

# Planning Committee

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## Agenda Packet

November 15, 2016 |  
Room 280  
5:00 p.m. |



**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Agenda**  
**November 15, 2016 – 5:00 p.m.**  
**CMGC – 2<sup>nd</sup> Floor, Room 280**

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**1. Call to Order and Introductions**

**2. Approve October 18, 2016 Minutes. *Attachment 1***

**3. Recommendation on the draft *North Tryon Vision Plan***

*Background:* The draft *North Tryon Vision Plan* builds upon the *2020 Center City Vision Plan* and establishes a vision to catalyze and sustain growth and development in this area of Charlotte's uptown. The Planning Committee gave the public an opportunity to comment on the draft plan at their October meeting. Although there were no speakers, several area residents attended the meeting. The Plan is available digitally at [www.northtryon.org](http://www.northtryon.org).

*Staff Resource:* Grant Meacci, Planning

*Action Requested:* Recommend approval of the draft *North Tryon Vision Plan*.

**4. Recommendations on Mandatory Referrals by Consent**

**M.R. #16-43:** Proposal by Charlotte-Mecklenburg Board of Education to renew the Grier Heights Community Center lease with the Billingsville Leadership Academy, also known as the Rosenwald School (Tax Parcel 157-038-08 p/o). ***Attachment 2***

**M.R. #16-44:** Proposal by Central Piedmont Community College (CPCC) to construct a new commercial drivers' license driving course and a lab building on the Merancas Campus in the Town of Huntersville. ***Attachment 3***

**M.R. #16-45:** Proposal by Central Piedmont Community College (CPCC) to construct a new North Energy Plant on the Central Campus. ***Attachment 4***

**M.R. #16-46:** Proposal by Charlotte-Mecklenburg Board of Education (CMS) to sell land located adjacent to Ballantyne Elementary School. ***Attachment 5***

**M.R. #16-47:** Proposal by Mecklenburg County to accept the donation of property located off Arrowridge Boulevard along the future Sugar Creek Greenway corridor. ***Attachment 6***

**M.R. #16-48:** Proposal by Mecklenburg County to exchange land in Westmoreland Regional Park for land located on Robbins Park Drive in the Town of Cornelius. ***Attachment 7***

**M.R. #16-49:** Proposal by Mecklenburg County to accept the donation of property located off Celia Avenue and along a tributary to Stewart Creek for open space. ***Attachment 8***

**M.R. #16-50:** Proposal by CPCC to construct a new classroom and related site improvements on the Merancas Campus (Phase 4) in the Town of Huntersville. ***Attachment 9***

**M.R. #16-51:** Proposal by Mecklenburg County to exchange land located on the westerly side of Briar Creek for land located on the easterly side of Briar Creek in the Morningside neighborhood. ***Attachment 10***

**5. Strategic Priorities Discussion**

**a. Unified Development Ordinance & Place Type 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.

**6. Recommendations on Mandatory Referrals Pulled for Discussion**

**7. Mandatory Referral Proposal**

*Background:* A proposal from the Executive Committee will be presented for review at this meeting and adoption in December.

*Staff Resources:* Ed McKinney & Jonathan Wells, Planning

*Action Requested:* For Committee discussion.

**8. Adjourn**



## **Attendance**

**Commissioners Present:** Planning Commission Chairperson Tony Lathrop, Planning Committee Chairperson Mike Sullivan, Planning Committee Vice-Chairperson John Fryday and Commissioners John Ham, Bolyn McClung, Elizabeth McMillan, Dionne Nelson and Deborah Ryan

**Elected Officials Present:** Patsy Kinsey, Charlotte City Council Member and Mary McCray, Charlotte-Mecklenburg Schools Board of Education Chairperson

**Planning Staff Present:** Scott Adams, Kathy Cornett, Alberto Gonzalez, Garet Johnson, Linda Keich, Catherine Mahoney, Kent Main, Melony McCullough, Ed McKinney, Grant Meacci, Cheryl Neely, Bryman Suttle, Amanda Vari and Jonathan Wells

**Other Staff Present:** Peggy Hey, Charlotte-Mecklenburg Schools

## **Call to Order and Introductions**

Planning Committee Chairperson Sullivan called the meeting to order at 5:10 pm, welcomed those present and asked everyone to introduce themselves.

## **Approve September 20, 2016 Minutes**

*A motion was made by Commissioner Ryan and seconded by Commissioner McClung to approve the September 20, 2016 minutes. The vote was unanimous to approve the September 20, 2016 minutes.*

## **Public Comment on the draft *North Tryon Vision Plan***

*Background:* As a part of the official plan adoption process, the Planning Committee will receive public comment on the draft *North Tryon Vision Plan*. The plan is available digitally at [www.northtryon.org](http://www.northtryon.org).

Grant Meacci gave an overview of the plan adoption process. He reminded the Committee that they received an overview of the plan last month. He stated that the Board of County Commissioners has adopted the plan and that information was presented earlier this month to the Transportation and Planning Committee (TAP). At this meeting, the Planning Committee is asked to receive public comment and to consider making a recommendation to City Council for adoption of the plan. The next steps in the process include City Council receiving public comments on the draft plan in November, TAP Committee making a recommendation and final action by Council in January.

Planning Committee Chairperson Michael Sullivan stated that last month the Committee received an excellent presentation from Mr. Meacci and Center City Partners that included a lot of information. He asked the Committee members if they have any questions for staff.

Vice-Chairperson Fryday asked Mr. Meacci who is primary and who is secondary on the implementation chart. Mr. Meacci explained that there is not much public property in the area and that the private sector is responsible for implementing standards. However, the standards were developed by Planning.

Commissioner McClung said that at last month's meeting, it was stated that First Ward Elementary School was not included in this plan because participants made a financial commitment. He said that Charlotte-Mecklenburg Schools (CMS) has been a strong part of Uptown's growth and he would like for CMS to be included as a non-contributing financial partner.

Commissioner Ryan said the plan uses every good design principle and asked how this aligns with City Council's priorities and what is most important. Vice-chairperson Fryday asked Commissioner Ryan if she would like a motion to move this forward with a requirement that goals are prioritized. Mr. Meacci said that during the process a steering committee was organized to implement the plan and set priorities.

Planning Committee Chairperson Sullivan opened the floor for public comment. There were not any speakers.

Commissioner Ryan asked about moving forward prior to following up on public comments. Mr. Meacci stated that there was extensive public outreach during the planning process and several opportunities for public comment.

Planning Committee Chairperson Sullivan stated that the Committee could wait a month to allow time to receive additional information before making a recommendation. Commissioner Nelson said that it would help the Committee become more comfortable with the recommendations if the response includes guidance on when and how priorities will be set. Planning Committee Chairperson Sullivan stated that the Committee will make a recommendation on this plan next month.

### **Mandatory Referrals**

Planning Committee Chairperson Sullivan stated that staff will give an overview of the mandatory referral process. He noted that previously the Committee had questions about the mandatory referral process and what happens after the Committee makes a recommendation on a mandatory referral.

Garet Johnson (Planning) explained the purpose of the mandatory referrals, the process and what happens after the Planning Committee makes a recommendation. The process has been around since 1973. Ms. Johnson emphasized that the intent was to raise the awareness of policy plans as capital planning takes place, promote consistency with policy plans as well as facilitate conversations between the different agencies and departments to ensure coordination and joint use of investments. The Joint Use Task Force (JUTF) is comprised of a staff group that is charged with facilitating that inter-departmental and inter-agency collaborative planning.

Commissioner Nelson asked how the JUTF decides on proposals. Ms. Johnson answered that the JUTF is not tasked with making a recommendation but raising awareness and facilitating discussions about projects through a collaborative process.

Commissioners Nelson and Ryan asked if the Planning Committee's recommendation on mandatory referrals goes to City Council. Ms. Johnson answered no. Commissioner Nelson clarified that the Planning Committee's recommendation on mandatory referrals goes back to the submitting agency and not every recommendation goes to City Council. Commissioner Ryan further clarified that the Committee's recommendation does not have much impact on the deciding factor of the agency because they can do what they choose. She further questioned why the Committee spends so much time on mandatory referrals when it feels like a waste of time. Ms. Johnson explained that the intent of the legislation was to facilitate collaboration and the Planning Committee's conversation heightens that collaboration.

Commissioner Ham asked how long the mandatory referral process takes. Ms. Johnson explained that the process takes 30 days from the date that the application is submitted. However, the submitting agency could allow more time for review.

Commissioner McClung asked what type of transactions go through the mandatory referral process and if any transactions are exempt. Ms. Johnson answered landfills, rights-of-way, easements and infrastructure associated with land development are not subject to the mandatory referral process. Mr. Wells added that if activities occur between one of the towns and the City or County, the process would apply. However, it would not be applicable if one of the towns proposes to buy land from a private individual.

Commissioner Nelson asked what are the Committee's options. Ms. Johnson answered that the Committee can approve staff's recommendation or not approve staff's recommendation. The Committee can approve staff's recommendation and add or delete language.

Commissioner Nelson clarified that if the Committee does not make a decision in a certain amount of time the submitter can do what they want. She asked what is the timeframe for a response. Ms. Johnson replied that the Committee could ask the submitter for more time but the timeframe for a response is within 30 days of submittal.

Vice-chairperson Fryday said that he thought others were looking at these requests for affordable housing, parks and a range of things that we think are important in building a city. Ms. Johnson said the JUTF is that group.

Commissioner Ryan shared her concern that the Committee's recommendation does not have any impact on the submittal's final decision or what they do. Commissioner McClung asked if there has ever been a large group of people at a Planning Committee meeting to ask the Committee not to recommend a mandatory referral. Mr. Wells said he could not recall an instance where this happened. He suggested that the Committee keep in mind that the mandatory referral process is not a public process in the same sense as the rezoning process.

Commissioner Nelson asked what it would take to change the statute that requires mandatory referrals. She questioned why the Committee is doing this and if it is meaningful. Mr. Wells said it is a state law that is specific to the City of Charlotte and Mecklenburg County. Ms. Johnson reiterated that the process has raised the level of discussion, collaboration and importance of projects from staff's prospective. She suggested that the Committee discuss if the process can be amended to be more effective and what that would mean.

Commissioner Nelson suggested that the Executive Committee review this process to determine what can be done. The Executive Committee should develop a recommendation to bring back to this body and ultimately to City Council and the Board of County Commissioners. She suggested that the Committee not discuss mandatory referrals until the process is clarified. Commissioner McClung said that he could see keeping this process. Commissioner clarified that she is not recommending eliminating it.

Planning Committee Chairperson Sullivan stated that this was a great conversation. He noted that when he first came to the Planning Committee, mandatory referrals were primarily the only thing the Committee worked on. He said this was a great presentation and thinks it helps the Committee to better understand the process. He stated that maybe the Committee should have input on mandatory referrals earlier in the process. He added that this is an item to discuss at the Executive Committee meeting.

Planning Committee Chairperson Sullivan asked if anyone would like to pull any of the mandatory referrals for additional discussion. Commissioners Nelson and McClung stated that they would like to discuss both of them.

**M.R. #16-28: Proposal by Charlotte-Mecklenburg Board of Education (CMS) to sell Surplus Property Located on Prince Hall Avenue (Double Oaks Pre-K School Building) in the Double Oaks.** CMS proposes to sell 11 acres of land located at 1326 Prince Hall Avenue (Tax Parcel 075-105-29). The current tenant is Zechariah Alexander SR Lodge #833 P.H.A.

Mr. Wells gave an overview of the proposal and explained that the property was used from 1950 to 2011 as a school facility. However, recently the Board of Education deemed it to be surplus property.

Ms. Johnson explained that the *Central District Plan* recommends institutional land uses for the property. The property is zoned R-22MF which allows residential and institutional land uses.

While reviewing this mandatory referral, staff also considered Council's policy on affordable housing, particularly work force housing. The City's commitment to housing in this area was noted, particularly the Bright Walk community. The City has invested over \$25,000,000 in numerous efforts to support the revitalization of the Statesville Avenue corridor. Staff supports the sale of this property for appropriate reuse and development that is consistent with Council adopted goals and policies for this property and area.

