

July 08, 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**, **July 15**th, **2008 at 5:00 p.m**. **Please note**, **this meeting will be held in Room 280** located on the 2nd Floor of the Charlotte-Mecklenburg Government Center.

At the July 15th meeting, the Committee will be asked to make recommendations on eleven mandatory referrals and on the *Tyvola and Archdale Transit Station Area Plan*. You received a copy of the *Tyvola and Archdale Transit Station Area Plan* at your June meeting. Additional copies of the document 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 were unable to attend either of the two public meetings on June 24th to kick off the Independence Boulevard Area Planning Process, due to the large crowd, a "repeat" meeting is scheduled for July 14th at the Park (formerly the Merchandise Mart). This is a required meeting for Planning Committee Members and will include the presentation and information shared with citizens at the June 24th meeting.

A "repeat" meeting to kick off the Independence Boulevard Area Planning Process is scheduled for July 14th at 6:00 pm at the Park (formerly the Merchandise Mart). Because of the large attendance at the June 24th meetings, this repeat meeting has been scheduled. If you were unable to attend either of the two public meetings on June 24th, you may attend the "repeat" meeting (plan kick off meetings are required).

If you cannot attend the July 15th meeting, please contact me at **704-336-5993** or mmccullough@ci.charlotte.ns.us at your earliest convenience.

Sincerely,

Melony C. McCullough Land Use Coordinator Charlotte-Mecklenburg Planning Department

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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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AGENDA

I. Introductions and Call to Order

II. M.R. #08-20: Proposed Land Acquisition for Sugaw Creek Park Expansion

Background: Mecklenburg County proposes to purchase approximately 13.5 acres located at the end of Ironwood Street to expand Sugaw Creek Park. *Attachment* #1.

Staff Resources: Greg Burnham, Planning; Steve Law, County Real Estate Action Requested: Approve Planning staff recommendation for M.R. #08-20.

III. M.R. #08-21: Proposed Sale of City-Owned Land at I-277 and Stonewall Street

Background: The City of Charlotte Real Estate Division proposes the acquisition and subsequent sale of five parcels, approximately 12 acres, residual property from the realignment of South Boulevard and Caldwell Street to developers. *Attachment* #2.

Staff Resources: Kent Main, Planning; Robert Drayton, City Real Estate Action Requested: Approve Planning staff recommendation for M.R. #08-21.

IV. M.R. #08-22: Proposed Land Acquisition for Retail Development at Parkwood Avenue and Pegram Street

Background: The Charlotte Economic Development Department proposes to acquire two parcels, approximately 22,000 square feet, located in the Belmont Neighborhood for retail development. *Attachment #3.*

Staff Resources: Melony McCullough, Planning; Robert Drayton, City Real Estate Action Requested: Approve Planning staff recommendation for M.R. #08-22.

V. M.R. #08-23: Proposed Land Acquisition for the Mallard Creek Park and Ride Lot Expansion

Background: Charlotte Area Transit System (CATS) proposes to acquire approximately 3.85 acres of vacant land to expand the existing Mallard Creek Park and Ride Lot. Attachment #4.

Staff Resources: Kathy Cornett, Planning, Robert Drayton, City Real Estate Action Requested: Approve Planning staff recommendation for M.R. #08-23.

VI. M.R. #08-24: Proposed Land Acquisition for the Huntersville Gateway Park and Ride Lot Expansion

Background: Charlotte Area Transit System (CATS) is seeking to acquire approximately 0.87 acres of vacant land in the US Highway 21/Gilead Road area to expand the existing Huntersville Gateway Park and Ride Lot. *Attachment #5.*

Staff Resources: Bryman Suttle, Planning; Robert Drayton, City Real Estate Action Requested: Approve Planning staff recommendation for M.R. #08-24.

VII. M.R. #08-25: Proposed Land Acquisition for a Nature Preserve in Davidson

Background: Mecklenburg County, in cooperation with the Town of Davidson and the Davidson Lands Conservancy, proposes to purchase approximately 90 acres located off Summers Walk Boulevard for a nature preserve. *Attachment* #6.

Staff Resources: Jonathan Wells, Planning; Steve Law, County Real Estate Action Requested: Approve Planning staff recommendation for M.R. #08-25.

VIII. M.R. #08-26: Proposed Land Acquisition through Land Donation Adjacent to Ramblewood Park

Background: Charlotte Housing Authority (CHA) proposes to donate a .47 acre site adjacent to Ramblewood Park to Mecklenburg County. *Attachment* #7.

Staff Resources: Alberto Gonzalez, Planning; Nancy Brunnemar, County Real Estate Action Requested: Approve Planning staff recommendation for M.R. #08-26.

IX. M.R. #08-27: Proposed Land Exchange at Southwest Community Park

Background: Mecklenburg County and a property owner propose to exchange property located off West Boulevard near Billy Graham Parkway to improve the configuration of Southwest Community Park. *Attachment* #8.

Staff Resources: John Howard, Planning; Nancy Brunnemar, County Real Estate Action Requested: Approve Planning staff recommendation for M.R. #08-27.

X. M.R. #08-28: Proposed Land Acquisition in Mountain Island Lake Watershed

Background: Mecklenburg County proposes to acquire approximately 7 acres located on Allison Ferry Road in Huntersville to expand the watershed protection area, open space and nature preserve adjoining Mountain Island Lake. *Attachment* #9.

Staff Resources Bryman Suttle, Planning; Nancy Brunnemar, County Real Estate Action Requested: Approve Planning staff recommendation for M.R. #08-28.

XI. M.R. #08-29: Proposed Land Acquisition to Expand McDowell Nature Preserve

Background: Mecklenburg County proposes to purchase two parcels, approximately 17 acres, located between Shopton Road West and Soldier Road to expand the 1,100-acre McDowell Nature Preserve. *Attachment* #10.

Staff Resources: Alberto Gonzalez, Planning; Steve Law, County Real Estate Action Requested: Approve Planning staff recommendation for M.R. #08-29.

