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Planning Committee

Agenda Packet

July 16, 2019 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

July 16, 2019 | 5 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Election of Planning Committee Vice-Chairperson

3. Approval of June 18, 2019 Minutes. Attachment 1

4. M.R. #19-13 | Mecklenburg County Proposes to Acquire Land for East Charlotte Park

Mecklenburg County proposes to acquire two parcels totaling approximately 21 acres of land located on Plott Road between Plaza Road Extension and Robinson Church Road (Tax Parcels 107-231-04 & 06) for East Charlotte Park. **Attachment 2**

Staff Resources: Scott Correll - Planning, Design & Development
 Jennifer Morell - County Asset & Facility Management

5. M.R. #19-14 | Mecklenburg County Proposes to Acquire Property Located Adjacent to Hornet's Nest Park for Future Active Sports Fields

Mecklenburg County proposes to acquire approximately 32 acres of land located off Frank Vance Road, slightly west of Beatties Ford Road, adjacent to Hornet's Nest Park (Tax Parcel 037-101-19) for sports fields. **Attachment 3**

Staff Resources: Charlotte Lamb - Planning, Design & Development
 Jennifer Morell - County Asset & Facility Management

6. M.R. #19-15 | City of Charlotte Proposes to Sale Property Located on Johnson Oehler Road

The City would like to sale a vacant one-acre parcel of land located on Johnston Oehler Road (Tax Parcel 029-303-49). The property was acquired for the Johnston-Oehler Farm-to-Market road infrastructure improvement project. The project is complete and the parcel is no longer needed. **Attachment 4**

Staff Resources: Charlotte Lamb - Planning, Design & Development
 Roberta Whitner - General Services Division

7. Charlotte Future 2040 Comprehensive Plan – Playing the Growing Better Places Growth Game with Plan Ambassadors

The Planning Committee will host the Plan Ambassadors to play the growth game, focusing on learning to play Round 2 of the game. The game instructions can be reviewed by clicking [here](#).

Staff Resource: Gareth Johnson & Comprehensive Plan Team - Planning, Design & Development

8. Adjournment

Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes

ATTACHMENT #1

June 18, 2019 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attendance

Planning Committee Members Present: Chairperson Victoria Nwasike, Vice-Chairperson Sam Spencer, Commissioners Douglas Welton, and Nancy Wiggins
(Commissioner Bolyn McClung participated to ensure a quorum)

Zoning Committee Members Present: Commissioner Bolyn McClung

Planning Committee Members Absent: Commissioners Dionne Nelson, Rajahm Sellers, and Michael Sullivan

Planning Staff Present: Scott Correll, Zenia Duhaney, Garet Johnson, Melony McCullough, and Candice Rorie

Other Staff Present: David Love, Mecklenburg County Storm Water Services; Katie Daughtry, County Asset & Facility Management; and Roberta Whitner, General Services Division

Welcome and Introductions

Chairperson Victoria Nwasike called the meeting to order at 5:08 p.m., welcomed those present, and asked everyone to introduce themselves.

Approval of Minutes

A motion was made by Commissioner Wiggins and seconded by Commissioner Welton to approve the May 15, 2019 minutes. The minutes were unanimously approved.

Mandatory Referrals

Chairperson Nwasike asked if Committee members would like to discuss any of the mandatory referrals. Mandatory referrals #19-09, #19-10, and #19-11 were pulled for discussion.

A motion was made by Commissioner Wiggins and seconded by Commissioner McClung to state that the Planning Committee reviewed M.R. #19-08 and M.R. #19-12 on June 18, 2019 and has no additional comments for the submitting agencies. The motion was unanimously approved.

M.R. #19-09 | The City of Charlotte Proposes to Acquire Property for the Charlotte-Mecklenburg Police Department (CMPD) Park South Division Station

Scott Correll (Planning) gave an overview of the proposal to purchase 3.75 acres of vacant land for the construction of a new police division station on Providence Road. Commissioner Wiggins asked why the other half of the property was not utilized. She stated that the Fire Department may need it. Roberta Whitner (Charlotte Engineering and Property Management) explained that the owner was not interested in selling.