Commissioner Nelson asked if the process allows CMS to release the property for sale to the public to make an offer and if someone could make an offer without going through this process. She also asked if receiving an offer would trigger an upset bid process. Ed McKinney (Planning) replied that it is different for every agency and asked Peggy Hey (CMS) to explain their process.

Ms. Hey said that the property was identified as surplus by the Board of Education in May. The JUTF reviewed this information at their July meeting and CMS agreed to a deferral to give City staff additional time to consider this proposal. She said that people can give letters of intent on property whether it is surplus or not. Commissioner Nelson asked how the process differs when you have an unsolicited offer versus when property is declared as surplus and approved for sale.

Ms. Hey answered that once property has been declared surplus, it is open for a period of time depending on how many offers are received. Staff reviews the offers and makes a recommendation to the superintendent. The superintendent places the item on the agenda for the Board of Education to consider the offer.

Ms. Nelson asked Ms. Hey if it is her understanding that the City has an interest in the property. Ms. Hey answered that the City is interested in the property and there have been discussions. Ms. Nelson asked why move forward on this proposal instead of waiting on the City. Ms. Hey replied that she would have lost marketing time if the City does not want the property.

Vice-Chairperson Fryday asked for clarification on staff's recommendation. He also asked if the property can be developed with uses that are allowed in the R-22MF zoning category. Ms. Johnson explained staff's recommendation that the reuse and development be consistent with Council adopted goals and policies for this area. However, she said the property can be developed with uses that are permitted in R-22MF.

Commissioner Nelson asked what happens if the Planning Committee does not recommend the sale. Ms. Hey will continue discussions with the City and pursue third parties if the City is not interested. Commissioner Nelson asked if the proposal goes to the Board of Education to decide if the property should be sold. Ms. Hey answered no because it has been declared surplus property. Commissioner Nelson thinks this should be deferred until the City decides if they are interested in the property. Commissioner McClung said he was at the JUTF meeting and the City had been given the opportunity to decide. Planning Committee Chairperson Sullivan asked Ms. Hey if the proposal goes to the Board of Education. Ms. Hey answered no. She will continue to receive offers and then she will ask for permission to proceed with offers. This is followed by the upset bid process. Commissioner Ryan asked if Planning staff is a part of the JUTF and if they discussed the sale. Ms. Johnson replied yes.

Commissioner Nelson said she will move that CMS not sell the Double Oaks School property since the mandatory referral cannot be delayed. She does not think the intergovernmental discussion has been exhausted and that this issue needs to be fully vetted. Vice-chairperson Fryday asked if a vote slows the process at all. Ms. Hey answered no. She said a vote would document the Planning Committee's action.

*A motion was made by Commissioner Nelson and seconded by Commissioner Ryan to not support staff's recommendation to support the sale of this property for appropriate reuse and development that is consistent with Council adopted goals and policies for this property. The motion failed by a vote of 3 to 4.*

*Yeas: Ham, Nelson and Ryan*

*Nays: Sullivan, Fryday, McClung and McMillan*

*A motion was made by Vice-chairperson Fryday and seconded by Commissioner McClung to support the sale of this property for appropriate reuse and development that is consistent with Council adopted goals and policies for this property and area as recommended by Planning staff. The motion was approved by a vote of 4 to 2. Commissioner Ryan said she abstained because the Committee's action does not make a difference.*

*Yeas: Sullivan, Fryday, McClung, McMillan*

*Nays: Ham and Nelson*

*Abstained: Ryan*

**M.R. #16-30: Proposal by Charlotte-Mecklenburg Board of Education (CMS) to Sell Surplus Property Located on S. Torrence Street (Morgan School) in the Cherry Neighborhood.** *CMS proposes to sell one acre of land located at 510 S. Torrence Street (Tax Parcel 125-225-02). The property is presently used for a school. The current tenant is the Community Charter School.*

Planning Committee Chairperson Sullivan said that Dan Morrill from the Historic Landmarks Commission is present and would like to share information about the site. Commissioner Ryan said it is unfortunate that CMS has placed this property on the market. Commissioner Ryan said that the Committee has adequate information and does not need to receive a presentation.

*A motion was made by Commissioner Ryan and seconded by Commissioner Nelson to waive the presentation.*

*Yeas: Fryday, Nelson and Ryan*

*Nays: Ham, McClung, McMillan and Sullivan,*

Commissioner Ryan said that consideration should be given to factors other than potential tax revenue. She is unhappy that staff recommends this because there are not many historic properties. Commissioner McClung said he would like to hear from Dan Morrill. Planning Committee Chairperson Sullivan agreed. Mr. Morrill said he has been discussing this property with Ms. Hey. Mr. Morrill would like for the property to be covered by deed restrictions that would protect it into perpetuity. He asked for the County to have first right of refusal. The Historic District Commission would handle selling the property and would make sure that the building is not destroyed. The neighborhood is going through a transition and lacks affordable housing.

*A motion was made by Commissioner Nelson to not recommend the sale of this property. The motion was seconded by Vice-chairperson Fryday. The motion was approved by a vote of 4 to 3.*

*Yeas: Fryday, Ham, Nelson and Ryan*

*Nays: McMillan, McClung, and Sullivan*

Commissioner Nelson reiterated her frustration with the process. Commissioner Ryan said that nothing is more important than place types and the ordinance update. The time spent on other issues is problematic and she suggested that the Committee spend time where it will make the most difference. Planning Committee Chairperson Sullivan agreed with Commissioner Ryan.

Commissioner McClung said he attended the JUTF meeting and has an understanding of what is coming and he thinks there needs to be more fact finding. He suggested that the Executive Board consider appointing a Planning Committee member and a Zoning Committee member to attend the JUTF meetings.

Planning Committee Chairperson Sullivan said he will take the mandatory referral issue to the Executive Committee meeting for further discussion. Planning Commission Chairperson Lathrop thanked everyone for their passionate discussion about the mandatory referral process.

**Adjourned: 7:10 pm**

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

**MANDATORY REFERRAL REPORT NO. 16-43**  
**Proposed Lease Renewal by CMS to the Grier Heights Community Center**

**PROJECT PROPOSAL AND LOCATION:**

The Charlotte-Mecklenburg Board of Education proposes to renew the lease to Grier Heights Community Center (GMCC). There is an existing fifteen (15) year lease between The Charlotte-Mecklenburg Board of Education and Grier Heights Community Center, LLC which commenced February 1, 2014 and which would expire on January 31, 2029. The Lease was approved by the Board of Education on December 11, 2013. The BOCC declined its statutory right of first refusal on November 5, 2013. The tenant has requested that the Charlotte-Mecklenburg Board of Education refresh the term of the Lease to begin a new fifteen (15) year term now that the obligation of rent by way of improvements to the building has been satisfied. The property is a portion of PID 157-038-08 Billingsville Leadership Academy adjacent to Grier Heights Neighborhood Park and known as the Rosenwald School.

**PROJECT JUSTIFICATION:**

The Tenant's obligation of rent by way of improvements to the building has been satisfied. The lease serves a community purpose and was originally requested by the County.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The NC General Statutes allow for local Boards of Education to enter into operational leases of real or personal property for the purposes of operating the school districts they oversee. Mecklenburg County will be given the option to waive the Right of First Refusal.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:** The *Central District Plan* (1993) recommends institutional land uses. The proposed lease renewal is consistent with the adopted land use plan.

**PROJECT IMPACT:**

Leasing this property to Grier Heights Community Center has allowed CMS to obtain improvements to the building and for the building to be used to provide community services.

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

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

**ESTIMATED PROJECT COMPLETION DATE:**

The lease renewal is proposed to commence upon obtaining all approvals (estimated to be by January 1, 2017) and run for a period of fifteen (15) years. Upon expiration of the term the Leased Premises returns to CMS.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and there were no comments.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the lease renewal to Grier Heights Community Center.

**Rationale:**

- The lease serves the community purpose as originally requested by the County.

**Adopted Goals and Policies:**

- The adopted future land use for the property is institutional based on the *Central District Area Plan* (1993).
- The property is zoned R-5 (single family residential up to 5 dwelling units per acre) allowing residential, institutional and recreational uses.
- City Council has a goal to build and preserve vibrant and diverse neighborhoods by coordinating public/private partnership investments to attract the amenities neighborhoods need as well as supporting partners and programs that enhance opportunity for economic mobility. (Housing & Neighborhood Development Focus Area Plan)

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Catherine Mahoney





**Submitted by:** Gregory S. Long, CPCC Facilities Services

**Initiated by:** Gregory S. Long, CPCC Facilities Services

## **MANDATORY REFERRAL-REPORT NO. 16-44**

### **Proposed Construction of New CDL Driving Course and Lab Building on CPCC Merancas Campus**

#### **PROJECT PROPOSAL AND LOCATION:**

Construction is proposed of a new 115,000 square foot Commercial Drivers' License (CDL) Driving Course and a 5,000 square foot one story Lab Building at the Merancas Campus utilizing 2016 Connect NC State Bonds funding. The proposed facilities would be constructed on the Central Piedmont Community College (CPCC) campus located at 12332 Statesville Road at Verhoeff Drive in Huntersville. The property is comprised of 9.341 total acres and according to Huntersville Zoning Ordinance, is zoned NR (neighborhood residential), HC (highway commercial), and CI (campus institutional). The property is also adjoined by a number of commercial and institutional land uses.

#### **PROJECT JUSTIFICATION:**

CPCC has received numerous requests in recent years to implement a Commercial Drivers' License program to train students to drive commercial trucks in response to a shortage of drivers and aging out of the existing workforce. The program has been initiated but adequate facilities are needed to provide the required training. Utilization of 2016 Connect NC Bonds allows for the construction of a driving course and a modest accompanying Lab Building.

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

The CPCC Merancas Campus currently houses many of the college's Transport Systems programs dealing with the maintenance and operation of Commercial vehicles (Collision Repair, Diesel and Heavy Equipment, Carolina CAT Service and Cummins Engines). The CDL program is a good complement to the existing curriculum programs at the campus.

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

There is no specific Small Area Plan that covers this portion of the Town. However, the proposed development is within the existing campus, most of which is zoned CI (campus institutional). The proposed development is consistent with the intent of that zoning classification in the Zoning Ordinance which in part states that the intent of the campus institutional district is "to provide for large institutional complexes which are already in place and for new institutional complexes on 15 acres or more which, because of the scale of the buildings or the nature of the use, cannot be fully integrated into the fabric of the community. Campus districts... are buffered from neighboring properties; nonetheless, buildings in the campus district that front a town street shall relate to the street as prescribed by building type. Campus districts are intended primarily for existing institutions, as most new institutional projects can and should be designed within the fabric of the town."

#### **PROJECT IMPACT:**

The project will provide needed facilities for the new Commercial Drivers' License program. The large driving course will serve the program during the school day but be available for car parking on nights and weekends to serve the Town of Huntersville's adjacent recreation facilities.

**Parking /Traffic Impact:** The program will have a limited number of students present on the driving course and at the Lab building at any time. Truck traffic will remain primarily on the driving course but will also utilize adjacent streets. Entry drive into the site will be designed to comply with applicable regulations for location, size, configuration and sight triangles.

The project will be designed to comply with applicable zoning requirements of the Town of Huntersville. Any rezoning that may be required to develop the property will be done in accordance with the Town of Huntersville requirements.

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

The Project is workable due to an inter-local agreement between Mecklenburg County (who owned the land and transferred it to the college), the Town of Huntersville (who operates and maintains the adjacent Park and is building a new nearby Recreation Center) and CPCC (who will build new lots and permit their usage by the Town of Huntersville to serve the adjacent existing Huntersville Athletic Park, their new Recreation Center and the existing Huntersville Family Fitness and Aquatic Center.)