XII. M.R. #08-30: Proposed Exchange of County Land to Expand Clarke Creek Greenway

Background: Mecklenburg County proposes to exchange approximately 15 acres of the former Holbrooks Road landfill property for approximately 24 acres along Clarke Creek within the Vermillion mixed-use development located in Huntersville. *Attachment* #11.

Staff Resources: Bryman Suttle, Planning; Nancy Brunnemar, County Real Estate Action Requested: Approve Planning staff recommendation for M.R. #08-30.

XIII. Recommendation on the Draft Tyvola and Archdale Transit Station Area Plan

Background: The Tyvola and Archdale transit stations are the 11th and 12th stations heading south from Center City along the South Corridor Light Rail Transit line. They are envisioned to become vibrant, high density transit villages. The Committee received an overview of this plan and public comments at the June meeting. The Committee will be asked to make a recommendation on the draft plan. Committee members were previously 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.

Staff Resource: Alberto Gonzalez, Planning Action Requested: Recommend adoption of the draft plan with staff proposed revisions.

XIV. Area Plan Status and 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.

XV. Approve June 17, 2008 Meeting Minutes. Attachments #12.

XVI. Adjourn

MANDATORY REFERRAL REPORT NO. <u>08-20</u> Proposed Sugaw Creek Park Expansion

Attachment # 1

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase approximately 13.5 acres (Tax Parcel 087-041-09) to expand Sugaw Creek Park in the City of Charlotte. The park site currently consists of 62 acres and is accessed from West Sugar Creek Road. The subject parcel is located at the end of Ironwood Street and is bordered by residential development to the southeast, the County-owned recycling center/warehouse to the south, the park and industrial sites to the north, and the Derita Branch of Little Sugar Creek to the west. The property is undeveloped and entirely forested. This parcel is also part of a proposed land assemblage that may ultimately provide future greenway connectivity along Derita Branch between Sugaw Creek Park, by way of the recycling center property, and Derita Creek Park (both to the south), with a long-term goal of connecting both parks to Little Sugar Creek Greenway.

The parcel is zoned R-4 (Residential) by the City of Charlotte.

PROJECT JUSTIFICATION:

Sugaw Creek Park is one of the most intensely-used parks in Mecklenburg County. This acquisition will provide an opportunity for future expansion of recreation amenities to meet the increasing public demand.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Expansion of existing park facilities is supported by the 2008 Park and Recreation Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Central District Plan (adopted 1993) recommends single family residential. A park is consistent with the proposed land use.

PROJECT IMPACT:

This project will have a positive impact on public recreation by allowing for future park expansion and potential greenway connectivity. No negative impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The proposed project will enhance the delivery of recreational services in the Central II Park District by allowing for future park expansion and greenway connectivity.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property in August or September 2008. Expansion of park amenities will be dependent on future funding. The potential for greenway connectivity will be dependent on additional land acquisition efforts and funding for greenway development.

JOINT USE TASK FORCE REVIEW COMMENTS:

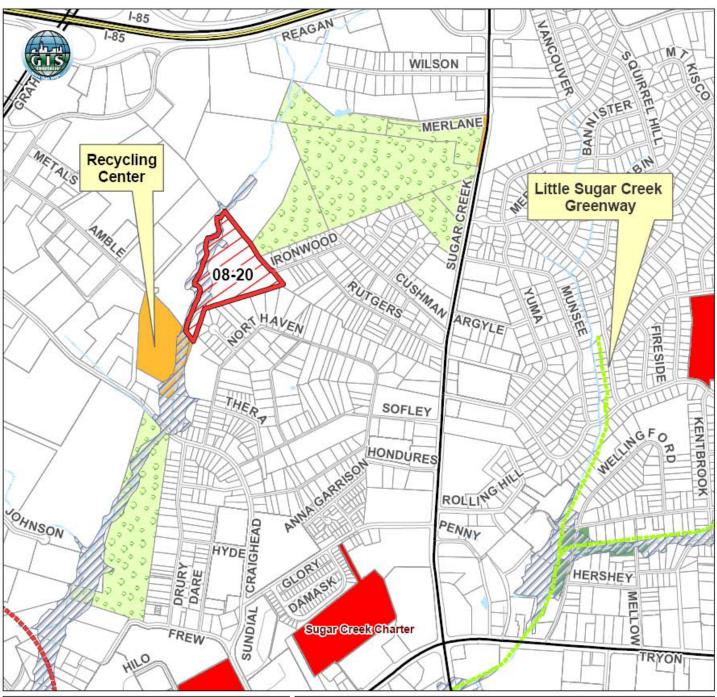
The Joint Use Task Force discussed this matter at their July 2, 2008 meeting and the comment was offered by County staff that the County's long term goal is to continue exploring expansion opportunities of this park; the CMS facilities plan calls for an elementary school in this vicinity, suggesting future coordinated park/school real estate planning as additional expansion opportunities are explored.

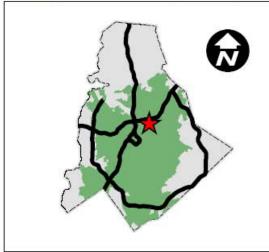
PLANNING STAFF RECOMMENDATION:

Planning Staff supports this request

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff Resource: Greg Burnham





Mandatory Referral 08-20 Mecklenburg County Real Estate Services Mandatory Referral Proposed Park County Property Greenway Property Existing Park Nature Preserve

Produced by the Charlotte-Mecklenburg Planning Departme

MANDATORY REFERRAL REPORT NO. 08-21 Proposed Sale of City-Owned Land at I-277 and Stonewall Street in Uptown Charlotte

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte Real Estate Division proposes the acquisition and subsequent sale of five parcels of land (totaling 12 acres) along I-277 and Stonewall Street in Uptown Charlotte, involved in the realignment of South Boulevard, Caldwell Street and I-277. The property is bounded by McDowell Street, Stonewall Street, and I-277 and four of the five parcels are at the intersection of Stonewall Street, South Boulevard, and Caldwell Street.

