



May 14, 2008

Chairwoman Diane Carter &
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, May 20th, 2008 at 5:00 p.m.** in the Innovation Station Conference Room of the Charlotte-Mecklenburg Government Center.

At the May 20th meeting, the Committee will be asked to make a recommendation on one mandatory referral and to receive public comments on the *Woodlawn Transit Station Area Plan* and the *Scaleybark Transit Station Area Plan*. Please note that you received copies of these plans at your March meeting. Additional copies of the documents are available on the website at www.charlotteplanning.org or by contacting Alberto Gonzalez at 704-336-8315 or agonzalez@ci.charlotte.nc.us.

If you cannot attend the May 20th meeting, please contact me at **704-336-8364** or gwjohnson@ci.charlotte.nc.us at your earliest convenience.

Sincerely,

Garet W. Johnson, AICP
Land Use Program Manager
Charlotte-Mecklenburg Planning Department

- c. Planning Staff
 - Michele Crouch, Charlotte Observer
 - Tim O'Brien, City Real Estate

Charlotte-Mecklenburg Planning Committee Meeting
May 20, 2008
CMGC, Innovation Station Conference Room, 5:00 p.m.

AGENDA

I. Introductions and Call to Order

II. Public Comment on the Draft Scaleybark Transit Station Area Plan

Background: The Scaleybark Transit Station is the ninth station heading south from Center City along the South Corridor Light Rail Transit line and is envisioned to become one of a series of vibrant, high density transit villages. The Committee received an overview of this plan at the March meeting and was provided copies of the draft document. Additional copies of the document are available on the website at www.charlotteplanning.org or by contacting the staff resource below. Tonight, staff will provide a brief overview of the plan and ask the Committee to receive comments from the public. **Attachment #1.**

Staff Resource: Alberto Gonzalez, Planning

Action Requested: Receive Public Comments.

III. Public Comment on the Draft Woodlawn Transit Station Area Plan

Background: The Woodlawn Transit Station is the tenth station heading south from Center City along the South Corridor Light Rail Transit line and is envisioned to become one of a series of vibrant, high density transit villages. The Committee received an overview of this plan at the March meeting and was provided copies of the draft document. Additional copies of the document are available on the website at www.charlotteplanning.org or by contacting the staff resource below. Tonight, staff will provide a brief overview of the plan and ask the Committee to receive comments from the public. **Attachment #2.**

Staff Resource: Alysia Osborne, Planning

Action Requested: Receive Public Comments.

IV. M.R. #08-15: Property Acquisition at Latta Plantation Park

Background: Mecklenburg County Real Estate is proposing to purchase 3.55 acres of land from Duke Energy to eliminate an in-holding within Latta Plantation Park. **Attachment #3.**

Staff Resource: Marci Sigmon, Planning; Steve Law, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #08-15.

V. Area Plan Meeting Report

Background: Committee members assigned to area plans will provide a report on any meetings that have occurred since the last report.

Action Requested: None, for information only.

VI. Approve 3/18/07 Meeting Minutes. Attachments #4.

VII. Adjourn

SCALEYBARK TRANSIT STATION AREA PLAN
Proposed Revisions to March 13, 2008 Draft Document
May 20, 2008

Page 11: Land Use and Community Design; Transit Station Area; Supporting Street Network

Change item 10 to read (with only changes noted below):

10. Provide new street connections ... Critical elements of this street network include:

- Extension of Freeland Lane across South Boulevard and the light rail line, with an at grade signalized intersection at South Boulevard; or extension of Scaleybark Road across South Boulevard and the light rail line as a new street extension over to the extension of DeWitt Lane.

Change item 11 to read:

- 11. Consider new grade crossings of the rail corridor** at Freeland Lane or extension of Scaleybark Road, plus Yancey Road, in conjunction with the street connections above. These potential crossing should be thoroughly studied to assess the impact on the LRT line, the transportation system and the area's economic development potential. In addition, the existing Old Pineville Road crossing of the light rail line, as well as the driveway crossing just south of Freeland Lane, should be removed if these new connections are made.

Page 14: Transportation & Streetscape; Transportation/Streetscape Design Recommendations; Street Network

Change item 26 to read:

- 26. Pursue new grade crossing of the rail corridor at Freeland Lane or extension of Scaleybark Road, plus Yancey Road,** replacing the existing grade crossings on Old Pineville Road, as discussed in item 11 in the Land Use section, in items 42 and 43 of this section, and as shown on Map 4.

Change item 28 to read:

- 28. Realign Hartford Avenue with Clanton Road,** as discussed in item 10, to improve east-west mobility and offer more connection choices. Upon realignment, traffic calming along existing Hartford Avenue will be considered.
-

Page 16: Transportation and Streetscape; Transportation / Street Design Recommendations; Improved LYNX Crossings

Change item 43 to read:

- 43. Improve the intersection of Freeland Lane and South Boulevard with new LYNX crossing, or extend Scaleybark Road over to an extension of DeWitt Lane via a new LYNX crossing.** Currently, Freeland Lane only intersects with southbound South Boulevard near its at-grade crossing of the LYNX line. Additionally, Scaleybark currently becomes Old Pineville Road across South Boulevard, crossing the LYNX line just beyond South Boulevard. This plan recommends either Freeland Lane be extended to connect to Scaleybark Road via Weona Avenue, or Scaleybark Road be extended to connect to DeWitt Lane, as discussed in item 10 of the Land Use and Community Design section.

Page 17: Map 4, Future Transportation Network

Substitute attached map that now shows alternative conceptual alignments for either extending Freeland Lane or Scaleybark Road.