The college is also planning to build a new 100 space parking lot at the west side of the existing campus near the new Huntersville Recreation Center to provide needed parking for that facility (Mandatory Referral MR16-29). The college will use this lot during the school day and it will be used by the Recreation Center and Ball Fields at nights and on the weekend.

**ESTIMATED PROJECT COMPLETION DATE:**

The new Commercial Drivers' License Driving Course and Lab Building is scheduled for completion by the end of 2017. (It is anticipated that the new 100 space parking lot on the main campus will be built concurrently.)

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed the matter at their November 2, 2016 meeting and no joint use comments were offered.

**TOWN OF HUNTERSVILLE PLANNING STAFF RECOMMENDATION:**

Huntersville Planning staff recommends the construction of proposed CDL facility and lab as part of the overall *CPCC Merancas Master Plan*.

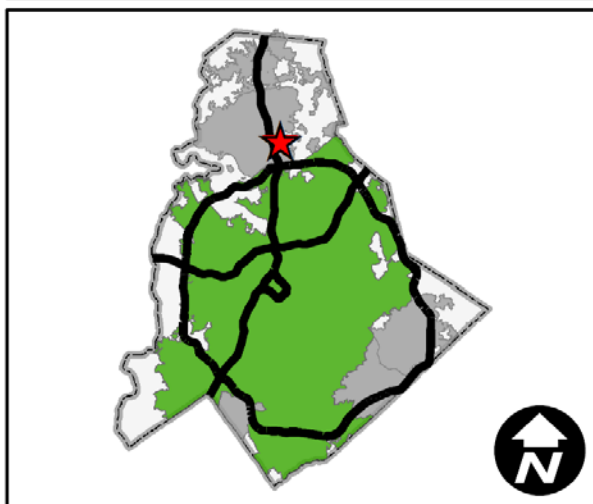
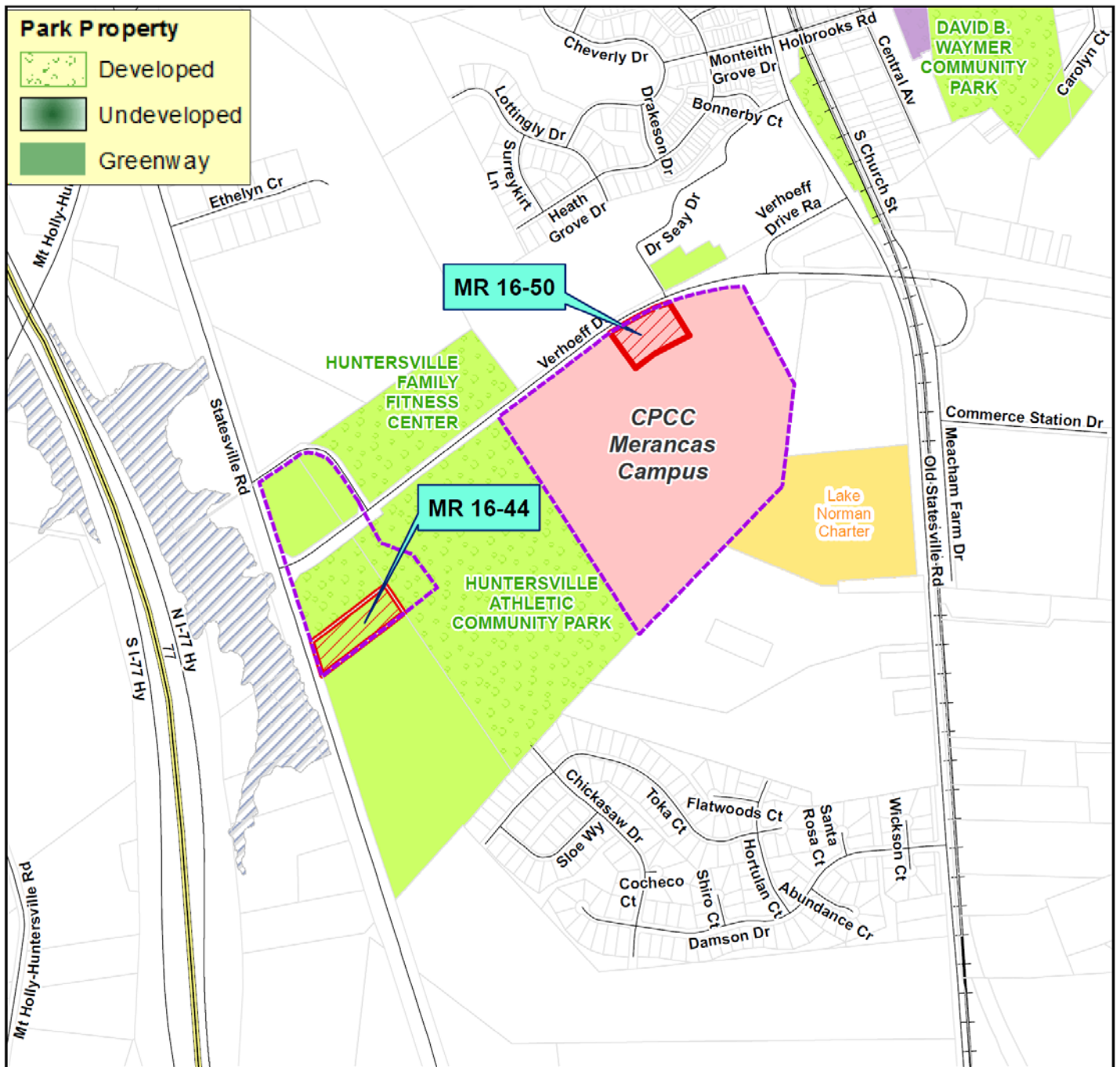
**Rationale:**

- The proposal will allow CPCC to expand its Transport Systems Curriculum.
- Town Staff will review the specific building plans to ensure it complies with town's ordinance(s).
- The town and CPCC will work together to rezone the properties as needed to allow for the construction of the proposed facilities.

**Adopted Goals and Policies:**

- The proposed plan meets the intent of the zoning district.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 16-44 & 16-50

**Initiated Submitted by:**  
**CPCC Facilities Services**

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

Produced by the Charlotte-Mecklenburg Planning Department





## Merancas Long Range Master Plan

**Submitted by:** Gregory S. Long, CPCC Facilities Services

**Initiated by:** Gregory S. Long, CPCC Facilities Services

**MANDATORY REFERRAL-REPORT NO. 16-45**  
**Proposed New North Energy Plant on CPCC Central Campus**

**PROJECT PROPOSAL AND LOCATION:**

Central Piedmont Community College (CPCC) proposes construction of a 7,138 square foot, two story centrally-located Energy Plant at the existing CPCC Central Campus utilizing 2016 Connect NC State Bonds funding. The proposed site of the improvement is on parcel 080-132-03, located at 1200 block of Sam Ryburn Walk. The total acreage of the site is 12.42 total acres, and the property is zoned MUDD-O (mixed use, optional), according to the Charlotte Zoning Ordinance. The location of the proposed improvement is surrounded by college campus buildings and other improvements.

**PROJECT JUSTIFICATION:**

CPCC has a total of four new buildings planned for the Central Campus utilizing 2013 Mecklenburg County Bonds. The CPCC 2017-2023 Long Range Plan calls for the addition/expansion/replacement of a number of buildings on Central Campus. The existing Central Energy Plant located in the Faculty Parking Deck on East 4<sup>th</sup> Street does not have sufficient capacity to serve all the building space planned for the campus, hence the need for replacement.

Adding a second Energy Plant will allow the college to more efficiently serve the HVAC needs of the north side of campus (north of Elizabeth Avenue). The existing Central Energy Plant will serve the portion of the campus south of Elizabeth Avenue. The two piping loops will be connected to allow the two systems to support and back up one other.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Adding the North Energy Plant allows the college to provide hot and chilled water to the mechanical systems at each building (existing, planned and long range proposed), in a more energy efficient manner than individual systems at each building. The central system reduces overall costs to provide heating and cooling to the campus buildings. This will reduce needed operating funds supplied by the county.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:** The parcel in question is subject to *Elizabeth Area Plan (2011)* which recommends institutional land uses. The proposed energy plant facility will support the continued use of the college and is consistent with the adopted land use plan.

**PROJECT IMPACT:**

The project is located on a steeply sloping piece of lawn that has some evergreen trees. The two story structure will be “dug” into the hillside so that the building will be a one story building when viewed along Sam Ryburn Walk. It is adjacent to an existing cooling tower enclosure on Sam Ryburn Walk which will be replaced with a new cooling tower enclosure. An existing service drive to the south of the building will remain in full use and not be impacted by the new building. The building will be two stories in height when seen from that service drive.

**Parking /Traffic Impact:** The proposed improvement will be an unoccupied building (mechanical and electrical equipment only) and will not have any parking or traffic impacts associated with it. It will not displace any existing parking. Consistent with zoning requirements, the building will be located a minimum of 14 feet off the back of curb along Sam Ryburn Walk and will be designed to provide required street trees along the portion of Sam Ryburn Walk ROW that it parallels. The adjacent Cooling Towers will be screened with brick and metal louver enclosure walls and landscape screening if required.

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

The Project and its related site improvements should not result in any degradation of any of the adjacent properties, much of which are owned by the college. It will be designed in a manner that the exterior will be in keeping with the brick with cast stone accents found on the newer campus buildings and planned for upcoming buildings.

**ESTIMATED PROJECT COMPLETION DATE:**

The new North Central Energy Plant is scheduled for completion in time for its use starting in spring of 2018.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and there were no comments.

**PLANNING STAFF RECOMMENDATION:**

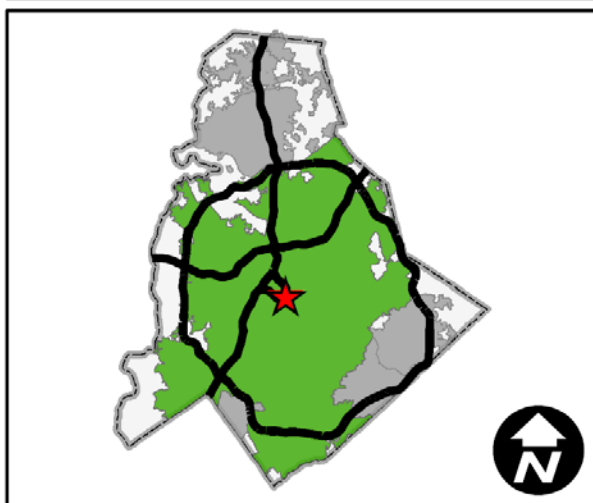
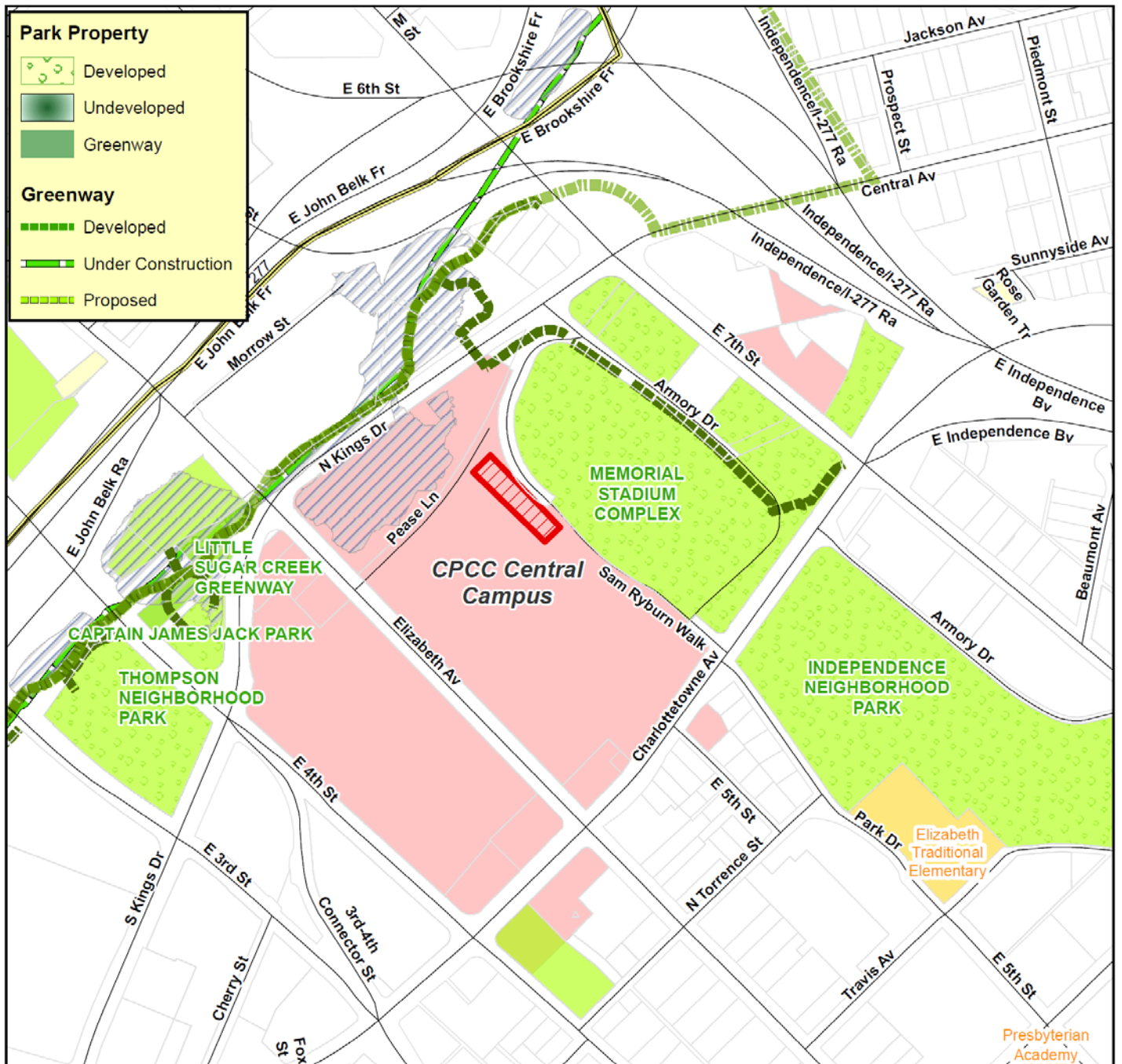
Staff recommends approval of the proposed Energy Plant.