The goal is to market the property to both local and national developers with a goal of establishing a high quality residential and commercial mixed use urban development.

The property is currently used as right of way for I-277. Once the City finalizes the alignment on behalf of the NC Department of Transportation (NCDOT), the City will receive the surplus right-of-way land to complete marketing for economic development and will reimburse the State for the work in realigning that portion of I-277.

As highway right-of-way, the property does not have parcel identification numbers or zoning classifications assigned to it. The Real Estate Division has petitioned City Council to establish UMUD (Uptown Mixed Use Development) zoning on these properties.

The property was originally purchased through urban renewal in the 1960's for the construction of I-277.

PROJECT JUSTIFICATION:

The creation of commercial land within the Central City was intended to provide a source of revenue needed to help fund the construction of the NASCAR Hall of Fame. The development envisioned on this property will create a synergy that will maximize the success of both public and private investments in the area. These 12 acres are immediately across Stonewall Street from the Hall of Fame currently under construction and are also adjacent to the Convention Center.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposal is consistent with Asset Management's policy as the sale of the subject properties that will increase the tax revenue stream and eliminate the public's costs associated with government ownership of this property. The sale of the property will also meet the financial goals outlined in the NASCAR Hall of Fame Agreement (City financial contribution to construction of Hall of Fame and surrounding infrastructure).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The sale of this land supports recommendations in the Brevard Street Land Use and Urban Design Plan adopted by City Council in March 2008. The Plan envisions this property being developed to become a gateway into the Uptown. It will be an integral component in the connective environment between the Time Warner Arena and the new NASCAR Hall of Fame. The sale of the property also is consistent with Second Ward Neighborhood Master Plan adopted by City Council and the Mecklenburg Board of County Commission in August 2002. The sale of the land will allow the property at the corner of McDowell and Stonewall Streets to add to the residential base of Second Ward. Additionally, there is a possibility the City and County lands could be jointly developed from McDowell extending up to Caldwell, along I-277.

PROJECT IMPACT:

Additional high-rise development for commercial and residential use will increase traffic in the area. The development created on the reclaimed land will add to the tax base for Center City. In addition, the jobs created will help support transit's long range employment vision for Center City.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Development of this property will complement the I-277 re-configuration, the NASCAR Hall of Fame, the Lynx Blue Line light rail (that passes within ½ block of a portion of this property) and the Charlotte Convention Center.

ESTIMATED PROJECT COMPLETION DATE:

Parcels 1 through 4 will be released from I-277 right-of-way in May 2009. Construction could start as soon as the property is deeded to the developers. Parcel 5 can be sold at any time. It could take three to four years to complete construction.

JOINT USE TASK FORCE REVIEW COMMENTS:

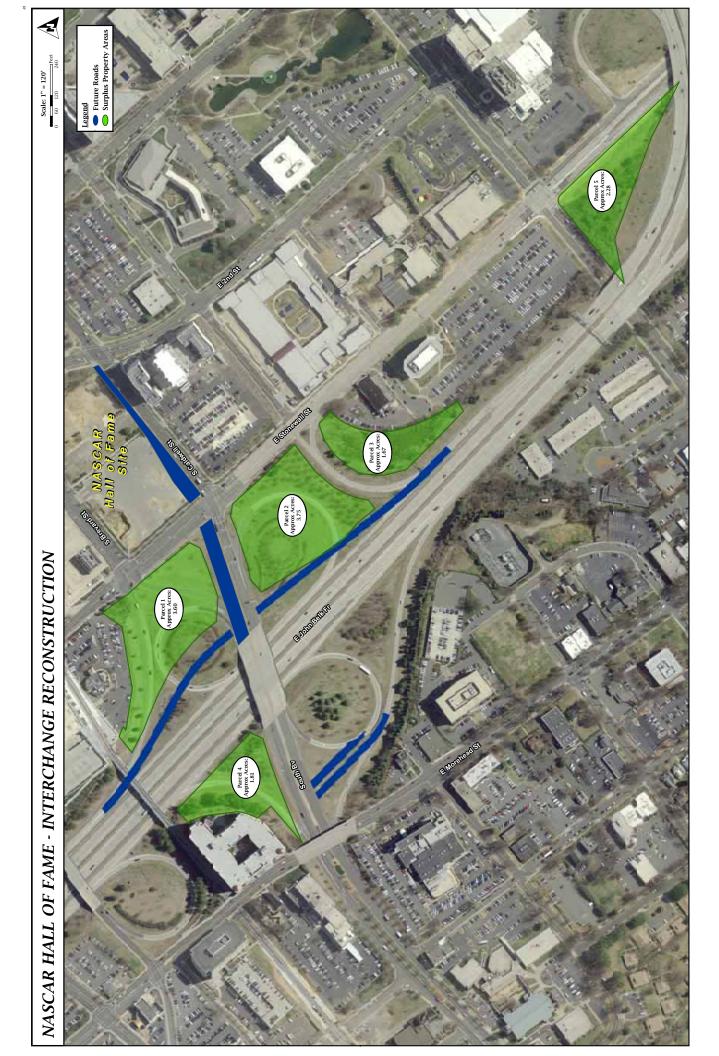
The matter was discussed at the July 2, 2008 Joint Use Task Force meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning Staff recommends the acquisition and subsequent sale of the properties.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Dan Thilo



MANDATORY REFERRAL REPORT NO. <u>08-22</u> Proposed Land Acquisition for Retail Development in Belmont Neighborhood

Attachment #3

PROJECT PROPOSAL AND LOCATION:

The Charlotte Economic Development Department is seeking to acquire two parcels totaling approximately 22,273 square feet (PID 083-092-11 and 083-092-12) located on the northwest corner of Parkwood Avenue and Pegram Street (Belmont Neighborhood). This acquisition allows for the combination of the subject parcels with a City-owned parcel located on the northeast corner of Parkwood and Pegram (1203 Parkwood Avenue - parcel 08309109) to develop a small retail center. One of the subject parcels is currently zoned B-1 and occupied by a 2,128 square foot building, Parkwood Grocery. The other parcel is vacant.

