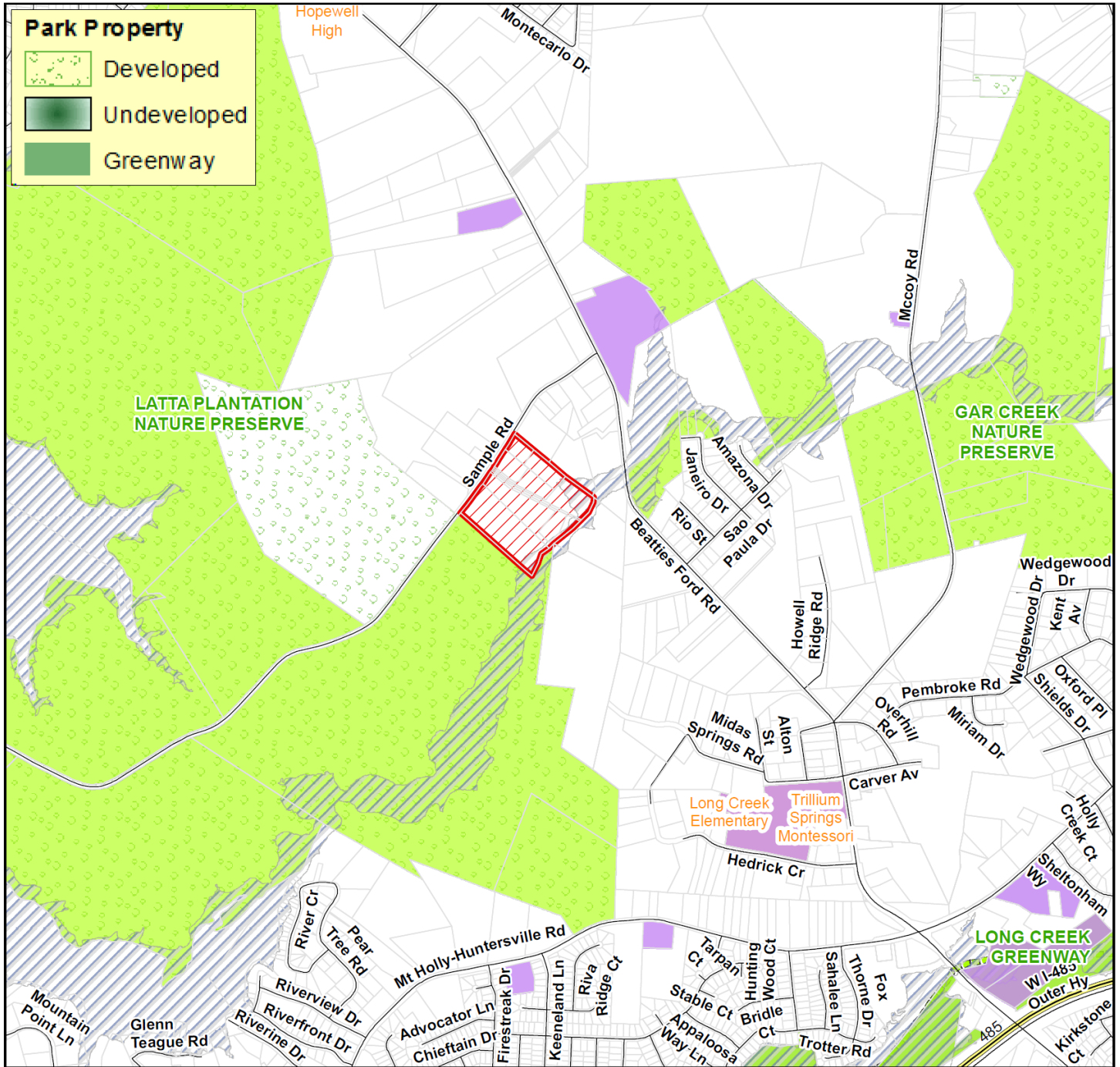
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their July 6, 2016 meeting and no comments were offered.

**TOWN OF HUNTERSVILLE STAFF RECOMMENDATION:**

Huntersville town staff report that they “do not see any issues or conflicts with town policies and are in favor of the proposed acquisition”.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 16-37

**Initiated by: County Park & Recreation**

**Submitted by: Asset & Facility Management**

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain
- Local Historic Landmark