**Rationale:**

- The proposed energy plant facility will support the continued use of the college and is consistent with the adopted land use plan.
- **Adopted Goals and Policies:** The adopted future land use for the property is institutional based on the *Elizabeth Area Plan* (2011).
- The property is zoned MUDD-O (mixed use, optional) allowing a number of uses, including colleges providing adult training in any of the arts, sciences, trades and professions.
- City Council has a goal to work with universities and the education system, local industry leaders, and other economic development partners to drive global competitiveness, job creation, and job retention in the energy, finance, information technology, logistics, and advanced manufacturing sectors. (Economic Development & Global Competitiveness Focus Area Plan)

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 16-45

Initiated & Submitted by:  
CPCC Facilities Services

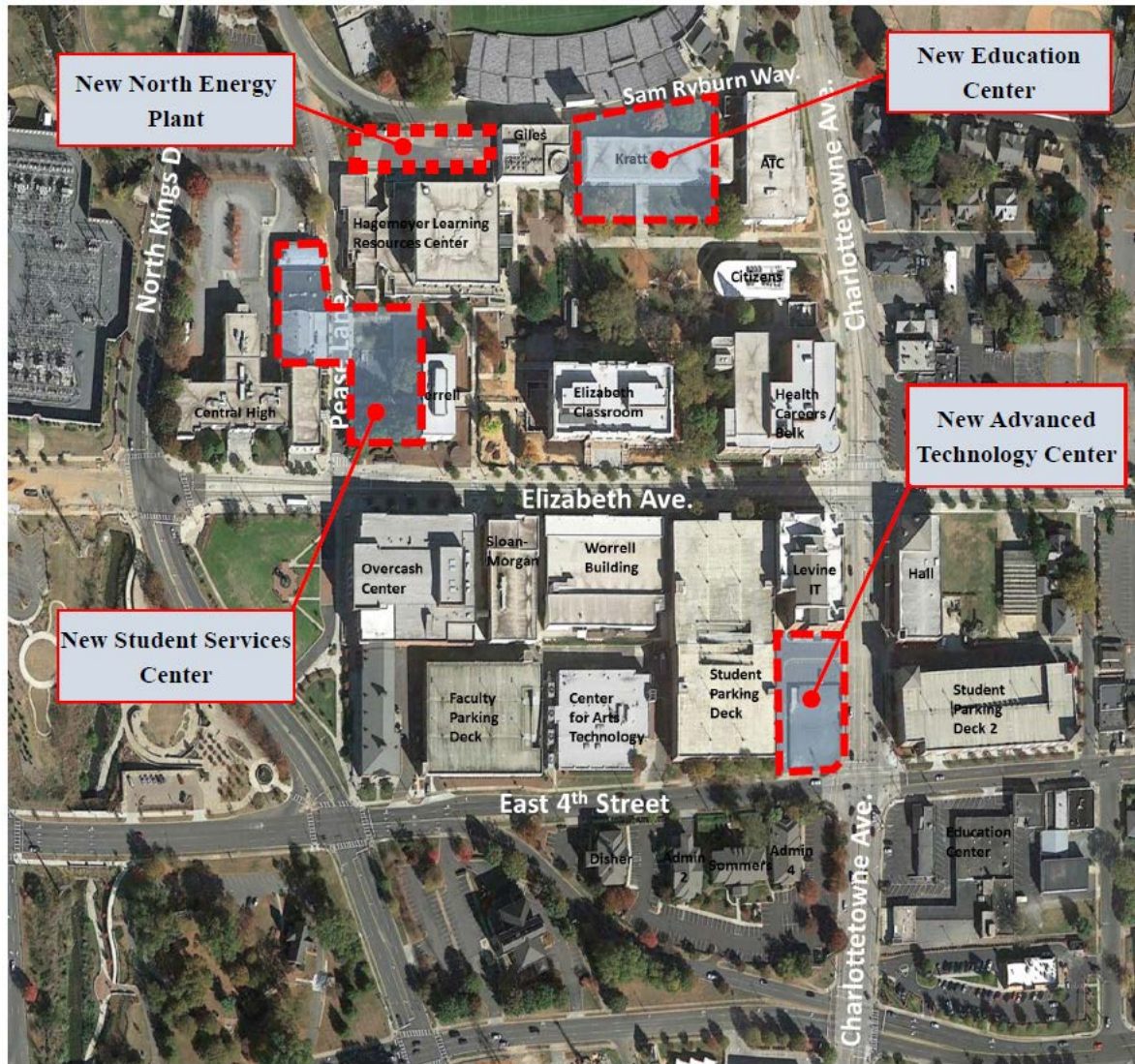
- Mandatory Referral
- Colleges
- City Property
- County Property
- Schools
- FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department



# CENTRAL PIEDMONT COMMUNITY COLLEGE









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

**MANDATORY REFERRAL REPORT NO. 16-46  
Proposed Sale of CMS Land at Ballantyne Elementary School**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to sell surplus property it owns located at 15422 Marvin Road (parcel ID. 223-091-03) near Johnston Road in south Charlotte, adjacent to Ballantyne Elementary School.

The Ballantyne Elementary School was opened in 2007. The site consists of 32+/- acres of land that was rezoned in 2006 (Petition # 2006-48) to accommodate the new school and surrounding single family development. CMS developed the site including the school, roads and utilities with the intent of selling the residential lots for private development. Due to market conditions and other factors, CMS did not sell the residential portion of the site at that time.

The zoning of the site is MX-2(SPA), (mixed use) according to the Charlotte Zoning Ordinance. The zoning allows for 88 single-family dwelling units with a minimum lot size of 3,000 square feet and a minimum lot width of 30 feet. The property surrounds Ballantyne Elementary School and is bounded on the west by Lancaster Highway and to the east by Marvin Road. There is a mixture of multi-family and single-family residential to the south and large estate lots to the north.

Following transfer of the property to the purchaser (who plans to construct the 88 homes for which site improvements were previously installed and in accordance with the 2006 rezoning), the purchaser will then transfer 9.01 acres of the site to Mecklenburg County to serve as access to Clem's Branch greenway to the south.

**PROJECT JUSTIFICATION:**

Site improvements for this property were developed for single family residential use and not for school use. The proceeds from the sale will be contributed to the capital fund, will eliminate future maintenance and liability costs for CMS and will return the property to the tax rolls as single-family residences.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The State 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 *South District Plan* (1993) was amended by the rezoning for the larger property which includes the school as well as the subject. The plan shows the school as institutional and the subject property surrounding the school as residential at a density of up to 4 dwellings per acre.

**PROJECT IMPACT:**

Sale of this property will provide additional housing to the Ballantyne area. The potential purchaser has worked with Mecklenburg County Parks and Recreation to allow the County to have access to the greenway in this area.

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

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

**ESTIMATED PROJECT COMPLETION DATE:**

CMS has identified a buyer and has entered into a contract for the sale of this property.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their November 2, 2016 meeting and the City of Charlotte's Department of Neighborhood and Business Services (N&BS) expressed an interest in exploring the possibility of incorporating affordable housing into the site's development. As a follow-up to the Joint Use Task Force review, N&BS provided an official expression of interest in these parcels to CMS and requested that CMS delay the mandatory referral process to allow for further conversation between City staff and CMS.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends that CMS delay the mandatory referral process and sale of these parcels until further discussion with City staff can determine the site's potential for affordable housing development.