PROJECT JUSTIFICATION:

The City's Economic Development Department has grant funding available for a project in the Belmont Neighborhood and plans to partner with Charlotte Mecklenburg Development Corporation (CMDC) on this proposal. CMDC is a non-profit redeveloper, formed as a partnership venture among the City of Charlotte, Mecklenburg County, and the Charlotte Chamber of Commerce, to assume the role of developer on difficult innercity projects. Two City Council Members, the County Commission Chair, the County Manager, and Chamber President serve on the CMDC Board.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The 2009 Focus Area Plan and approved 2008 Council-approved business corridor revitalization geography identify infill development and redevelopment of distressed business districts and neighborhoods as a priority.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Belmont Area Revitalization Plan (adopted 2003) recommends mixed use (residential, office and retail land uses) for the subject and adjoining parcels. The plan identifies this area as the Pegram/Parkwood Retail Node and recommends 22,000 square feet of neighborhood-scale mixed-use, about half of which would be residential (ten townhomes and eight single-family infill units) built on vacant land and underutilized commercial property. This proposal is consistent with the adopted land use for the site.

PROJECT IMPACT:

Development would occur within 1 to 3 years and during that time, Belmont and surrounding neighborhoods such as Optimist Park and Villa Heights are expected to experience more redevelopment. The proposed retail center is to be designed to meet the needs of area residents.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This investment by the public sector to the Belmont Neighborhood will show a commitment to the private sector and could serve as a catalyst for additional private investment in the area. This will be a public-private partnership and will ultimately return property owned by the city to the property tax rolls.

ESTIMATED PROJECT COMPLETION DATE:

If approved, the property will likely be acquired within the next 60 to 90 days.

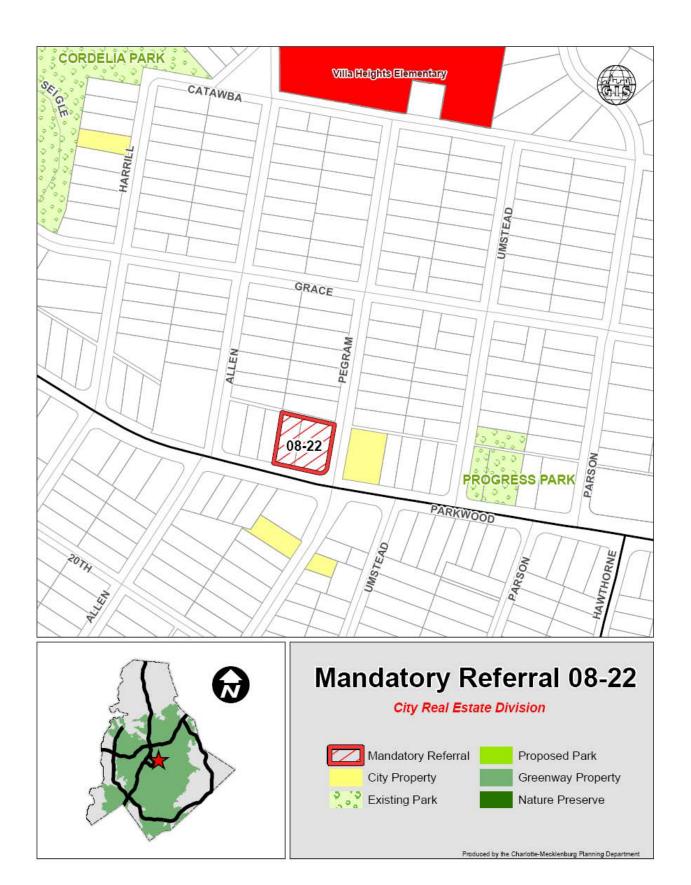
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 2, 2008 meeting, and one comment was offered. The Charlotte-Mecklenburg Public Library is interested in replacing the Belmont Branch Library, currently located within the Belmont Community Center, to better serve Belmont, NODA, and other surrounding neighborhoods. However, this site is not considered an ideal location for the library.

PLANNING STAFF RECOMMENDATION:

Planning staff supports this acquisition to allow development of a small retail center in the Belmont neighborhood. This proposal is consistent with land use recommendations in the *Belmont Revitalization Plan* for mixed use development and discussions over the past several months with City Council's Economic Development and Planning Committee.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Initiated by: David Feltman, CATS

MANDATORY REFERRAL REPORT NO. <u>08-23</u> Attachment #4 Proposed Acquisition of Property for the Mallard Creek Park and Ride Lot Expansion

PROJECT PROPOSAL AND LOCATION:

Charlotte Area Transit System (CATS) is seeking to acquire approximately 3.85 acres of vacant land in the University area of Charlotte to expand the existing Mallard Creek Park and Ride Lot located on parcel 04713183. The facility currently serves commuters in the University area and those from areas north on I-85, on Routes 22 and 54X. Currently, commuters using the bus are forced to park on the street, thereby causing disruption to adjoining businesses. The proposed acquisition should be able to accommodate approximately 250 additional spaces.

Agents from the City of Charlotte Real Estate division have identified a parcel meeting requirements set forth by CATS and an Option to Purchase has been submitted to the seller. CATS has identified the need for land in close proximity to the existing park & ride facility and this land is next door. The parcel is a portion of Westbrook Business Park located off of Mallard Creek Road. It is bounded by Mallard Creek Road on the west and J.N. Pease Place on the east. The parcel number is 047-131-07 and a portion of it is zoned O-1 (CD), while the remainder (including the portion proposed for acquisition by CATS) is zoned RE-1 (Research district) according to the Charlotte Zoning Ordinance. Approximately 3.85 acres will be subdivided from a parent tract consisting of approximately 30 acres.

The Park & Ride facility is conveniently situated near residential development, while also having proximity to major thoroughfares, such as Mallard Creek Road, W.T. Harris Blvd., Mallard Creek Church Road, I- 85, I-485, as well as U.S. Hwy 29 and 49. The location can serve as a central point of transportation for area travel as well as commuter travel from the University Area to Uptown.