Page 18: Map 5, Streetscape Cross Section key

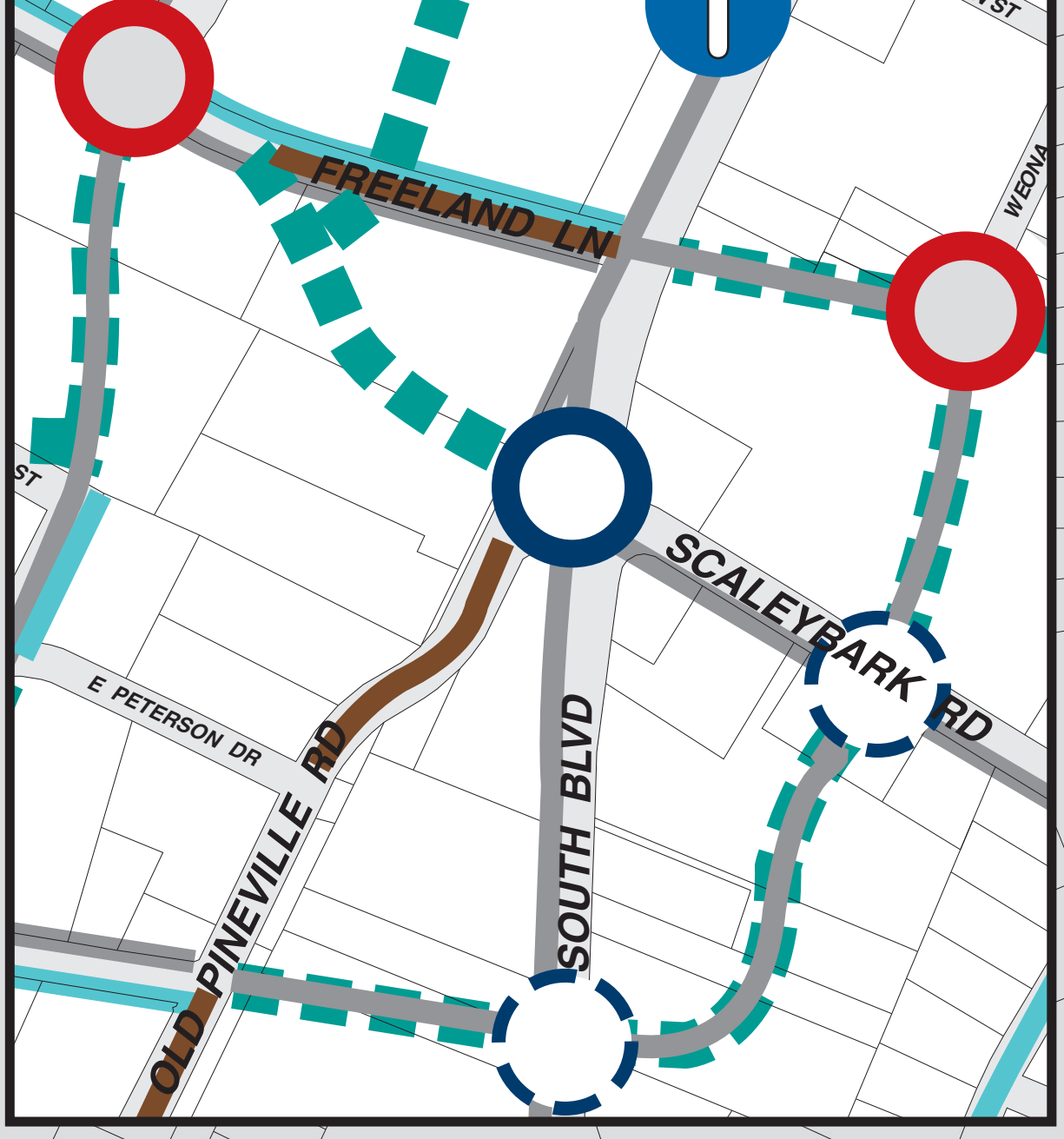
Substitute attached map that now designates Orchard Circle as a neighborhood street intended for preservation.

In addition, a number of minor typographical corrections that do not impact the meaning of the plan will be made in the final published plan.