**Rationale:**

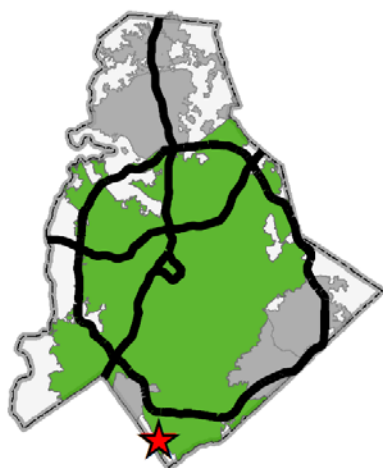
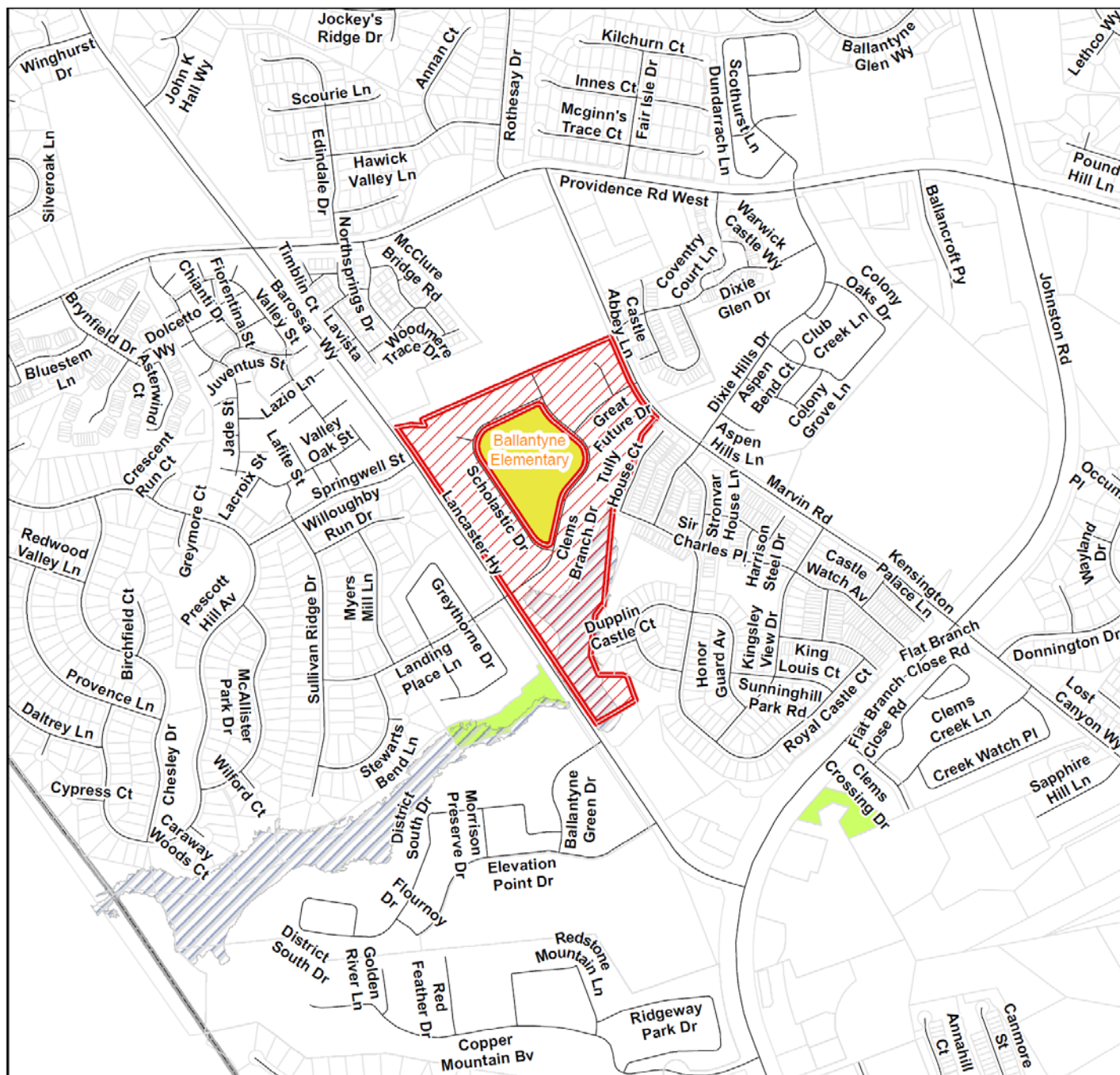
- Staff supports the sale of this property for appropriate development that is consistent with Council adopted goals and policies for this property and area.
- Ballantyne is an area of high opportunity for housing diversity where little to no affordable housing currently exists. These parcels could be used to build affordable housing, supporting City Council's goals of building vibrant and diverse neighborhoods by creating neighborhoods and amenities allowing residents to reach their full potential by creating places where families have access to quality affordable housing, quality education and equitable economic opportunity and services.

**Adopted Goals and Policies:**

- City Council has articulated a goal of creating 5,000 affordable housing units within three years. There is an overall need to increase and geographically disperse the supply of affordable and workforce housing units by 34,000 housing units.
- The adopted future land use for the property is residential at a density of up to 4 dwellings per acre, reflecting the intention at the time of the rezoning to develop single family homes surrounding the school.
- The site is zoned MX-2 by petition 2006-048. The conditional site plan provides for up to 88 single family homes on the subject; additionally, the property designated for future greenway donation corresponds to land in the rezoning plan intended for open space and stream preservation.





**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 16-46

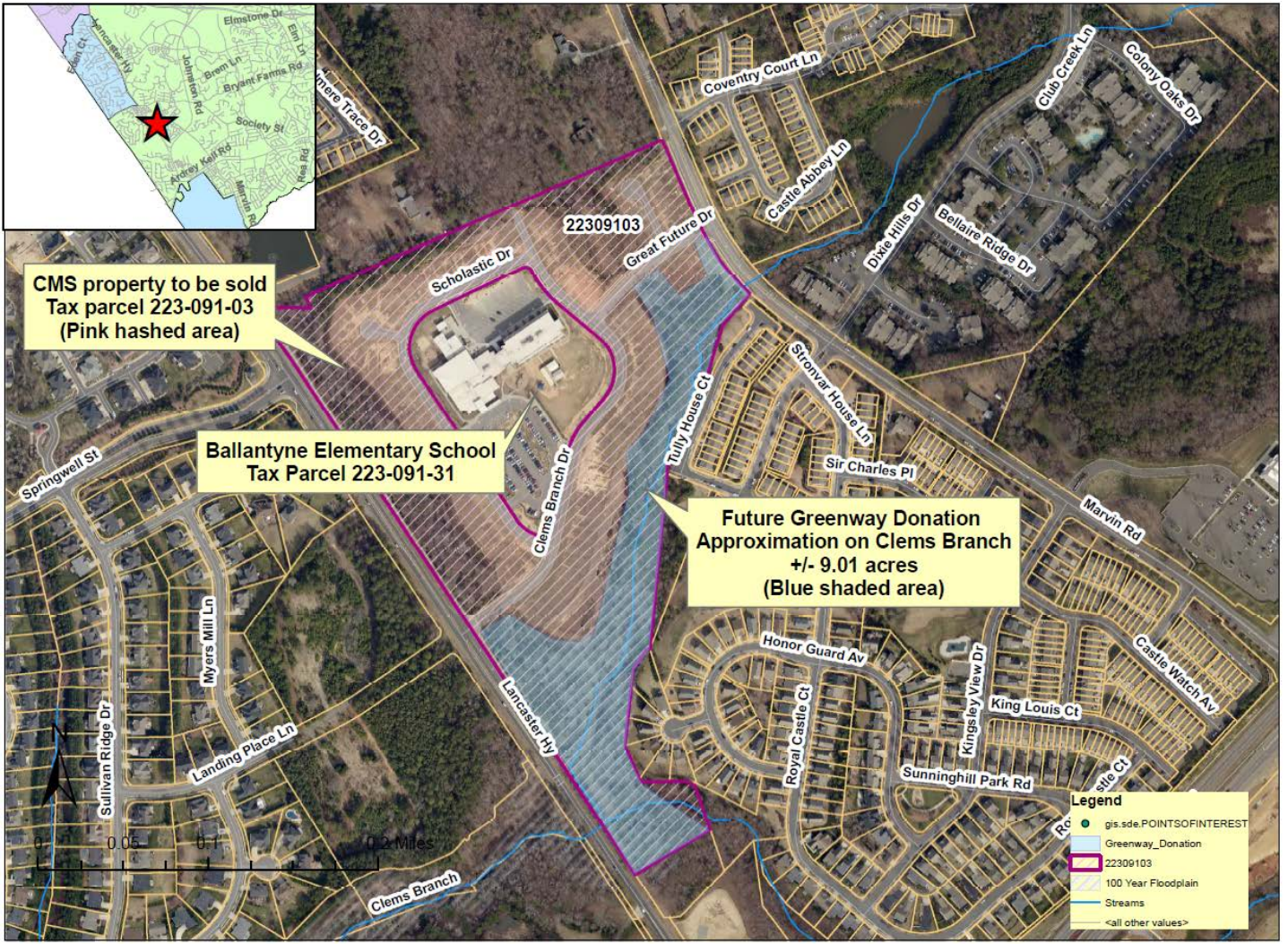
**Initiated & Submitted by:**  
**Facility Planning & Management, CMS**

-  Mandatory Referral  
 County Property  
 Schools  
 FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department





Submitted by: Katie Daughtry, Asset & Facility Management

Initiated by: Jim Garges, Park and Recreation

**MANDATORY REFERRAL REPORT NO. 16-47**  
**Proposed County Acceptance of Donation of Property off Arrowridge Boulevard**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to accept the donation of a portion of tax parcel 203-031-09 located off Arrowridge Boulevard in the City of Charlotte. The vacant property is  $\pm$  4.1539 acres and is along the future corridor for Sugar Creek Greenway. The property is zoned I-1 (industrial) according to the City of Charlotte Zoning Ordinance, and the uses surrounding this property are recreational and industrial. Sugar Creek forms the property's southern boundary while the I-77/I-485 interchange borders the property to the west. The property is almost entirely located within the floodplain.

**PROJECT JUSTIFICATION:**

Acceptance of this property would provide for additional land for the future construction of Sugar Creek Greenway.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with the County's *Park & Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan* (1991) recommends most of the subject site for Park and Open Space use based on its floodplain designation. A narrow strip is recommended for Office Use consistent with the adjoining office park.

**PROJECT IMPACT:**

Acceptance of this donation would allow for potential expansion of the greenway.

**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 early 2017.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting. No comments were offered on this proposal.

**PLANNING STAFF RECOMMENDATION:**

Staff supports the acceptance of this property for future greenway purposes.

**Rationale:**

- The property is almost entirely located within the floodplain.
- The proposal will serve a critical need in linking with other County greenway property to allow for future construction of the Sugar Creek Greenway
- This acquisition is consistent with the County's *Park & Recreation Master Plan*.

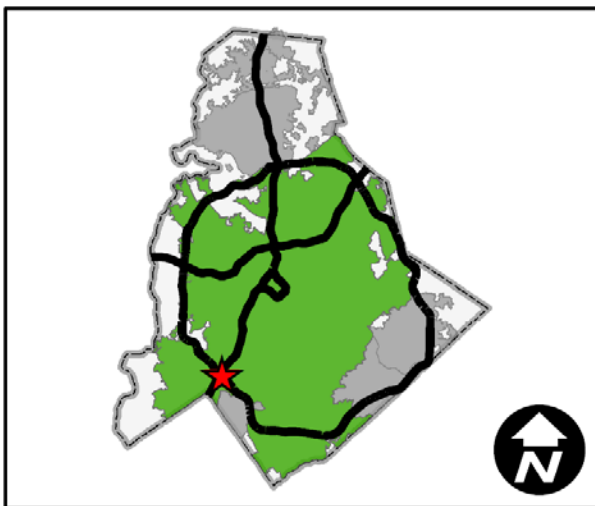
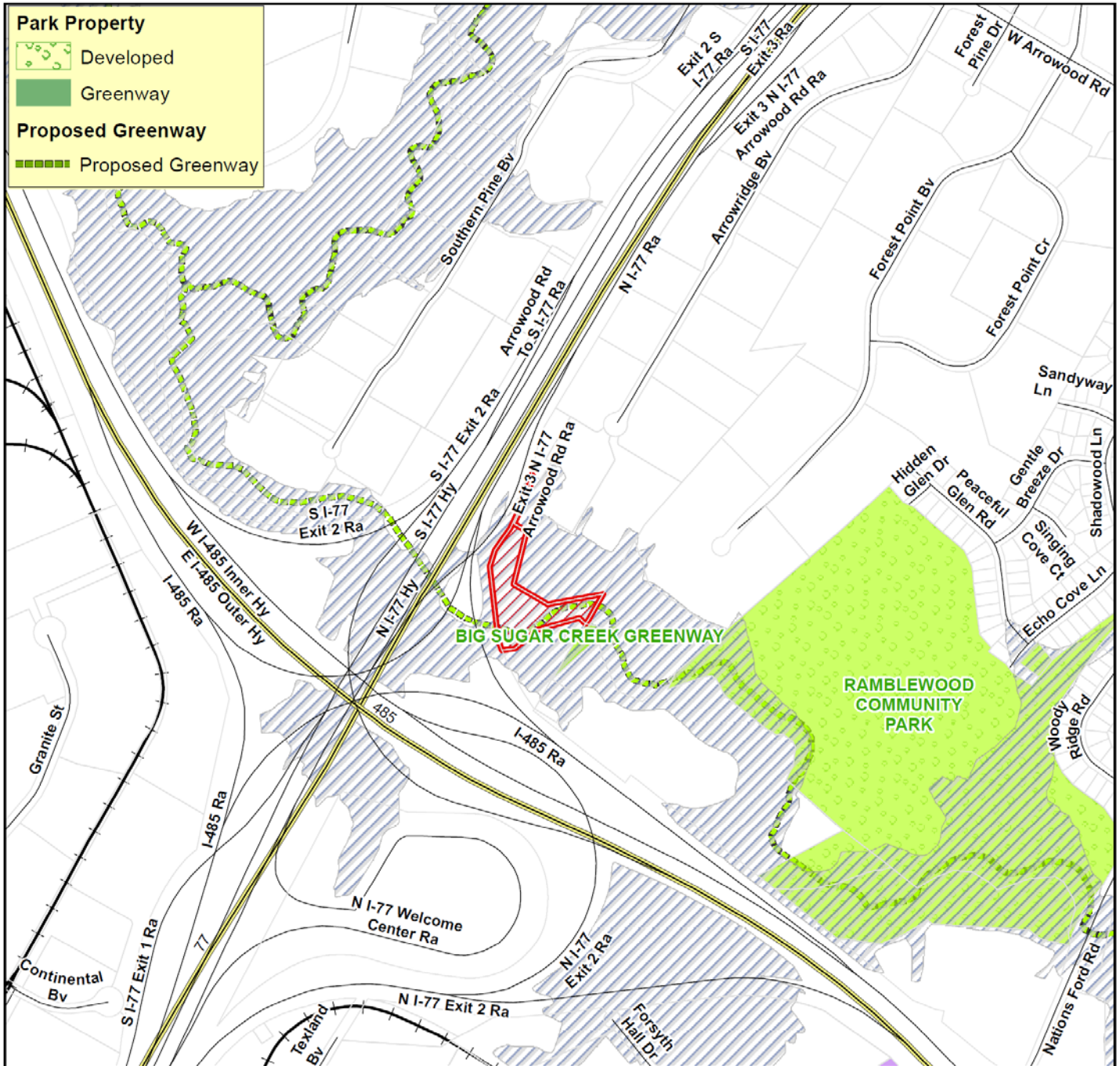
**Adopted Goals and Policies:**