PROJECT JUSTIFICATION:

CATS has a capital program to serve existing passengers and to attract new riders. Owning commuter parking as opposed to short-term use agreements on property owned by others, provides stability and reliability for riders, and allows marketing of innovative express and custom bus services. There is high demand for park and ride spaces in the subject area.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

CATS' adopted capital budget and strategic plan includes a specific Park and Ride line-item.

Parking lots are not allowed as a primary land use in the RE-1 zoning district, but they are allowed as an accessory use (supporting a primary use such as an office building) on the site. The Zoning Administrator's interpretation is that a CATS bus shelter located on the site may be considered a primary use to which the Park & Ride lot may be considered an accessory use. Therefore, presuming a bus shelter is constructed upon the subject property, the Park & Ride lot would be allowed within the RE-1 district.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcel is within the 1996 *Northeast District Plan* boundaries and the Plan recommends research land uses for the parcel. Though not specifically addressed, a park and ride facility can be considered a compatible use with the recommended research and office land uses.

PROJECT IMPACT:

With a convenient location along Mallard Creek Road, near the W.T. Harris intersection, the proposed site is well situated to attract bus commuters in the Northeast/University City corridor. Increased ridership will serve to provide transportation options in a rapidly growing part of the county.

The Park & Ride location itself will be a parking area and transportation hub, which will mesh seamlessly with the surrounding commercial development.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

We are not currently aware of any other public projects in this vicinity. There are numerous single family and multi-family residential developments in this general area. There is also a large office and retail development under construction at Mallard Creek and Mallard Creek Church Road. The Park & Ride facility will serve commuters and shoppers in this region.

ESTIMATED PROJECT COMPLETION DATE:

If approved, the property should be acquired within the next 120 to 180 days.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their July 2, 2008 meeting. County Park & Recreation staff in attendance reported much interest among area residents to connect the Mallard Creek Greenway (immediately

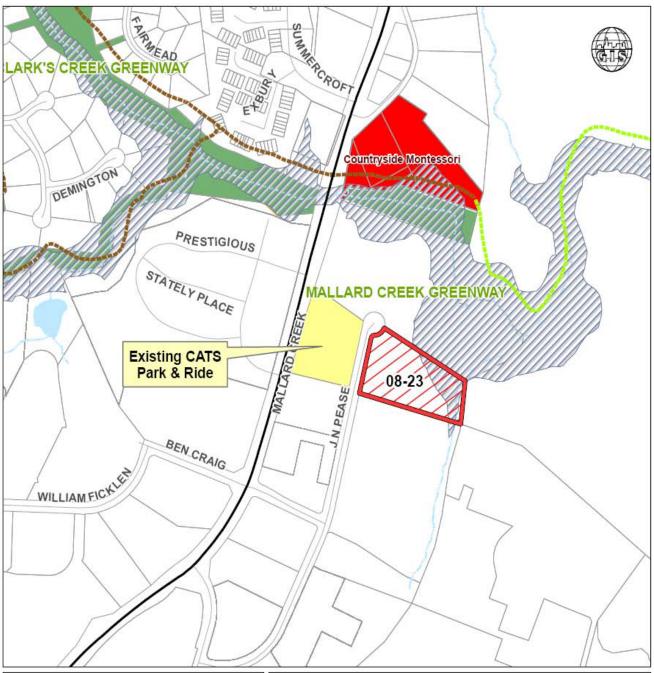
to the north of the larger parcel from which the proposed property is to be subdivided) with the Park & Ride facility, as interest is strong and growing for safe and convenient pedestrian/bike connections from the neighborhoods along the greenway and the bus service serving the Park & Ride lot. The following suggestions were therefore offered: (1) City Real Estate and CATS staff should explore any commitments to construct onsite greenway connections contained in the conditional plan for the portion of the parcel to the north, and if they exist, determine whether they would serve to link the greenway with the proposed Park & Ride parcel (2) If no greenway extension condition exists, City Real Estate and CATS staff should explore acquisition of the portion of the parcel immediately north of the current Park & Ride facility (and south of the greenway) to create a contiguous greenway/park & ride connection that can be designed and constructed along with the parking lot expansion.

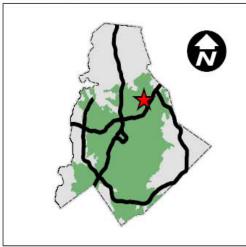
PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction for the property to serve as a Park & Ride lot, on condition that measures be taken (by way of facility design, discussion with property owner to the north, etc.) to maximize the possibility of establishing future linkage between the Park & Ride facility and the nearby greenway.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Kathy Cornett





Mandatory Referral 08-23 City Real Estate Division Mandatory Referral Mandatory Referral Proposed Park Proposed Greenway Proposed Greenway City Property Produced by the Charlotte-Mecklenburg Planning Department

Attachment #5

MANDATORY REFERRAL REPORT NO. <u>08-24</u> Proposed Acquisition of Property for the Huntersville Gateway and Ride Lot Expansion

PROJECT PROPOSAL AND LOCATION:

Charlotte Area Transit System (CATS) is seeking to acquire approximately 0.87 acres of vacant land in the US Highway 21/Gilead Road area in Huntersville area to expand the existing Huntersville Gateway Park and Ride Lot, located on parcel 01715307. The facility currently serves commuters in Huntersville and is located off I-77, Exit 23. Addition of this land should allow approximately 90 additional spaces to be developed.

CATS and the City of Charlotte Real Estate Division identified a parcel meeting requirements set forth by CATS (that the property adjoins the existing facility) and an Option to Purchase has been submitted to the seller. The parcel is a portion of the Huntersville Gateway Business Park located off US Highway 21 and is bounded by Highway 21 (Statesville Road) on the east and I-77 on the west. The parcel number is 017-153-12 and is zoned HC (CD) – Highway Commercial. Approximately 0.87 acres will be subdivided from a parent tract consisting of approximately 3.35 acres.