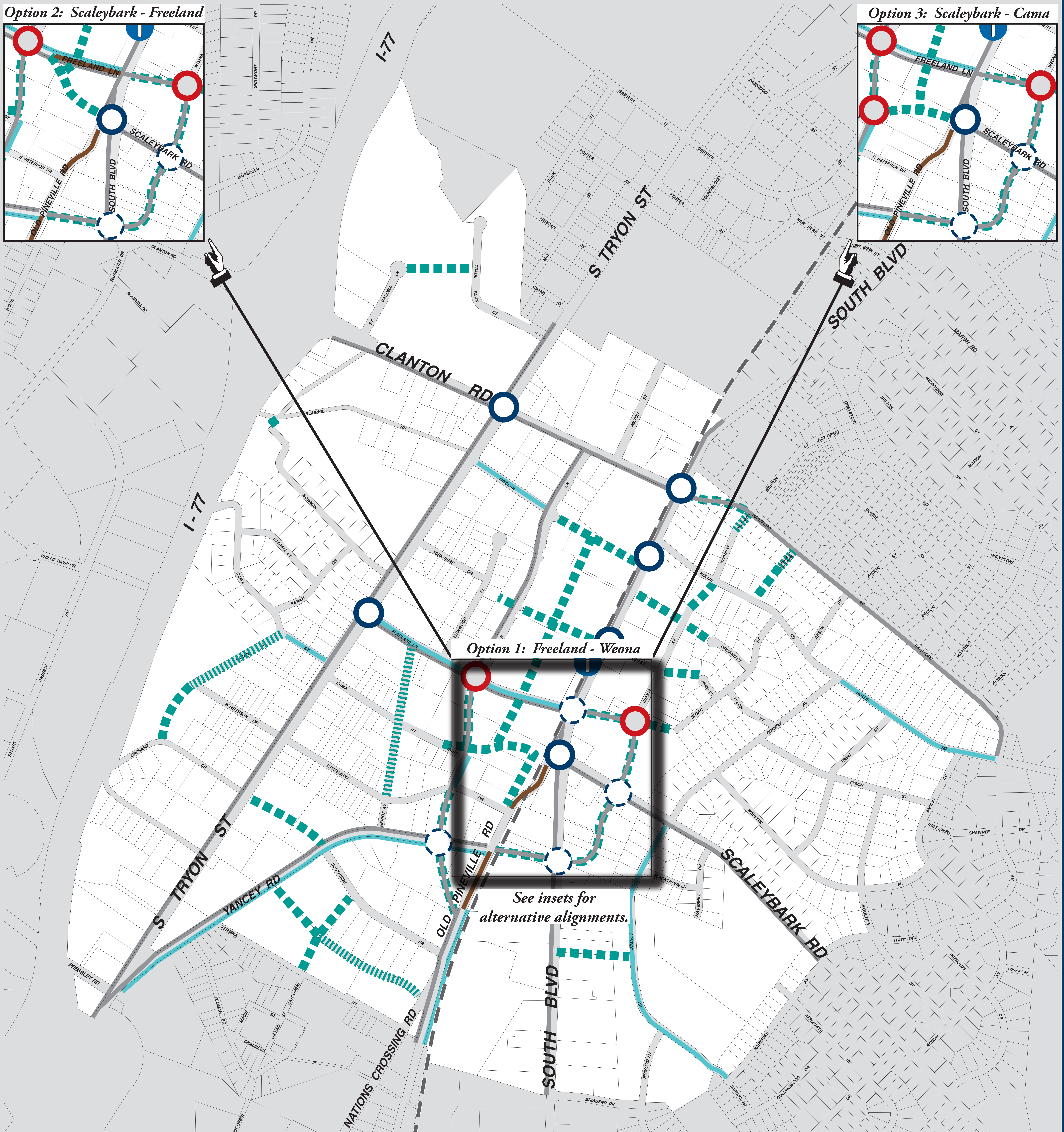
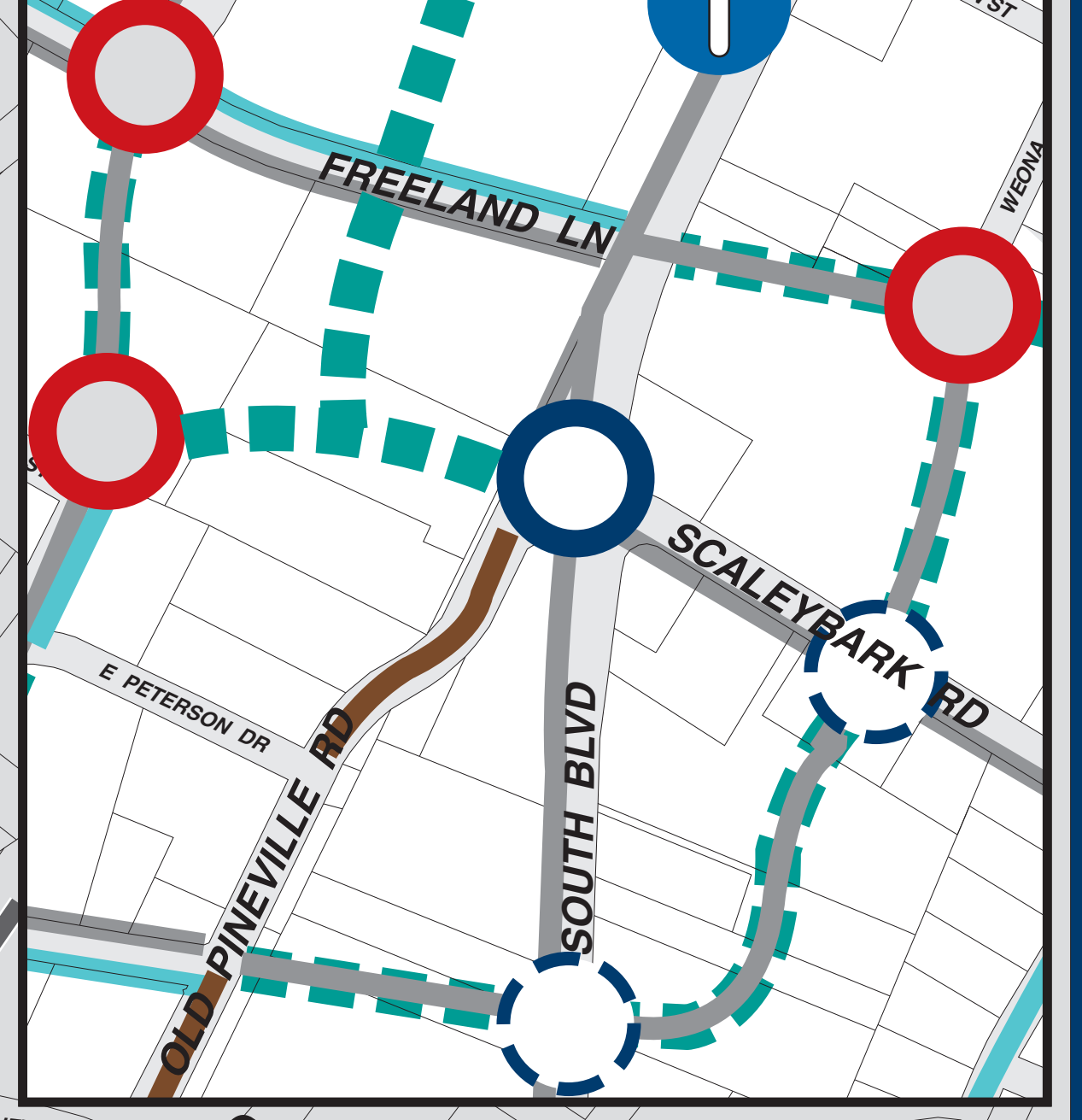
Scaleybark Transit Station Area Plan

