



## **Citizen Advisory Group Meeting**

November 19, 2009

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### ***Draft Meeting Highlights***

***Citizen Advisory Group Attendees:*** Madeline Campos, Walter Fields, Karla Hammer-Knotts, Linda McCaw, Andy Munn, Walter Neely, Derrel Poole, Orlanzo Ross, Shelley Schiff, Ann Voortmans, and Frank Voortmans

***Planning Commissioners:*** Eric Locher, and Andy Zoutewelle

***Planning Department Staff:*** Alberto Gonzalez, Crissy Huffstickler, Garet Johnson, Michelle Jones, Alysia Osborne, and Brent Wilkinson

***Other City, County Staff, and Consultants:*** Brian Horton and Andy Gryminsky from Charlotte Department of Transportation; Dennis LaCaria Charlotte-Mecklenburg Schools; Todd Noell and David Laube from Noell Consulting Group.

### **Welcome and Introductions**

Mr. Brent Wilkinson with Charlotte-Mecklenburg Planning Department staff welcomed advisory group members; reviewed housekeeping items and draft meeting highlights from the October 22<sup>nd</sup> meeting; and advised the group that this meeting might go over the allotted time considering the discussion on schools and the presentation on the market study.

### **Charlotte-Mecklenburg Schools Discussion**

Mr. Dennis LaCaria, Charlotte-Mecklenburg Schools, provided a detailed overview of CMS's facilities plan. Mr. LaCaria provided an update on the schools expansion plans in the Steele Creek area detailing the recently built schools as well as the planned schools. Currently there are 8 CMS schools in the study area including elementary, middle and high schools. There are three planned schools for the area, elementary, middle and high school, one of these schools is slated to start construction in 2011. Mr. LaCaria explained the process CMS undertakes in determining the capital needs assessments that are required by the school system for the next decade, and how the complete list of capital projects required is organized by priority order. These projects address student population, growth, scheduled renovations, various legal mandates, and internally-generated initiatives.

The meeting presentation may be viewed online at [www.charlotteplanning.org](http://www.charlotteplanning.org).

### **Market Analysis Overview**

Mr. Wilkinson introduced Mr. Todd Noell and Mr. David Laube with Noell Consulting Group who explained they were contracted by the Planning Department to provide a market study for the Steele Creek area in order to determine what the market demand is for new development in the area. Mr. Noell explained that the purpose of the market study was to try and understand long-term trends affecting future land use and development in Steele Creek, and gauge demand potential for for-sale and rental residential, office, retail and industrial in the area through 2030. Mr. Noell reiterated that the purpose of the market study was to identify key issues and opportunities likely to emerge in the area and that it was not the land use plan, but is intended to inform the planning process.

Mr. Noel went on to provide a synopsis of the market study starting with some major macro trends/factors that were identified. These macro trends were listed as the following: Opportunities for mixed-use/town centers growth, push towards convenience, support for greater need to live efficiently –location matters more and more; Huge growth in singles and childless couples, greater acceptance of attached and small lot homes; Generation Y (and X) focused on walkable environments seeking social interactions and favor a sense of authenticity; Retail becoming more experiential, lifestyle town centers gaining favor, and; Growth in small, entrepreneurial firms that value office locations that improve overall quality of life. In summary the market study pointed to over the next 20 years, approximately 3,700 acres will be needed to satisfy growth demands (this assumes growth occurring at higher intensities). In the short term growth (2010-2015) needs are expected to be lower given overbuilding that currently exists in the market. Expect land consumption to pick up steam by 2012 or 2013. At the conclusion of Mr. Noell's presentation Mr. Wilkinson reiterated that the market study was not the land use plan for the area but is intended to be used as a gauge for development trends in the area, he also stated that the presentation would be available on the Planning Department's website.

### **Additional Questions/Comments**

Information summarizing questions and answers asked throughout the meeting as well as the presentation are available on the website at [www.charlotteplanning.org](http://www.charlotteplanning.org).

### **Wrap Up and Next Steps**

Mr. Wilkinson wrapped up the meeting and explained that existing conditions on land use, transportation and community design would continue at the December CAG meeting along with discussions on the concept plan. He also reminded the group to email community design photos that they either like or dislike to Michelle Jones with Planning at [steelecreekareaplan@gmail.com](mailto:steelecreekareaplan@gmail.com) and advised the group that they will be contacted in the coming weeks about the next advisory group meeting date and location.