The Park & Ride facility is conveniently situated near residential developments and is easily accessed from major thoroughfares, that include Highway 21, Gilead Road and I-77. The location can serve as a central point of transportation for area travel as well as commuter travel from Huntersville and the surrounding area.

PROJECT JUSTIFICATION:

CATS has a capital program with planned facilities to serve existing passengers and to attract new riders. Owning commuter parking as opposed to short-term use agreements on property owned by others provides stability and reliability for riders, and allows marketing of innovative express and custom bus services. There is high demand for park and ride in the subject area.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

CATS' adopted capital budget and strategic plan includes a specific Park and Ride line-item.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Town of Huntersville has reviewed the Mandatory Referral and is in full support of the proposed action. Since the Town of Huntersville's adopted future land use parallels their existing zoning, the proposed use would be allowable under the restrictions dictated by the Highway Commercial (HC) zoning.

PROJECT IMPACT:

With a convenient location along Highway 21 near Exit 23 on I-77, the proposed site is adjacent to the existing park and ride lot, developed in 2005 and now over capacity. The expanded lot will relieve congestion in the Huntersville Gateway Business Park and provide a higher level of service for park and ride users. The lot is well situated to attract bus commuters in the Huntersville area. Increased ridership will serve to provide transportation options in a rapidly growing part of the county.

The Park & Ride location itself will be a parking area and transportation hub, which will mesh seamlessly with the surrounding commercial development.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

We are not currently aware of any other public projects in this vicinity. There are numerous single family and multi-family residential developments in this general area. There are also large office and retail developments nearby. The Park & Ride facility will serve commuters and shoppers in this region.

ESTIMATED PROJECT COMPLETION DATE:

If approved, the property should be acquired within the next 150 to 210 days.

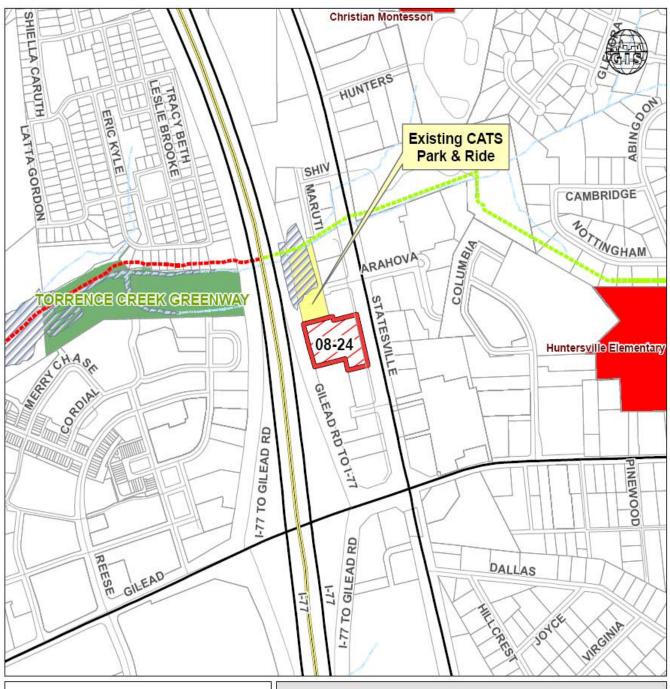
JOINT USE TASK FORCE REVIEW COMMENTS:

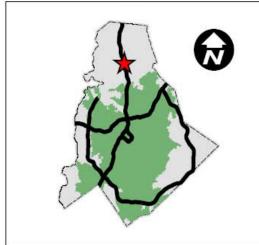
The Joint Use Task Force discussed this matter at their July 2, 2008 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of this transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:





Mandatory Referral 08-24 City Real Estate Division

Mandatory Referral

Existing Greenway

Froposed Park

Greenway Construction

Proposed Greenway

Nature Preserve

City Property

Produced by the Charlotte-Mecklenburg Planning Department

Attachment #6

MANDATORY REFERRAL REPORT NO. <u>08-25</u> Proposed Acquisition of Property in Davidson for a Nature Preserve

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County, in cooperation with the Town of Davidson and the Davidson Lands Conservancy, proposes to purchase approximately 90 acres comprised of three tax parcels (PID #s 007-471-99, 007-471-10, 007-471-11) located off Summers Walk Boulevard in the Town of Davidson. This undeveloped site is currently part of Phases III and IV of the Summers Walk subdivision. A site sketch plan has been approved by the Town; however, no engineering plans have been developed. The property is bordered by the West Branch Rocky River and the confluence with the Rocky River to the north, Cabarrus County to the east, Summers Walk subdivision – Phase I and II to the southeast, undeveloped land to the south and southwest, and River Run subdivision – Phase V to the west. Approximately 35 acres is comprised of floodplain and SWIM Buffer, including a biologically significant 23-acre wetland. The remainder of the tract is an upland mixed hardwood-pine forest. The property is zoned RPA (Rural Planning Area) by the Town of Davidson.

PROJECT JUSTIFICATION:

The +/- 23-acre wetland located along the northern property boundary is one of the largest and most biologically diverse wetlands in Mecklenburg County. The site was designated as a Natural Heritage Site of County Significance by the NC Natural Heritage Program in 2007, and has been the subject of herpetological research by Davidson College for approximately five years. Through this research, every species of reptile and amphibian indigenous to wetlands in this area of the Piedmont has been documented at this site, making this wetland uniquely rich in comparison to most local wetlands. A botanical inventory has also been in progress for the past year. Since preservation of surrounding upland areas is critical to the viability of the wetland ecosystem and its wildlife, Mecklenburg County proposes to designate the entire +/- 90 acres as a nature preserve. By definition, nature preserves are designated to protect natural areas for their ecological value and native biodiversity, and as such, facility and associated infrastructure improvements are minimized to the greatest extent possible. Nature preserve improvements often include a nature center, parking lot, and trails.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This property was identified as a priority natural area acquisition through the Greenprinting process employed in the development of the 2008 Park and Recreation Master Plan. "Greenprinting" is a GIS-based program which identifies properties based upon specific criteria. Criteria used to identify and prioritize natural areas for acquisition include parcel size, amount of impervious cover, presence of various habitat types, location within a critical watershed, proximity to protected areas, and Natural Heritage Site designation. Development of the site as a nature preserve with a nature center and trails is the highest ranking natural resource project identified in the Park and Recreation 10-Year Capital Needs Assessment. The Greenprinting process also identified a nature center "service gap" in the Davidson area. A nature center at this location will fill that gap.