Chairperson Nwasike referenced property near Sprouts Grocery Store that has been purchased for a Police Division Station and asked how does it relate. Ms. Whitner explained that the subject mandatory referral is for a new police division in response to the area's growth.

Vice-Chairperson Spencer asked if Matthews-Murkland Church has been involved in the process. Ms. Whitner replied that they have not been involved yet. At present, they are doing due diligence before engaging the community. She added that the property will have to go through the rezoning process.

M.R. #19-10 | Mecklenburg County Proposes to Acquire Flood Prone Property Located in Pineville

David Love (Mecklenburg County Storm Water Services) explained that the owner approached the County about purchasing the property located at 701 Main Street in the Town of Pineville. Candice Rorie (Planning) added that plans for the area recommend a mixture of land uses.

M.R. #19-11 | Mecklenburg County Proposes to Acquire Flood Prone Properties Located in the Park Woodlawn Area

Commissioner Welton stated that he is President of the Madison Park Homeowners Association (HOA). He explained that the HOA has no financial interest in any of the properties.

David Love (Mecklenburg County Storm Water Services) explained the mandatory referral. He said that many of the structures in the Madison Park community are in the floodplain. However, funds are not available to purchase all the properties at once. Commissioner Wiggins asked if the property will be used for greenway. Katie Daughtry (County Asset & Facility Management) explained the desire to extend the greenway; however, the property is not included in the master plan.

A motion was made by Vice-chairperson Spencer and seconded by Commissioner Welton to state that the Planning Committee reviewed M.R. #19-09, M.R. #19-10 and M.R. #19-11 on June 18, 2019 and has no additional comments for the submitting agencies. The motion was unanimously approved.

Chairperson Victoria Nwasike informed the group this was her last meeting as Planning Committee chairperson. She thanked staff and the Committee for their support during her tenure.

Vice Chairperson Sam Spencer was introduced as the incoming Planning Commission Chairperson. Vice-Chairperson Spencer introduced Erin Barbee, a new appointee to the Planning Commission.

Adjournment

The meeting adjourned at 5:25 pm.

MANDATORY REFERRAL | REPORT NO. 19-13
Proposal to acquire land for East Charlotte Park

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire tax parcels 107-231-04 and 107-231-06 (+/- 20.85 acres) in the City of Charlotte. The parcels are contiguous and located on Plott Road in east Charlotte between Plaza Road Extension and Robinson Church Road. The parcels are zoned R-3 according to the City of Charlotte's zoning ordinance and are mostly wooded with the exception of tax parcel 107-231-04 where a single-family home exists. The surrounding land uses are residential.

PROJECT JUSTIFICATION:

The proposed acquisition is located within an identified park gap area in east Charlotte. While not yet master planned, potential features may include neighborhood park amenities such as a park shelter, half-court basketball, and a play structure. Additionally, the property is located along the Reedy Creek Tributary 3 greenway corridor and would provide a linkage between two County owned properties.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the County's Park & Recreation Master Plan which recommends the acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional neighborhood parks in an underserved gap area.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcel is within the *East District Plan* (1990) which recommends expanding and creating new parks. It also states that public open space should be distributed throughout the district.

PROJECT IMPACT:

This property is located within a park gap area in east Charlotte and would provide additional parkland and amenities for County residents with a potential neighborhood park and trailhead for Reedy Creek Greenway Tributary 3. Water quality would also be protected as a significant portion of the property is within the SWIM buffer.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of this property should be complete in FY20.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal via email and did not provide any comments.

PLANNING STAFF REVIEW:

Conclusions:

- Parks and greenways are permitted in residential zoning districts and are compatible with the surrounding residential development.
- The site is part of the County's adopted parks and greenway plan.
- Future locations for civic uses, including parks, are not typically identified in adopted land use plans and are reviewed on a case-by-case basis.