- The *Southwest District Plan* recommends park and open space use for the majority of the property, with office use recommended for a narrow portion adjoining an existing office park.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Kent Main





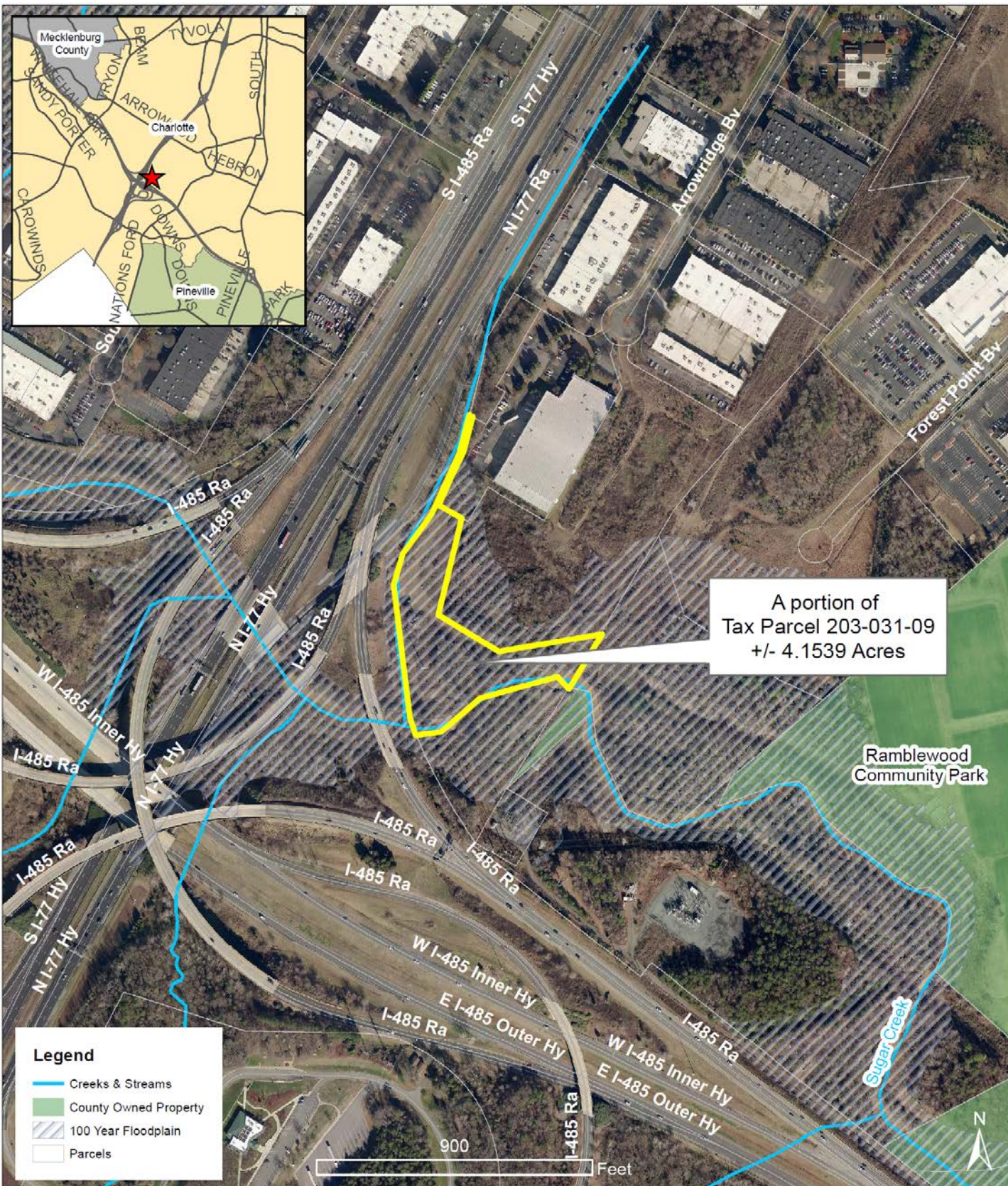
## Mandatory Referral 16-47

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain









Submitted by: Katie Daughtry, Asset and Facility Management

Initiated by: Jim Garges, Director of Mecklenburg County Park and Recreation

**MANDATORY REFERRAL-REPORT NO. 16-48**  
**Proposed Exchange of Land at Westmoreland Regional Park in Cornelius**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to exchange a portion of tax parcel 005-071-12 (± 958 square feet) known as Westmoreland Regional Park for a portion of tax parcel 005-071-22 (± 958 square feet) located in Cornelius on Robbins Park Drive. The property is vacant and is zoned NR (Neighborhood Residential), according to the Town of Cornelius Zoning Ordinance. The property is surrounded by residential uses to the north and Westmoreland Regional Park to the south, east and west.

**PROJECT JUSTIFICATION:**

The Town of Cornelius recently completed improvements to the nearby pond which included new dams, fishing piers and accessible trails. When the Town submitted plans for these improvements to LUESA for review, County Storm Water required an enlargement of the level spreader to make it work in conjunction with the new dam for the park pond. The new level spreader was larger than the one previously approved, but not installed, by the developer of the Preserve at Robbins Park, the adjacent single-family residential development. The developer and the HOA for the Preserve at Robbins Park has agreed to incorporate the additional land needed to accommodate the larger level spreader into the HOA common area which will be maintained in perpetuity by the HOA. Mecklenburg County Park and Recreation has agreed to this exchange as it has no impact on the current use of the park.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This exchange does not reduce the usable acreage for Westmoreland Regional Park thereby maintaining consistency with the Town's *Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The proposed action is consistent with the Town of Cornelius generalized Land Use Plan. This Plan has no parcel-specific land use recommendations, but does acknowledge the importance of community amenities such as open space.

**PROJECT IMPACT:**

Exchanging this property with the adjoining property owner will allow for long term maintenance of the level spreader by the HOA.

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

There are no other public or private projects being impacted by this project.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for the land exchange only and is expected to be completed early 2017.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and no joint use comments were offered.

**TOWN OF CORNELIUS STAFF RECOMMENDATION:**

Town staff support this proposed property exchange.

**Rationale:**

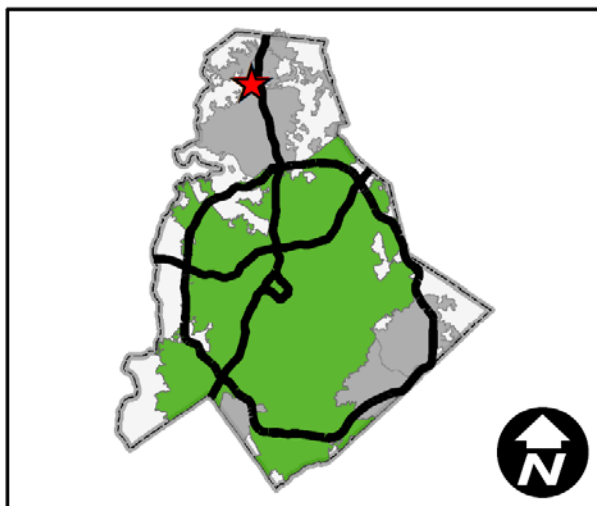
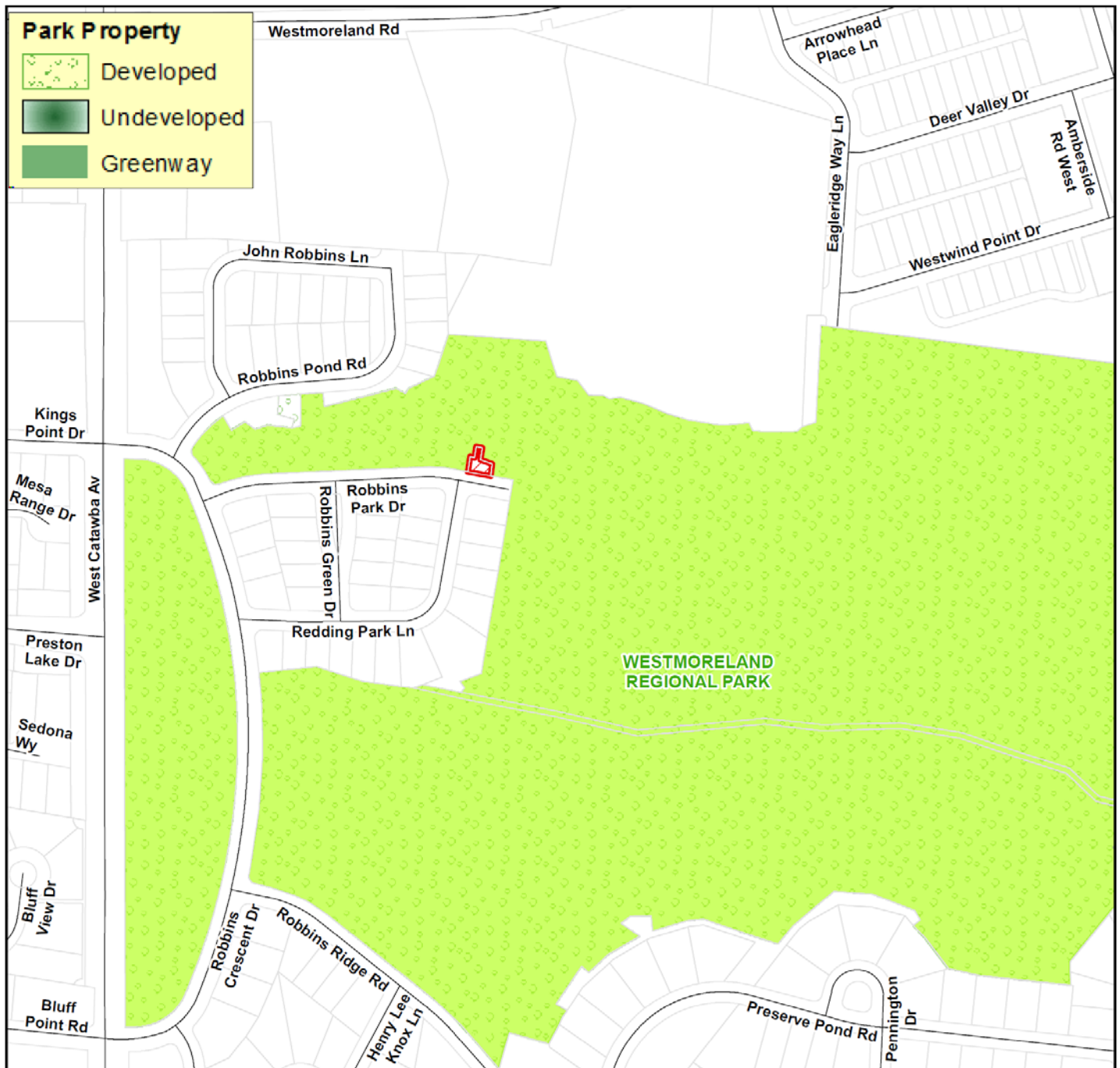
- The proposed exchange has no impact on the current use of the park.
- The LUESA required level spreader design change dictated the size and location of the device. The change was required by the County and the HOA agreed to allow the larger structure to be built on their property, including maintaining it in perpetuity. This is a beneficial situation for the County, the Town and the HOA.