Additionally, the Town of Davidson is in full support of the proposed action.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

"The proposed use of the area as a nature center reinforces our planning principles of preserving substantial amounts of open space and offering residents and visitors an educational outdoor experience", according to the Davidson's Planning Director.

PROJECT IMPACT:

This project will have a positive impact on the community. In addition to preserving a unique natural area of ecological significance, designation as a nature preserve will conserve open space and provide County residents with another passive recreational amenity for hiking and environmental education. Preservation of the upland acreage and floodplain will also contribute to water quality protection in the Rocky River basin.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is situated between the River Run and Summers Walk subdivisions. The Town of Davidson is planning an east-west street connection between Shearer Road and Summers Walk Boulevard which may impact the property. Mecklenburg County and the Town will work cooperatively to appropriately site the future street along the property boundary to minimize its impact on the nature preserve and the wetland species.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property by December 2008. The development of nature preserve amenities (nature center and trails) will be dependent on future funding.

JOINT USE TASK FORCE REVIEW COMMENTS:

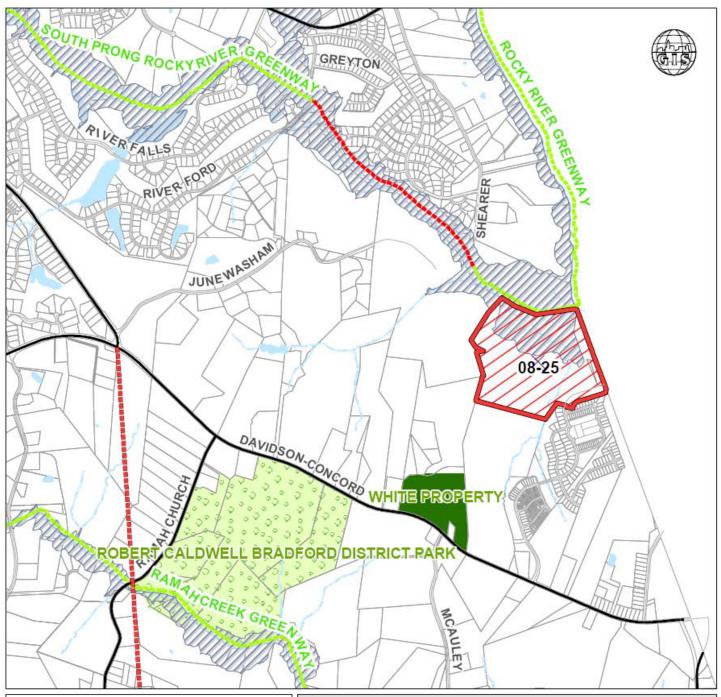
The Joint Use Task Force discussed the matter at their July 2, 2008 meeting and no joint use comments were offered.

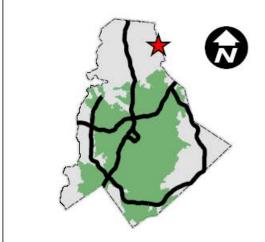
PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed transaction for the stated use.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff Resource: Jonathan Wells



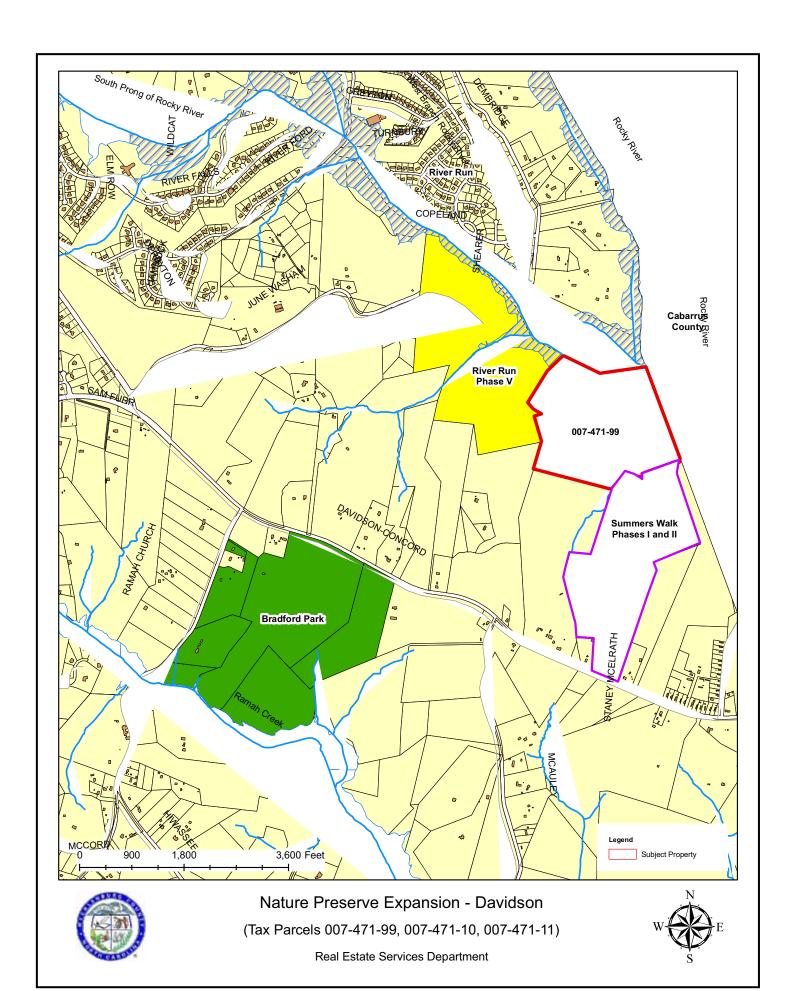


Mandatory Referral 08-25 County Real Estate Services Mandatory Referral Existing Park Existing Thoroughfare Proposed Park Proposed Thoroughfare Greenway Property Existing Greenway Nature Preserve