Revised Map 4: Future Transportation Network

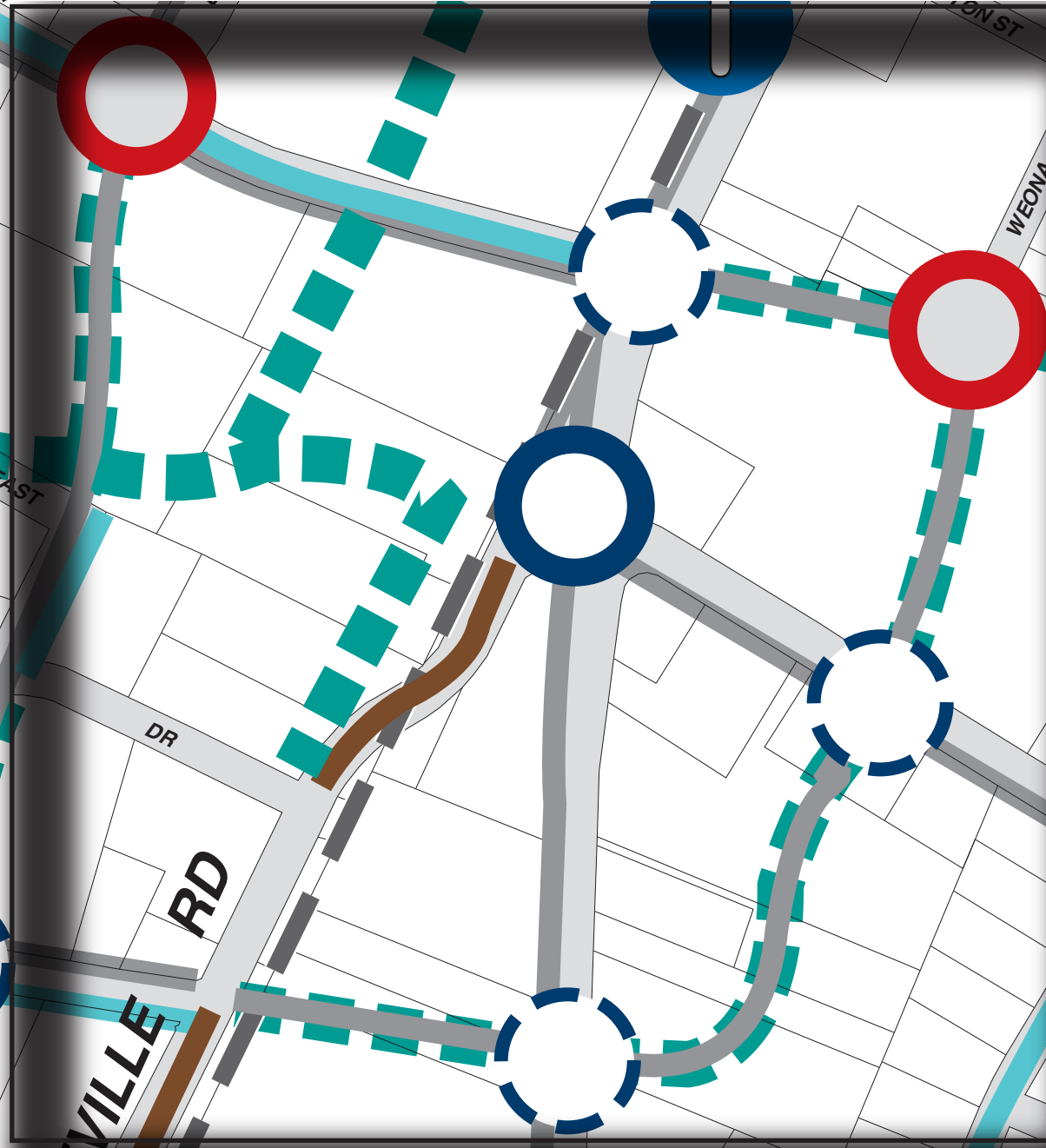
Option 2: Scaleybark - Freeland



Option 3: Scaleybark - Cama



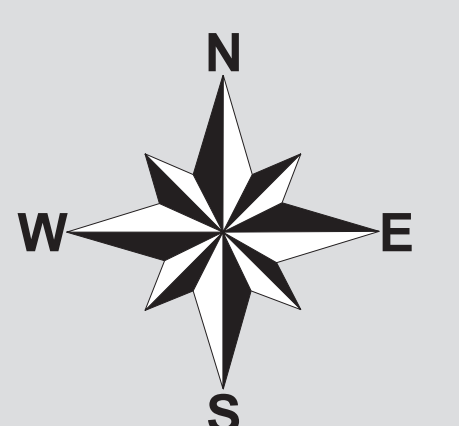
Option 1: Freeland - Weona



See insets for alternative alignments.