**Adopted Goals and Policies:**

- Consistent with *Robbins Park Community Master Plan*.
- Consistent with all Town adopted land use plans and policies.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**


Staff resource: Jonathan Wells




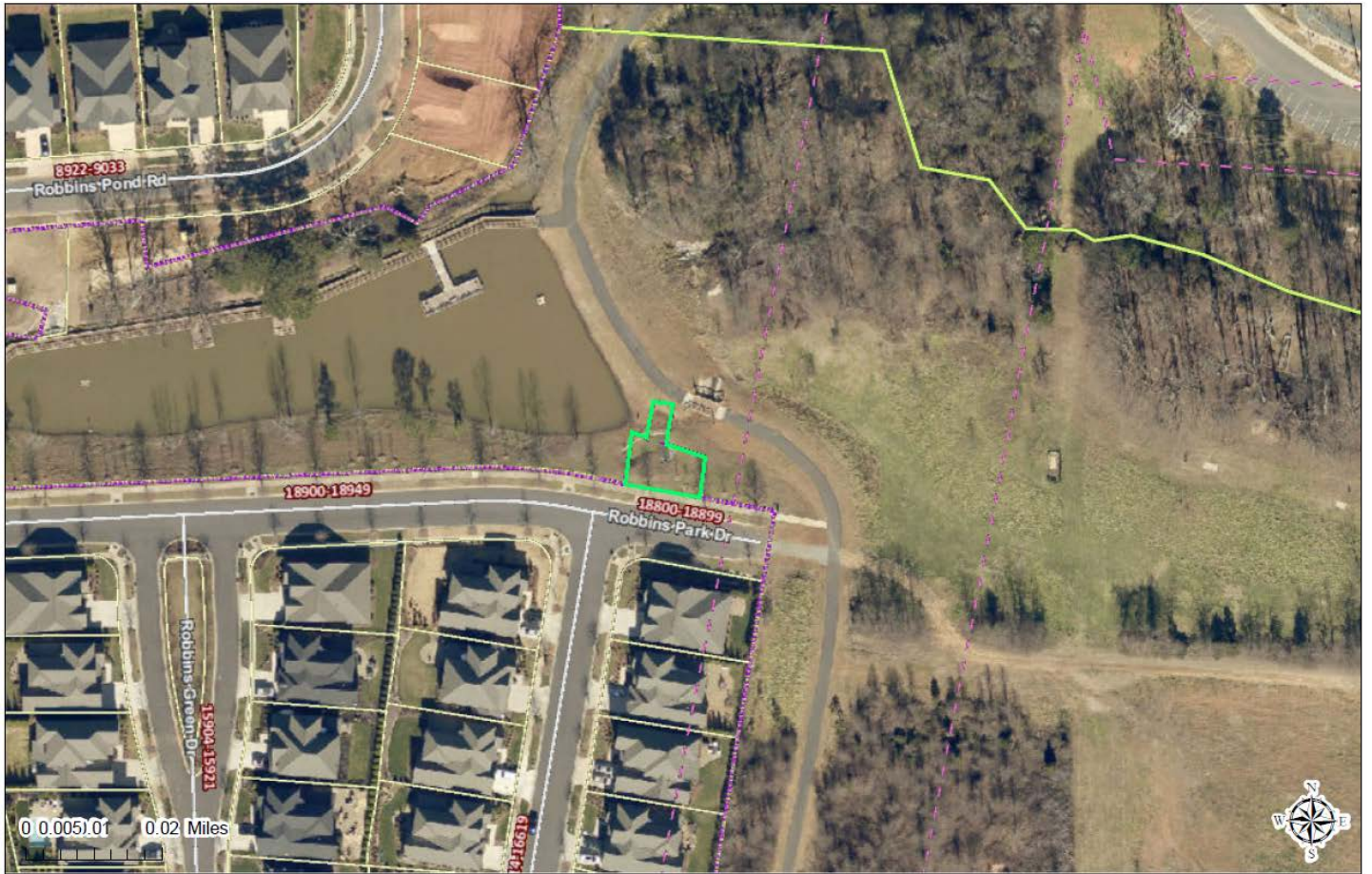
## Mandatory Referral 16-48

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

 Mandatory Referral

 County Property



(NCCS GRID NAD-83)

MECKLENBURG COUNTY  
DB 12672, PG 404  
MB 49, PG 593-601  
TAX PARCEL 005-071-12

PORTION OF PARCEL  
005-071-22  
TO BE CONVEYED TO  
MECKLENBURG COUNTY  
0.004 ACRES  
(171 SQ. FT.)

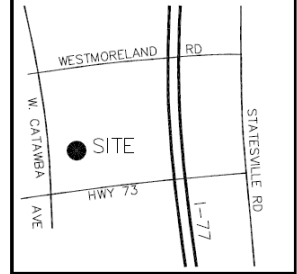
WESTMORELAND LAKE, LLC  
DB 18176, PG 666  
MB 49, PG 593-601  
TAX PARCEL 005-071-22  
LEVEL SPREADER "LS H-1"  
0.037 ACRES REMAINING  
(1,653 SQ. FT.)

PORTION OF PARCEL  
005-071-12A  
TO BE CONVEYED TO  
WESTMORELAND LAKE, LLC  
0.021 ACRES  
(923 SQ. FT.)

PORTION OF PARCEL  
005-071-12A  
TO BE CONVEYED TO  
WESTMORELAND LAKE, LLC  
0.001 ACRES  
(35 SQ. FT.)

PORTION OF PARCEL  
005-071-22  
TO BE CONVEYED TO  
MECKLENBURG COUNTY  
0.018 ACRES  
(787 SQ. FT.)

- Property being conveyed  
to County
- Property being conveyed  
to Westmoreland Lake, LLC



VICINITY MAP

MECKLENBURG COUNTY  
DB 12672, PG 404  
MB 49, PG 593-601  
TAX PARCEL 005-071-12

IPS - IRON PIN SET  
EIP - EXISTING IRON PIN  
CP - COMPUTED POINT

0 30 60  
GRAPHIC SCALE 1"=30'

ROBBINS PARK DRIVE  
(MB 53 PG 107)

REDDING PARK  
LANE

ELIZABETH LENNON  
ROBERT LENNON  
DB 27649, PG 803  
MB 53, PG 107  
TAX PARCEL 005-077-01



LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 10°06'31" E | 13.72'   |
| L2   | S 79°45'11" E | 16.00'   |
| L3   | S 10°06'31" W | 7.58'    |
| L4   | S 79°14'12" W | 17.12'   |
| L5   | S 10°06'31" W | 15.27'   |
| L6   | N 71°45'04" W | 12.28'   |
| L7   | N 79°43'58" W | 18.66'   |
| L8   | S 10°06'31" W | 17.49'   |
| L9   | S 02°30'05" E | 18.31'   |
| L10  | N 79°14'12" E | 6.97'    |
| L11  | S 10°06'31" W | 6.17'    |

TOWN OF CORNELIUS  
MECKLENBURG COUNTY, NORTH CAROLINA

BOUNDARY SURVEY FOR:

WESTMORELAND LAKE, LLC

SURVEY DATE(S):  
5-16  
PLAT DATE:  
8-16  
DRAWING SCALE:  
1"=30'

**LANDTEC**  
SURVEYING & MAPPING

137 CROSS CENTER RD #255 OFFICE 704-443-3201  
DENVER, NC 28027 FAX 704-443-3202



Submitted by: Katie Daughtry, Asset & Facility Management

Initiated by: Tim Trautman, LUESA

### **MANDATORY REFERRAL REPORT NO. 16-49**

#### **Proposed Acceptance by Mecklenburg County of Donation of Property off Celia Avenue in Charlotte**

#### **PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to accept the donation of tax parcel 069-081-19 located off Celia Avenue in the City of Charlotte. The vacant property is  $\pm$  0.143 acres and is along a tributary to Stewart Creek. The property is zoned R-5 (single family residential) according to the City of Charlotte Zoning Ordinance. The lot fronts on an unimproved right-of-way and appears to be part of an undeveloped subdivision, most of which is located in the floodplain. The uses surrounding this property are residential and vacant land. The property is located entirely within the floodplain.

#### **PROJECT JUSTIFICATION:**

While this property is not directly involved in the Stewart Creek Stream Stabilization project (Stewart Creek is located approximately 150 feet to the west of the site), acquiring this property will preserve the parcel as floodplain open space which reduces future flood risk. The Stewart Creek Stream Stabilization Project aims to stabilize the banks along the creek to reduce sediment transport downstream.

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

General acquisition of floodplain parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by County Commission on December 3, 1997) which aims to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain.

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

The *Washington Heights Neighborhood Plan* (adopted 2002) recommends Greenway land use for this site.

#### **PROJECT IMPACT:**

Once complete, the Stewart Creek Stream Stabilization project will improve water quality in Stewart Creek.

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

There are no other known public or private projects.

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

Acquisition of this property is expected to be complete by early 2017.

#### **JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and had no comments.

#### **PLANNING STAFF RECOMMENDATION:**

Staff recommends acceptance of the donation of this parcel for flood mitigation purposes and the Stewart Creek stream stabilization project.

#### **Rationale:**

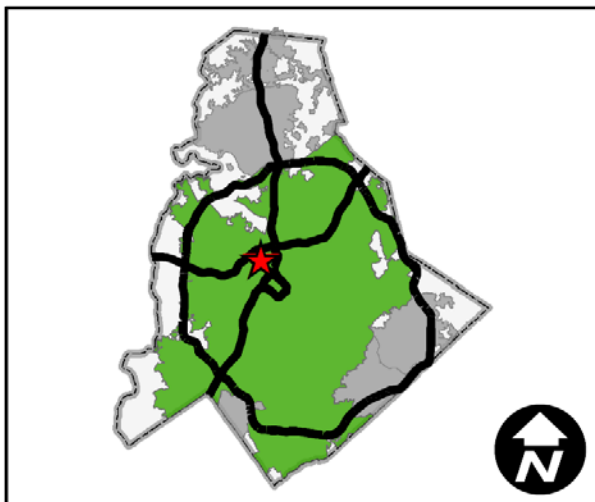
- The property is located within the floodplain.
- Acquiring this property will preserve the parcel as floodplain open space which reduces future flood risk.

#### **Adopted Goals and Policies:**

- The *Washington Heights Neighborhood Plan* (2002) recommends Greenway land use for this site.
- Acquisition of floodplain parcels is consistent with the County-adopted *Floodplain Management Guidance Document*.

#### **CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Alberto Gonzalez



## Mandatory Referral 16-49

Initiated by: LUESA

Submitted by: Asset & Facility Management

- Mandatory Referral
- Schools
- County Property
- FEMA 100 Year Floodplain





**Submitted by:** Gregory S. Long, CPCC Facilities Services

**Initiated by:** Gregory S. Long, CPCC Facilities Services

### **MANDATORY REFERRAL-REPORT NO. 16-50**

#### **Proposed Classroom Development and Related Site Improvements on CPCC Merancas Campus (Phase 4)**

#### **PROJECT PROPOSAL AND LOCATION:**

Construction of a new 95,000 square foot, three story classroom building and related site improvements are proposed at the existing Central Piedmont Community College (CPCC) Merancas Campus utilizing 2013 Mecklenburg County Bonds funding. The property is parcel 017-421-07, located at 11920 Verhoeff Drive in Huntersville. The 49.224 acre campus currently consists of three Buildings: Claytor Administration Building, Belk Center for Criminal Justice and the Transportation Systems Building.