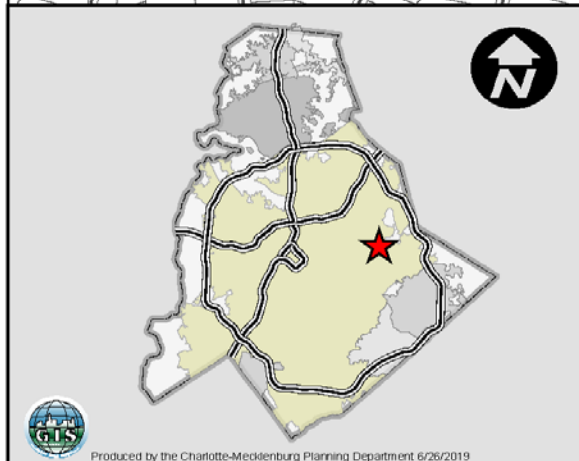
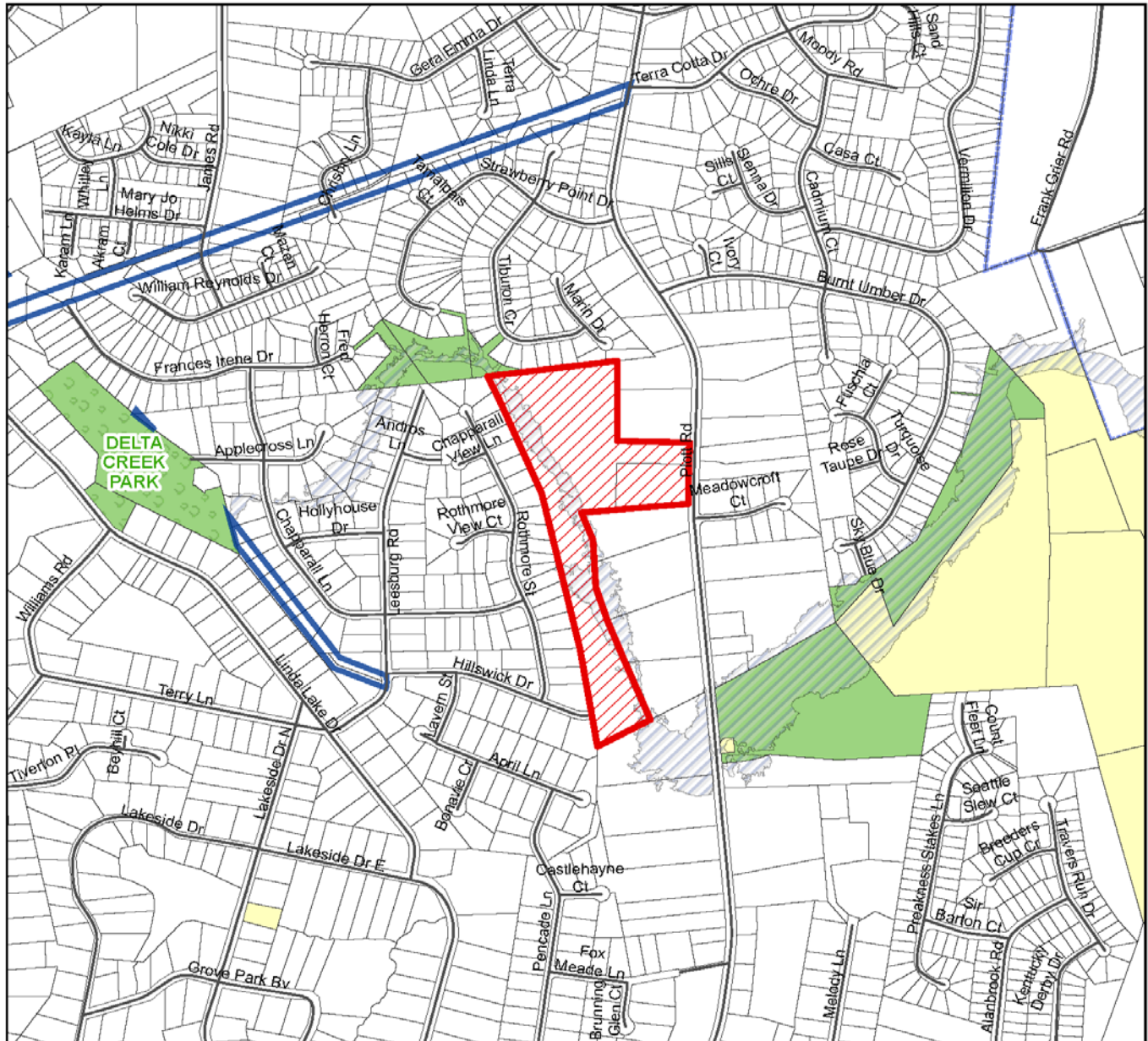
Adopted Goals and Policies:

- The *East District Plan* (1990) supports additional park space.

CMPC PLANNING COMMITTEE REVIEW:

At their July 16, 2019 meeting, the Planning Committee reviewed the proposed acquisition and offered the following comments:

LOCATION MAP



Mandatory Referral 19-13

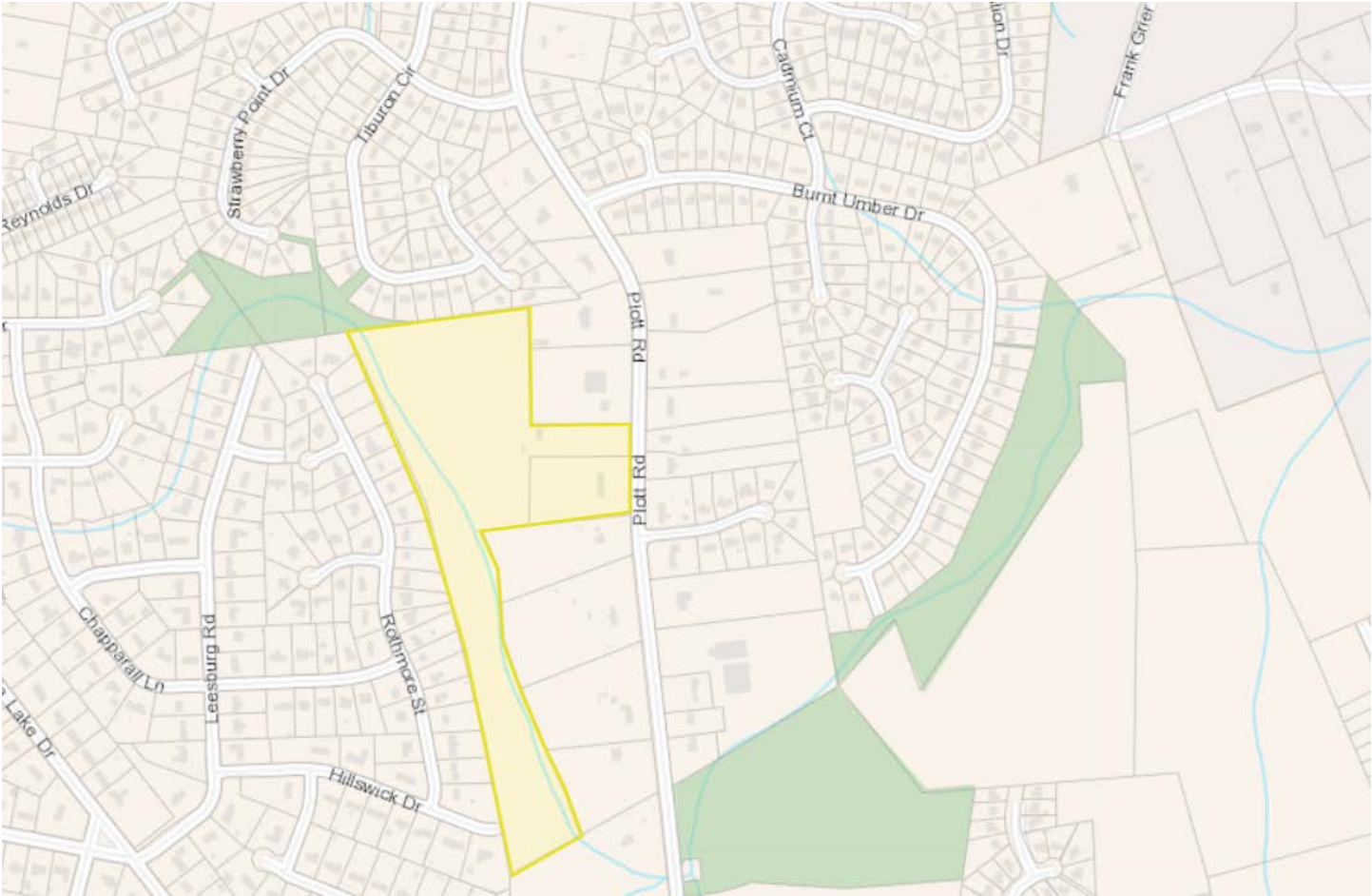
Initiated By: County Park & Recreation

Submitted By: Asset & Facility Management

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property
- City Property
- Overhead Electrical Transmission Lines



Produced by the Charlotte-Mecklenburg Planning Department 6/26/2019



MANDATORY REFERRAL | REPORT NO. 19-14
Proposal to acquire property adjacent to Hornet's Nest Park for future active sports fields

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County would like to acquire a *portion* of tax parcel 037-101-19 (+/- 31.6504 Acres) in northwest Charlotte adjacent to existing Hornet's Nest Park. The parcel is located off Frank Vance Road and is slightly west of Beatties Ford Road. It is zoned R-3 according to the City of Charlotte's zoning ordinance and is currently undeveloped with the exception of a structure located closer to Frank Vance Road. The structure is not included in the County's acquisition area. Surrounding land uses are mostly residential and recreational with some institutional uses nearby.

PROJECT JUSTIFICATION:

The goal of this acquisition is to increase the future number of active sports fields in Park & Recreation's portfolio which is consistent with the Park & Recreation Master Plan.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with the Park and Recreation Master Plan's community input findings that residents valued and desired more sports fields and updates to existing sports fields. The acquisition also aligns with Park & Recreation's overarching goal to increase park land and amenities available to County residents.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use for this parcel as per the *Northwest District Plan* (1990) is for single family up to 4 dwelling units per acre. The *Northwest District Plan* (1990) states that expanding Hornets Nest Park is a priority. Area plans do not typically identify privately owned property for future green/open space. Park and open space are generally considered compatible land uses in single family neighborhoods.

PROJECT IMPACT:

The acquisition and eventual development of the sports fields will create a positive impact by increasing recreational amenities available to County residents. The added property to Hornet's Nest Park will allow for the expansion of the park with active sports fields while also maintaining the existing ratio of developed and undeveloped property at the park.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition is slated to be completed in FY20.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal via email and offered the following comments:

- Charlotte Water - Water and sewer service is currently unavailable for this parcel. The closest water main and sewer main is approximately 160 feet east of the property along Frank Vance Road.

PLANNING STAFF REVIEW:

Conclusions:

- The parcel abuts Hornets Nest Park, which is recommended for expansion in the *Northwest District Plan* (1990). The recommendation informed the decision to expand and improve the district park.
- Park and open space are generally considered compatible land uses in single family neighborhoods.