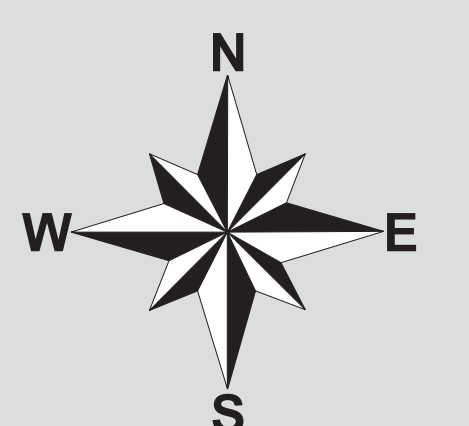
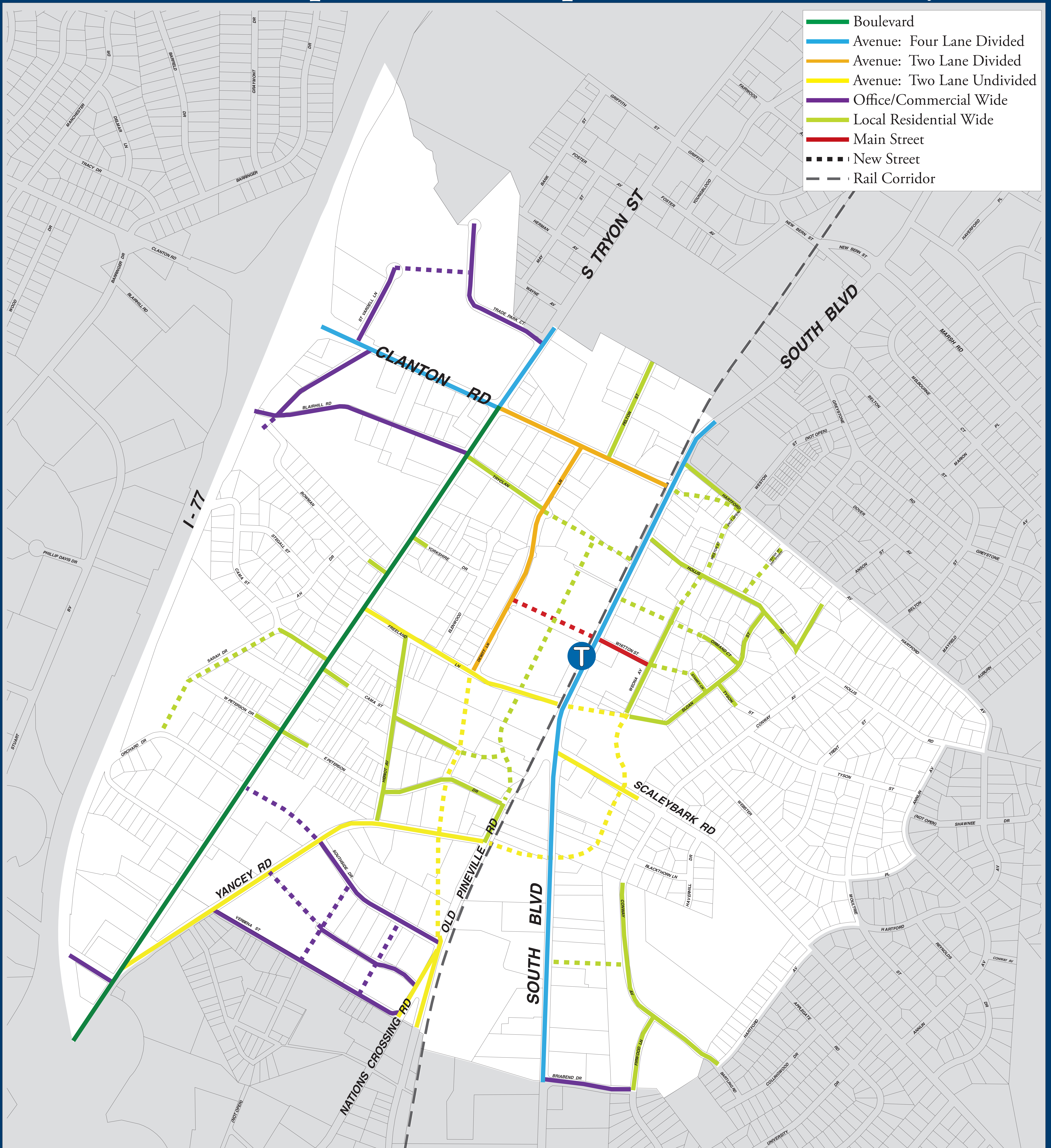
- Roundabout
- Enhanced Pedestrian Crossing
- Enhanced Pedestrian Crossing Pending Street Connection
- Street Connections*
- Available Street Right of Way
- Bicycle Lanes
- Street Closings
- Complete Gaps in Sidewalk

*Note: The location of the proposed streets is conceptual. Alternative locations, consistent with the intent of the proposed network, will also be considered.



Scaleybark Transit Station Area Plan

Revised Map 5: Streetscape Cross Section Key



WOODLAWN TRANSIT STATION AREA PLAN
Proposed Revisions to March 13, 2008 Draft Document
May 20, 2008

Page 13: Wedge Neighborhood Area, Land Use and Community Design

Add the following underlined text to Recommendation No. 18:

18. Recognize the opportunity for redevelopment of the single family parcels fronting Woodlawn Road to residential up to 8 dua. **This recommendation is intended to provide land use guidance should the area redevelop in a similar pattern to residential properties east of the study area approaching Park Road.** New development should incorporate multiple parcels. Development should be oriented to the public street with parking to the side or the rear of buildings. A townhome style of development is recommended with residential units having individual entrances. Heights should be limited to two stories to maintain compatibility with the single family homes in the neighborhood.

One parcel on the east side South Boulevard, at the south end of the study area, is zoned and used for business purposes, but extends deep into the neighborhood. This property is not proposed for corrective rezoning at present. However, when redeveloped, the segment that extends into the neighborhood is proposed for residential use at a density of 8 dua, designed to maintain compatibility with the adjoining neighborhood.

In addition, a number of minor typographical corrections that do not impact the meaning of the plan will be made in the final published plan.