The property's zoning Classification is CI (campus institutional) according to the Huntersville Zoning Ordinance. Adjacent properties are developed with a number of commercial and institutional land uses.

#### **PROJECT JUSTIFICATION:**

Prior to the 2013 Mecklenburg County Bond program, CPCC had approximately 60 square feet of building area per student total for all of its campuses. The NC Community College System recommends 100 square feet per student. Mecklenburg County Commission gave CPCC the charge to increase its facilities to a point that will provide at least 90 square feet of building area per student. The projects funded by the 2013 Mecklenburg County Bonds are being done to address that deficiency and provide needed curriculum program spaces.

In requesting bond funding, CPCC utilized its Master Plan and in-house analysis of curriculum needs, both current and anticipated, to develop needs assessments at the different campuses including preliminary program of spaces required by the different programs at each campus. That information was converted into areas of new facilities required and their estimated costs including design fees, furniture, equipment and other soft costs. That was the basis for the bond funding request.

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

The project reflects a response to the County Commission's directive to increase campus space from the then current 60 square feet per student to 90 square feet per student. The project will also address specific curriculum needs for the programs offered at this campus.

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

There is no specific Small Area Plan that covers this portion of the Town. However, the proposed development is within the existing campus, most of which is zoned CI (campus institutional). The proposed development is consistent with the intent of that zoning classification in the Zoning Ordinance which in part states that the intent of the campus institutional district is "to provide for large institutional complexes which are already in place and for new institutional complexes on 15 acres or more which, because of the scale of the buildings or the nature of the use, cannot be fully integrated into the fabric of the community. Campus districts... are buffered from neighboring properties; nonetheless, buildings in the campus district that front a town street shall relate to the street as prescribed by building type. Campus districts are intended primarily for existing institutions, as most new institutional projects can and should be designed within the fabric of the town."

#### **PROJECT IMPACT:**

The Merancas Campus will become a Comprehensive College Campus meaning that students will be able to enroll and complete all of their curriculum course work at this campus. The project will provide needed additional classroom/lab spaces as well as improvements to current programs including additional Transportation Systems Technology Labs and Shops as well as addressing a major need for additional general classrooms and computer classrooms throughout the college. The new building will also provide a new, larger library facility to serve the growing campus enrollment and additional Administrative and Enrollment Support functions. Additional surface parking will be developed to accommodate the increase in student enrollment at the campus.

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

The Project and its related site improvements should not result in any degradation of any of the adjacent properties.

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

The new classroom building is scheduled for completion in time for its full use starting fall 2020.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and no joint use comments were offered.

**TOWN OF HUNTERSVILLE PLANNING STAFF RECOMMENDATION:**

Staff recommends the construction of the proposed three story classroom building within the existing campus site.

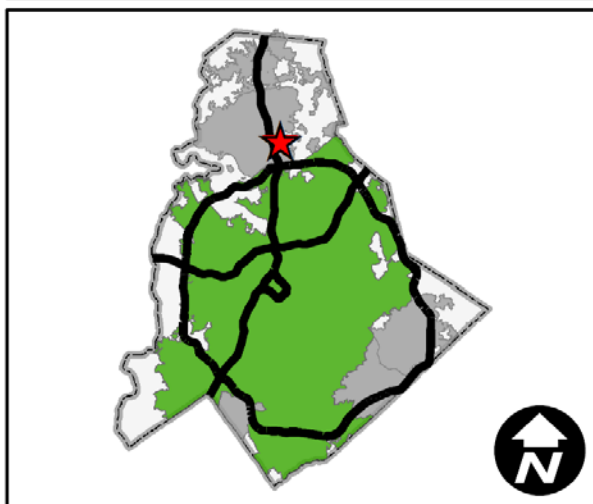
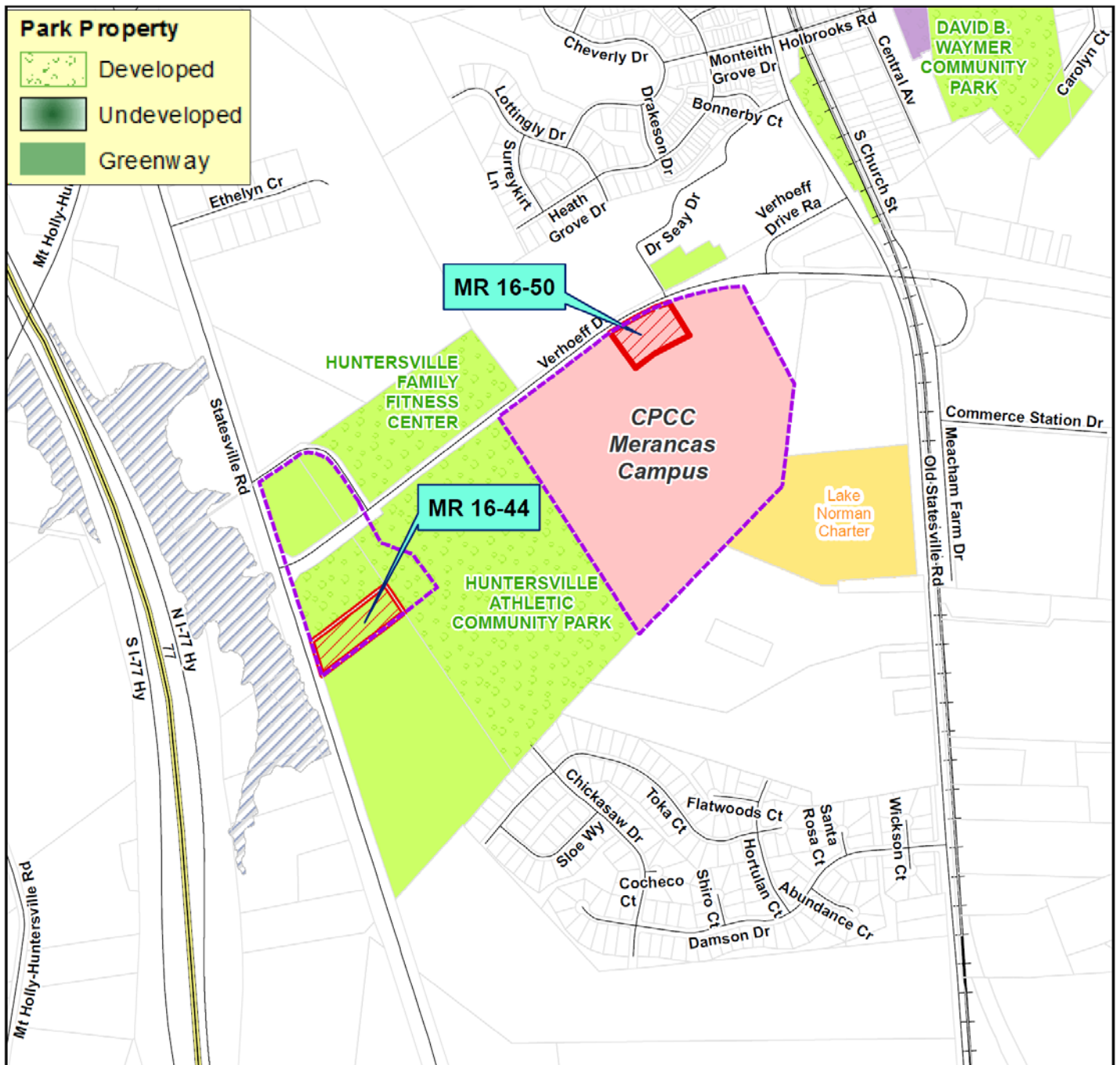
**Rationale:**

- Parcel 017-421-07 is zoned for Campus Institutional and allows the proposed use.
- The proposal will allow the CPCC to expand its current size to provide more classroom space per student, as recommended by the NC Community College System.
- Town Staff will review the building plans to ensure they meet town's ordinance(s).

**Adopted Goals and Policies:**

- The plan meets overall intent of the zoning district.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 16-44 & 16-50

Initiated Submitted by:  
CPCC Facilities Services

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

Produced by the Charlotte-Mecklenburg Planning Department





**Submitted by:** Jacqueline McNeil, Asset and Facility Management      **Initiated by:** Jim Garges, Director of Mecklenburg County Park and Recreation

**MANDATORY REFERRAL-REPORT NO. 16-51**  
**Proposed Briar Creek Property Exchange in Morningside Neighborhood of Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to exchange of a portion of Tax Parcel 129-024-09 (+/- 1,250 SF) – depicted as Area A on the accompanying illustration -- along Briar Creek and east of Veterans Park in the Morningside neighborhood of Charlotte for an equal amount of Tax Parcel 129-024-08 – depicted as Area B. The property is vacant and is zoned MUDD-O (Mixed Use Development District - Optional), according to the City of Charlotte's Zoning Ordinance. The property is surrounded by a mix of single family and multi-family residential uses. The County-owned parcel 129-024-09 is intended to serve as open space and a potential future stream restoration area.

**PROJECT JUSTIFICATION:**

The potential buyer of Tax Parcel 129-024-10 approached the County with a proposal to exchange a small portion of the eastern boundary of County owned Tax Parcel 129-024-09 for an equal amount of the eastern portion of Tax Parcel 129-024-08. The same interest owns both 129-024-10 and 129-024-08. The exchange will result in a larger lot area for Tax Parcel 129-024-10. It is anticipated that the buyer of Tax Parcel 129-024-10 will build a residential dwelling unit on the parcel and the larger lot size will better accommodate the structure and side yard of the home. After reviewing the request, the County was agreeable to the exchange as the size and future use of the property will not be negatively impacted by the exchange. Staff with both County Park and Recreation and Storm Water Services determined that no future County project would suffer due to the exchange.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This exchange does not reduce the usable acreage of County owned property along Briar Creek, and is therefore, consistent with the *Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The subject properties are part of a master planned development, rezoning petition 2006-026, which allows for a mix of residential and future greenway.

**PROJECT IMPACT:**

Exchange of the property will allow for Tax Parcel 129-024-10 to be developed in a fashion that is more consistent with the surrounding lots in the neighborhood.

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

There are no other public or private projects being impacted by this project.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for the land exchange only and is expected to be completed in late 2016.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their November 2, 2016 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of this proposed land exchange.

**Rationale:**

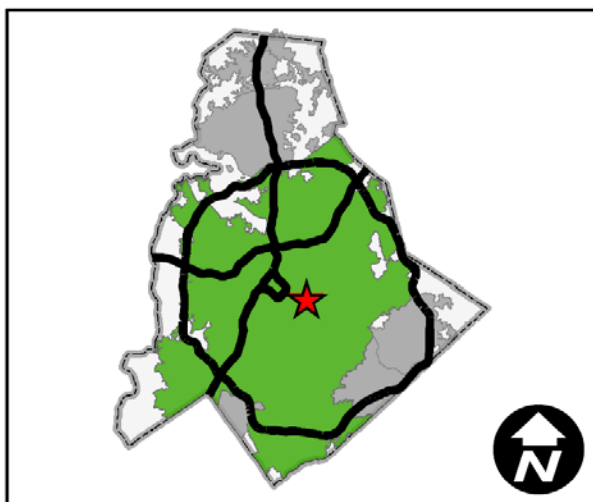
- The land exchange will provide an opportunity for a more developable parcel while maintaining the area for the future greenway and does not increase development entitlements.
- The properties are both within the FEMA floodplain.

**Adopted Goals and Policies:**

- The subject properties are part of a master planned development, rezoning petition 2006-026, which allows for a mix of residential and future greenway.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**





## Mandatory Referral 16-51

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

- Mandatory Referral
- City Property
- County Property
- FEMA 100 Year Floodplain