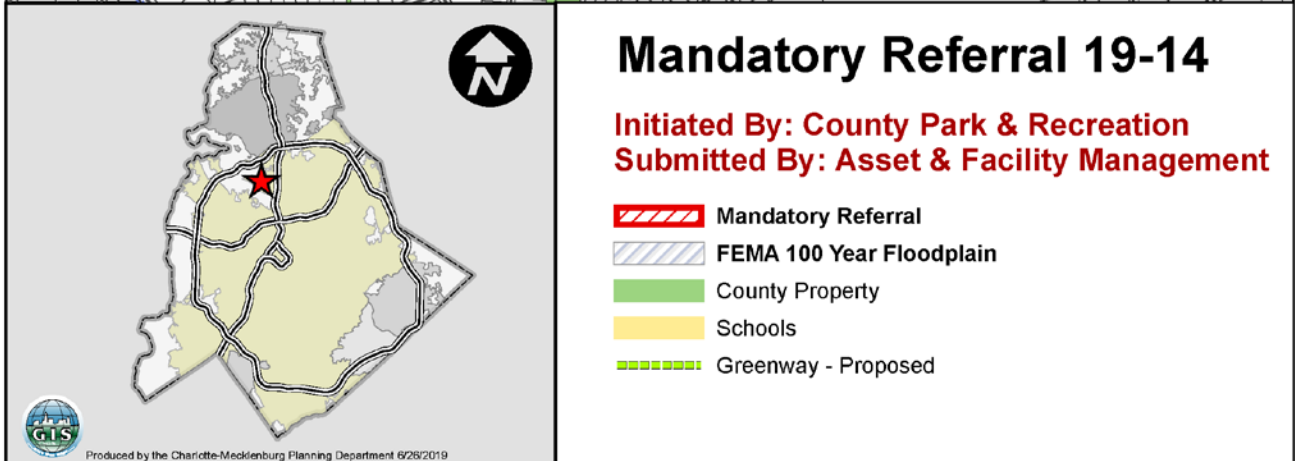
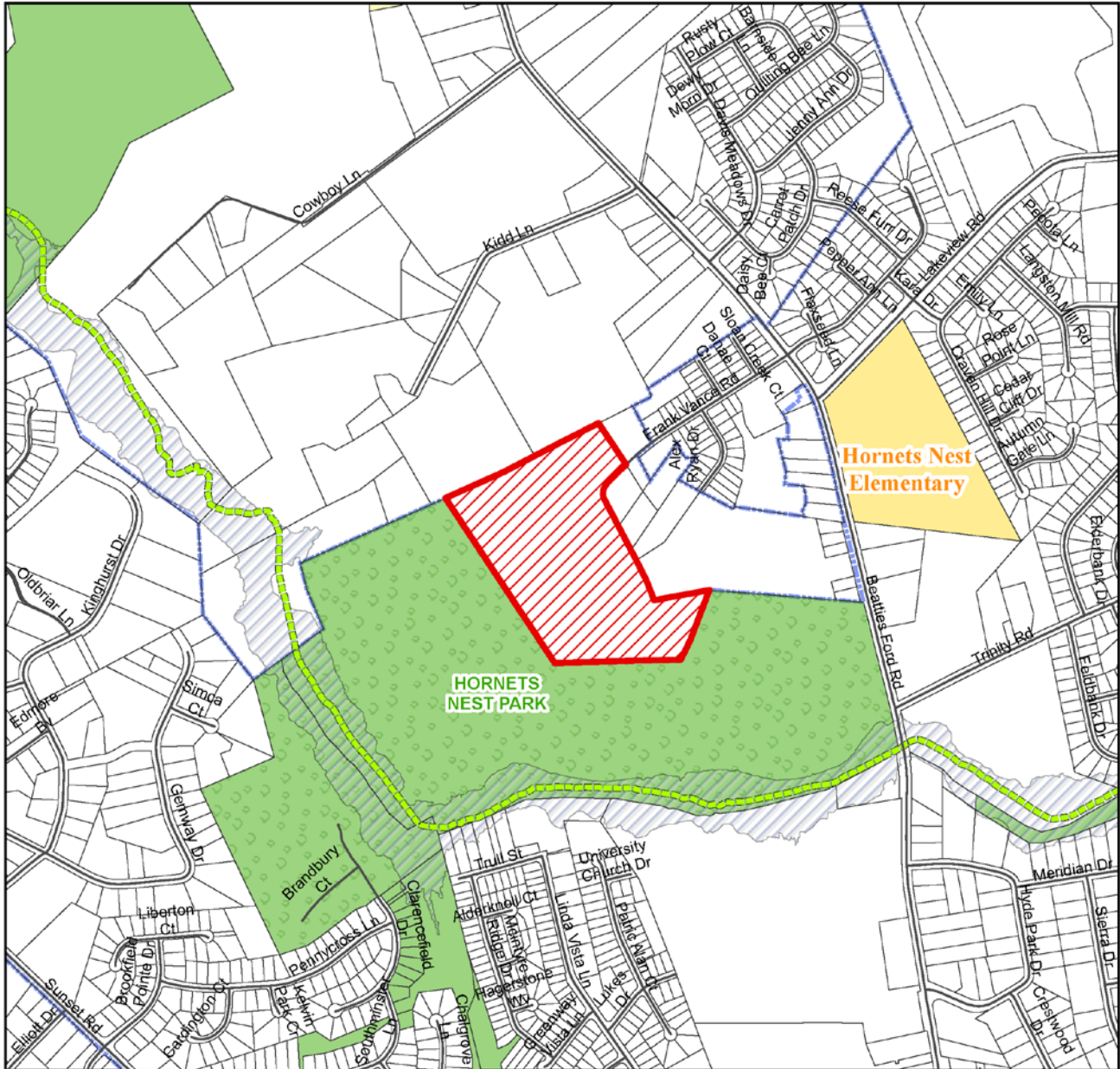
Adopted Goals and Policies:

- The adopted future land use for this parcel as per the *Northwest District Plan* (1990) is for single family up to 4 DUA.
- The *Northwest District Plan* (1990) recommends the expansion of Hornets Nest Park.

CMPC PLANNING COMMITTEE REVIEW:

At their July 16, 2019 meeting, the Planning Committee reviewed the proposed acquisition and offered the following comments:

LOCATION MAP



Polaris 3G Map – Mecklenburg County, North Carolina
Tax Parcel 037-101-19 (yellow area excluded)

Date Printed: 6/21/2019 11:08:23 AM



MANDATORY REFERRAL | REPORT NO. 19-15
Proposal to sale city-owned property on Johnston Oehler Road

PROJECT PROPOSAL AND LOCATION:

A portion of the City-owned property on Johnston Oehler Road (parcel identification number 029-303-49) is a vacant one-acre parcel. The parcel is currently zoned R-3 (residential) according to the Charlotte Zoning Ordinance. It was acquired for the Johnston-Oehler Farm to Market road infrastructure improvement project. The project is complete and was warranted in June 2018. The City of Charlotte is proposing to market the parcel for sale as it is no longer needed for City use.

PROJECT JUSTIFICATION:

The City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Therefore, City Real Estate proposes to market this parcel for sale. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

All City-owned properties declared surplus and valued at more than \$10,000 are subject to the upset bid process as outlined in North Carolina General Statute §160A-269. The Statute outlines that upon receipt of a qualified, initial offer, the offer must be presented to Charlotte City Council and if accepted, the offer must be publicly advertised for upset bids. The process of receiving bids and publicly advertising the highest bid continues until there are no subsequent bids submitted and a contract is executed.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The Charlotte City Council repealed the Guidelines for Asset Management, which were established by the Privatization/Competition Advisory Committee (PCAC) as adopted by City Council on July 25, 1994. On June 12, 2017 City Council approved the City-Owned Real Estate and Facilities Policy.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Prosperity Hucks Area Plan* (2015) recommends the site for residential development up to 4 dwelling units per acre. Abutting parcels have the same existing R-3 zoning and adopted proposed land use. The site will need to go through the rezoning process before introducing any uses outside of those allowed in the existing R-3 zoning.

PROJECT IMPACT:

No impacts are anticipated, other than reducing maintenance responsibility for the City while placing property back on the tax roll.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known relationships to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Market conditions will dictate the schedule of the sale.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal via email and did not provide any comments.

PLANNING STAFF REVIEW:

Conclusions:

- The site is currently zoned R-3, the site will need to go through a separate rezoning process before introducing any uses outside of those allowed in the existing R-3 zoning.
- Housing and Neighborhood Services have indicated that they are not interested in acquiring the parcel for affordable housing.

Adopted Goals and Policies:

- The *Prosperity Hucks Area Plan* (2015) recommends the site for residential development up to 4 dwelling units per acre.

CMPC PLANNING COMMITTEE REVIEW:

At their July 16, 2019 meeting, the Planning Committee reviewed the proposed acquisition and offered the following comments:

LOCATION MAP