MANDATORY REFERRAL REPORT NO. 08-15
Proposed Acquisition of Duke Energy Property at Latta Plantation Nature Preserve

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase approximately 3.55 acres (Tax Parcel 023-141-02) from Duke Energy Corporation to eliminate an in-holding on Sample Road within Latta Plantation Nature Preserve, in Charlotte's extraterritorial jurisdiction. The parcel is encumbered with two (2) transmission line rights-of-way which encompass approximately 2.01 acres. The remainder of the tract is undeveloped and consists of a mixed pine-hardwood forest. The park surrounding the parcel is used as preserved open space. An equestrian trail passes through the parcel and a canoe/kayak access to Gar Creek is located southwest of the parcel. The power transmission right-of-way adjoining the site is occasionally used for overflow parking at major events held at the park. No improvements are planned on the property following the proposed acquisition.

When Duke Energy originally purchased the property back in the 1970's, it was customary to acquire land at the intersection of major transmission corridors. The technology associated with connections across corridors has changed dramatically since then, so they no longer have need for this property.

The parcel is zoned R-5 (Residential) by the City of Charlotte.

PROJECT JUSTIFICATION:

This acquisition will remove an in-holding within the boundaries of Latta Plantation Nature Preserve and expand the nature preserve to approximately 1,343 contiguous acres.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Continued expansion of Latta Plantation Nature Preserve is supported by and consistent with the 2008 *Nature Preserves Master Plan*, a component of the 2008 *Comprehensive Park and Recreation Master Plan* that is anticipated to be considered for adoption by the Board of County Commissioners at their May 7, 2008 meeting.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (1990) recommends Park/Open Space for the site. Therefore, the Park/Open Space land use would be consistent with the *Northwest District Plan*.

PROJECT IMPACT:

This project will have a positive impact on the nature preserve by eliminating a 3.55-acre in-holding. There are no negative impacts associated with this project.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This parcel is located within the boundaries of Latta Plantation Nature Preserve, therefore, the acquisition of this property has no relationship to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring this property in June 2008.

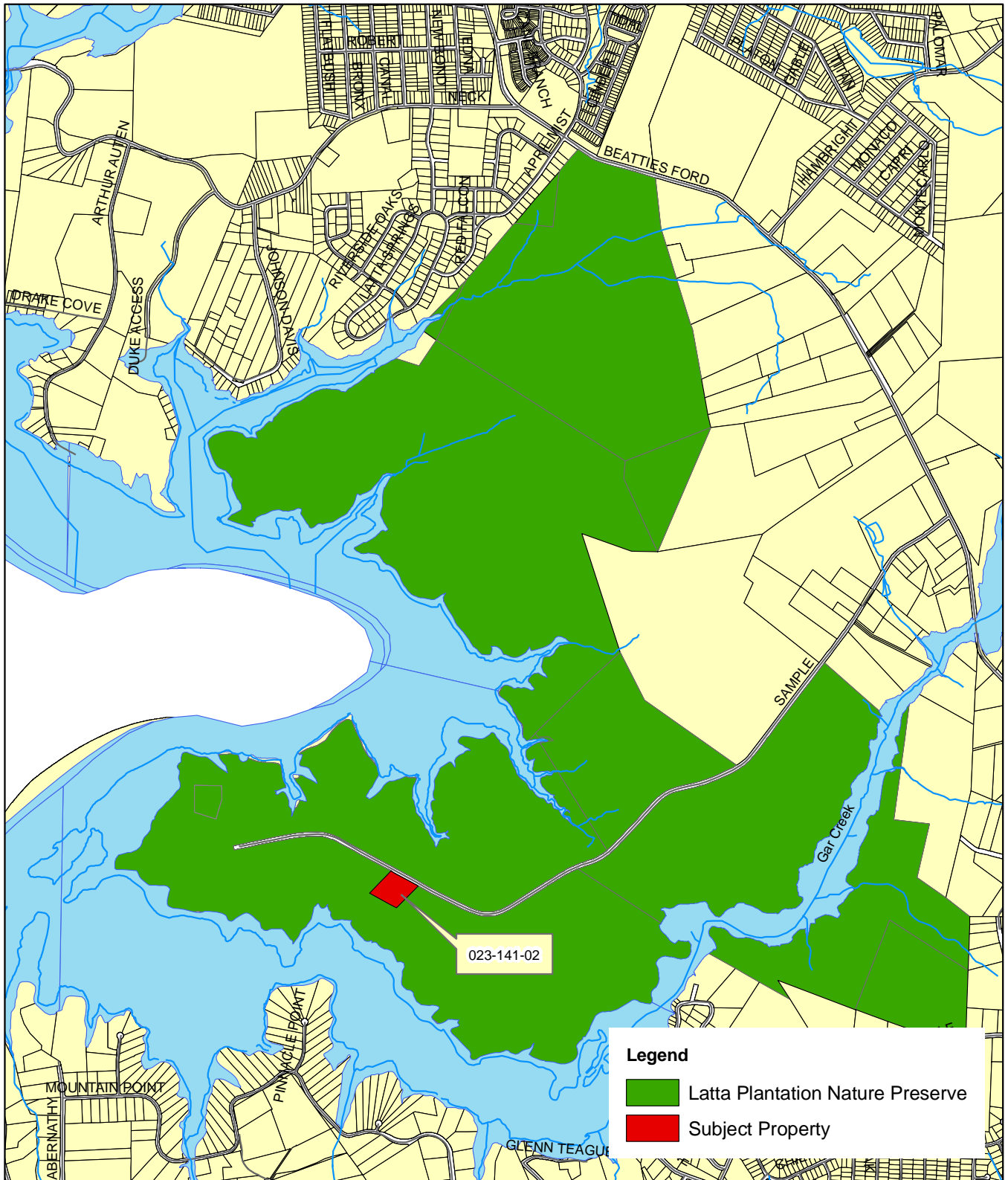
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 7, 2008 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning Staff recommends approval of this proposed transaction.

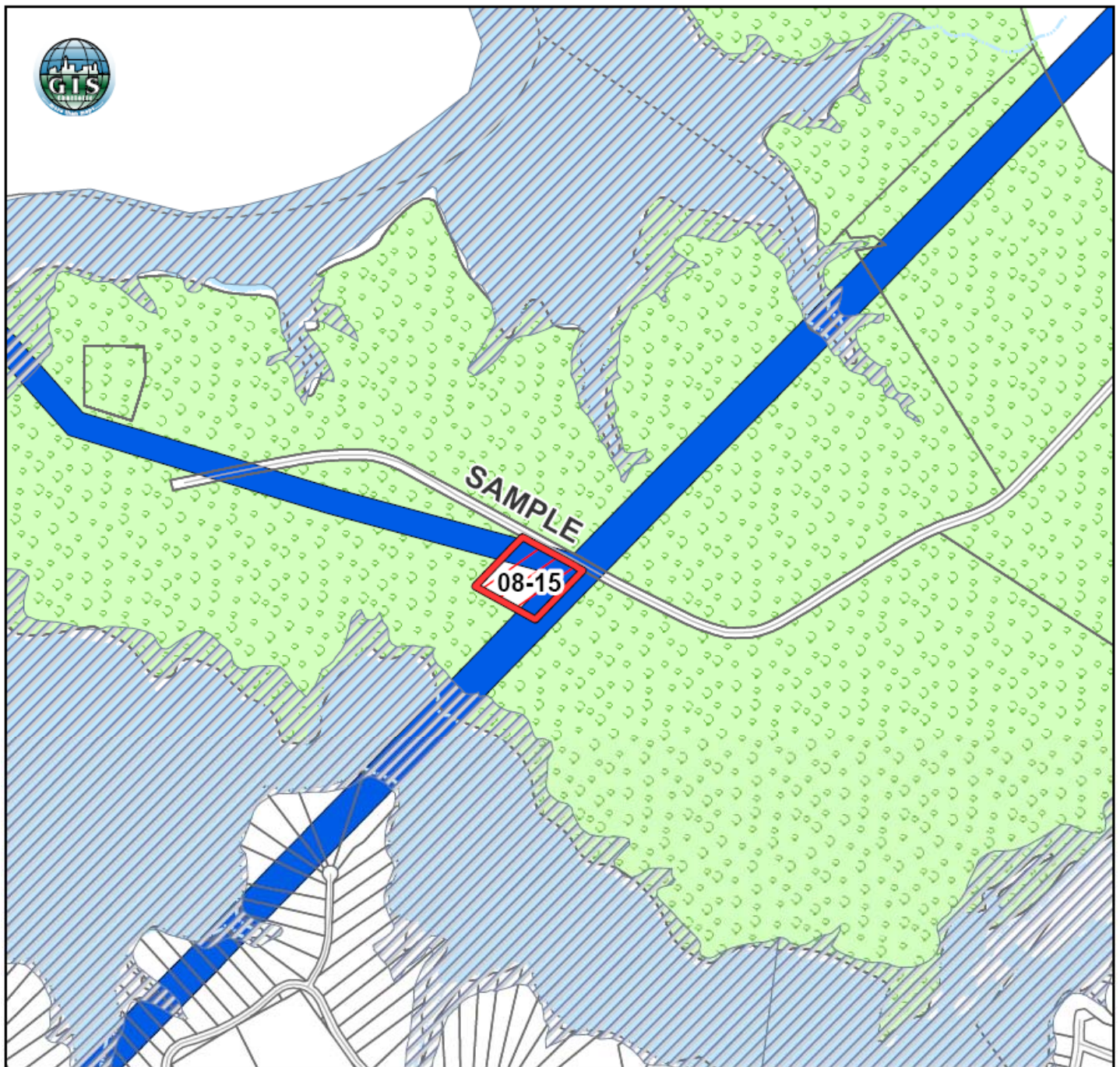
CMPC PLANNING COMMITTEE RECOMMENDATION:



Proposed Acquisition of +/- 3.55 acres
at Latta Plantation Nature Preserve
from Duke Energy Corporation



0 550 1,100 2,200 3,300 4,400
Feet





Mandatory Referral 08-15

Mecklenburg County Real Estate Services

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

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION
PLANNING COMMITTEE MEETING
March 18, 2008 @ 5:00 P.M.**

DRAFT

Commissioners Present: Chairwoman Diane Carter, Vice-Chairman Wesley Simmons
Commissioners: Kelly Alexander, Jr.; Dwayne Walker and Eric Locher

Commissioner Absent: Emma Allen and Lucia Griffith

Planning Staff Present: Crissy Huffstickler, Garet Johnson, Laura Harmon, Kent Main, Alysia Osborne, Alberto Gonzalez, Bryman Suttle, Wendy Martz and Jonathan Wells

Other City/ County Staff Present: Steve Law (Park and Recreation), Dennis LaCaria (Charlotte-Mecklenburg Schools), Elaine Novack (Public Library)

The Chairwoman called the meeting to order at 5:35 p.m. and the Committee members and Planning staff introduced themselves.

Mandatory Referral #07-31:

Mr. Bryman Suttle (Planning Staff) presented this proposal to acquire an elementary school site in Huntersville. Mr. Dennis LaCaria from Charlotte-Mecklenburg Schools (CMS) stated that this proposal is in the CMS 10 year plan. Commissioner Simmons asked why so much land was being purchased for an elementary school. Mr. LaCaria explained that the available parcel could not be subdivided and that this amount of available land in Huntersville is rare. Mr. Suttle said that this school would relieve overcrowding at Torrence Creek Elementary School. Chairwoman Carter questioned if there was enough acreage to support a middle, high and elementary school. Mr. LaCaria stated that this property will be used for an elementary school and either a middle or a high school.

A motion was made by Commissioner Alexander and seconded by Commissioner Locher to approve the mandatory referral request as recommended by staff. The vote was 5-0 to approve.

Mandatory Referral #08-12:

Jonathan Wells (Planning Staff) presented this proposal to expand Allison Farm Park in Davidson's Extra Territorial Jurisdiction (ETJ) by acquiring approximately 3.8 acres of a larger site.

A motion was made by Commissioner Locher and seconded by Commissioner Simmons to approve the mandatory referral request as recommended by staff. The vote was 5-0 to approve.

Mandatory Referral #08-13:

Michael Cataldo (Planning Staff) presented this proposal to acquire a vacant out-parcel at Hickory Grove Market Center to develop a 16,500 square foot library to replace the Hickory Grove library branch. Commissioners had several questions about the site. In response, Mr. Cataldo clarified that the site was an out parcel at the existing shopping center. Mr. Dennis LaCaria (CMS) provided some background on the agreement between the Public Library and CMS in relation to Hickory Grove Elementary School. Ms. Elaine Novak (Public Library) explained why this particular site was chosen, including its visibility and that area residents see this location as the center of their community.

A motion was made by Commissioner Walker and seconded by Commissioner Alexander to approve the mandatory referral request as recommended by staff. The vote was 5-0 to approve.

New Bern Transit Station Area Plan

The Chairwoman explained that the action requested is to recommend the draft *New Bern Station Area Plan*.

Kent Main (Planning Staff) gave a brief overview of the draft *New Bern Transit Station Area Plan* and offered information on the public comment from the February Planning Committee meeting. Mr. Main stated that staff had considered all of the comments made at the February Planning Committee meeting and responses were provided in Attachment #4.

Commissioners had several questions regarding the various issues that citizens had raised.

- Commissioner Locher inquired whether Poindexter Drive could be made a right turn only at South Boulevard. Mr. Keith Hines (CDOT) explained that this would not likely be supported given the traffic movements at this location.
- Commissioner Simmons asked why citizens seemed to be confused about whether or not a rezoning was proposed for their property. Mr. Main explained that it was due to the way a map was reproduced on the meeting notice.
- Commissioner Locher asked whether the second speaker would be able to expand his industrial use. Mr. Main responded that he could do so as long as he kept his current zoning. Commissioner Locher also inquired about environmental testing on the property and Mr. Main responded that he was not aware of any such tests.
- Chairwoman Carter questioned staff about the ½ mile walk distance, particularly in relation to the area recommended for Residential at up to 22 d.u.a. Staff noted that the walk distance line was not showing up on the slide, but pointed it out on the screen.
- Commissioners discussed citizen comments regarding Poindexter Drive and noted that this would be a difficult road to build and that the alignment shown was conceptual.

A motion was made by Commissioner Alexander and seconded by Commissioner Simmons to recommend the plan as presented with the Staff recommended revisions. The vote was 5-0 to approve.

Overview of the Draft Station Area Plans for Scaleybark & Woodlawn

Mr. Alberto Gonzalez (Planning Staff) began the overview by stating that the draft *Scaleybark Transit Station Area Plan* covers 644 acres located between Sedgefield, Colonial Village and York Road Neighborhoods. Mr. Gonzalez stated that staff held a public meeting the week before with approximately 150 people in attendance. Mr. Gonzalez provided information about current and recommended zoning.

Chairwoman Carter asked a question about the corrective rezoning recommended near I-77. Mr. Gonzalez stated that staff had looked into this and believe residential is the best use for this property. Chairwoman Carter stated that, since this property abutted I-77, perhaps staff should look at a possible park designation. Mr. Kent Main explained that Park and Recreation felt that the property is too isolated and too small to be a park. Chairwoman Carter asked if there was any way that we could just have open space in this area. Mr. Gonzalez stated that since Park and Recreation do not want the property for a park, residential is the best land use designation.

Ms. Alysia Osborne (Planning Staff) presented the draft *Woodlawn Transit Station Area Plan*. Ms. Osborne stated that the plan area is 602 acres located in the South Growth Corridor and adjoining wedge. The area is bounded by the Collingswood and Madison Park neighborhoods. Ms. Osborne stated that this area will include pedestrian-oriented station areas, more auto-oriented general corridor areas, and lower density residential wedge areas. The recommendations for the area closest to the transit station include transit-oriented development along with a park and ride lot; urban plazas and parks; and new street connections. The general corridor area is recommended for office/industrial uses, a retail node and new street connections. Recommendations for the wedge area focus on preserving the Collingwood and Madison Park neighborhoods, potential redevelopment along Woodlawn Road and the preservation of streets and trees. Ms. Osborne stated that the plan includes corrective rezonings, including consideration of future transit-oriented development rezonings.

Chairwoman Carter asked whether the two plans should be considered separately. Ms. Laura Harmon (Planning staff) stated that if the plans were separated, it would require more staff time and would lengthen the adoption process. This is a critical issue because there are so many station area plans to complete; in addition, these two areas combined are geographically smaller than most plan areas. However, if there are too many issues to consider and the review becomes too burdensome, staff will definitely look at separating them.

Ms. Osborne stated that next steps include receiving public comments via a survey through March 28th with a follow up public meeting scheduled for April 3rd. Mr. Simmons asked how the comments from the public were received and responded to. Ms. Harmon stated that staff would review all the issues, develop responses and present the information at the April 3rd public meeting. Additionally, staff is available to talk or meet with citizens that have questions or concerns about the draft plans.

Chairwoman Carter asked the Planning Committee to ride the rail and look at these stations on their own. A tour would be scheduled if needed.

Approval of February 19, 2008 Meeting Minutes

A motion was made by Commissioner Simmons and seconded by Commissioner Alexander to approve the minutes. The vote was 5-0 to approve.

The meeting adjourned at 7:05 p.m.