Greenway Construction

Proposed Greenway

Produced by the Charlotte-Mecklenburg Planning Department



MANDATORY REFERRAL REPORT NO. <u>08-26</u> Attachment #7 Proposed Acquisition through Donation of Land Adjacent to Ramblewood Park

PROJECT PROPOSAL AND LOCATION:

Charlotte Housing Authority (CHA) has offered to donate Tax Parcel #20319502 to the County. This parcel is located at 801 Echo Cove Lane, includes +/- .47 acre, and is within the 100-year floodplain. A small branch or tributary bisects this vacant lot. The tract was originally platted to be a residential lot, but due to the branch was likely too expensive to develop. The surrounding subdivision was developed through CHA and is zoned R-4.

The rear portion of the lot is contiguous to Ramblewood Park, a community park located off Nations Ford Road at I-485 in the Southwest Park District. The park currently includes 93.5 acres; the donation will bring the total park area to 94 acres.

There are no planned improvements to the park associated with this proposed acquisition.

PROJECT JUSTIFICATION:

The addition of this lot to Ramblewood Park is consistent with the Mecklenburg County Park and Recreation Department's policy of expanding existing park sites through opportunities such as this. The branch bisecting the lot is a small tributary of Big Sugar Creek which forms the southwestern edge of Ramblewood Park. This donation increases open space at this location.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The 2008 Park & Recreation Master Plan supports enlarging existing parks where feasible and when opportunities present themselves.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Southwest District Plan (1991) calls for the site to be a park / greenway. The parcel is vacant and is bordered by single family homes on both sides, and a portion of Ramblewood Park running along the rear of the property. The proposed land acquisition for park use is consistent with the recommendations of the Southwest District Plan.

PROJECT IMPACT:

Adding this vacant lot to the park will have no major impact on the adjoining subdivision of which it is a part. The transfer of this property to the County will continue to protect the lot and branch as open space.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No other public or private projects exist in the area.

ESTIMATED PROJECT COMPLETION DATE:

N/A

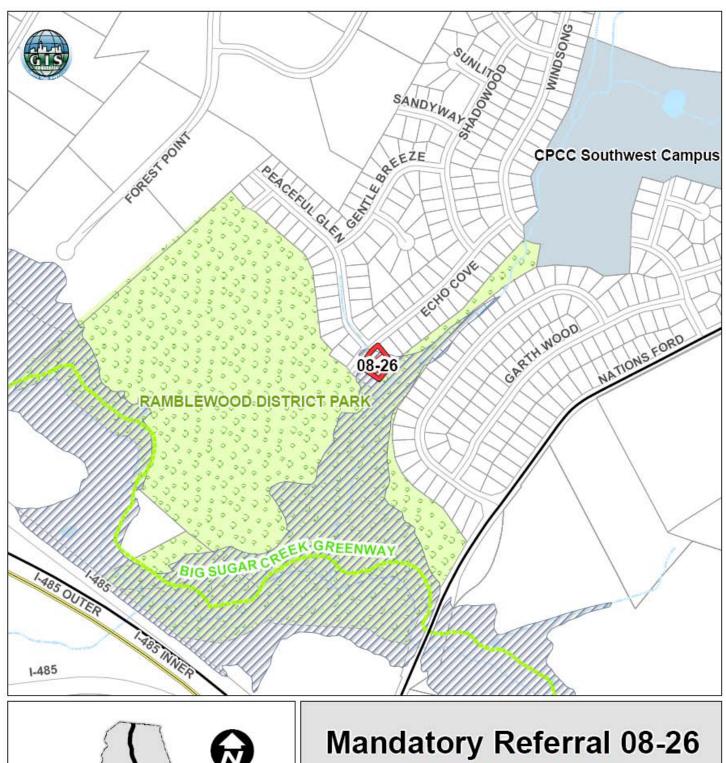
JOINT USE TASK FORCE REVIEW COMMENTS:

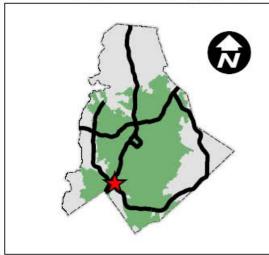
The Joint Use Task Force discussed the matter at their July 2, 2008 meeting and no joint use comments were made.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:





Mandatory Referral 08-26 County Real Estate Services Mandatory Referral Mandatory Referral Existing Thoroughfare Proposed Thoroughfare Existing Greenway Existing Greenway Greenway Construction Proposed Greenway

Produced by the Charlotte-Mecklenburg Planning Department

MANDATORY REFERRAL REPORT NO. <u>08-27</u> Attachment #8 Proposed Land Exchange at Southwest Community Park Site in Charlotte

PROJECT PROPOSAL AND LOCATION:

The County and a property owner propose to exchange (1) .4435 acre out of County-owned Tax Parcel 11504611 (to the property owner) for (2) .4459 acre out of property owner's Tax Parcel 11504612 (to County), in order to improve configuration of Southwest Community Park off West Boulevard near Billy Graham Parkway in Charlotte. This proposed exchange is to accommodate the layout of the park master site plan and redevelopment of the property owner's holdings.

All property involved is zoned R-22 MF, according to the Charlotte Zoning Ordinance. The land proposed to become County property is vacant; the land proposed to be deeded to the property owner contains a deteriorated dwelling. The property owner proposes to demolish the dwelling and construct a new single family dwelling upon the reconfigured property.

The County's property was acquired in 2007 in a 17+ acre purchase to expand this park site. The site is roughly bounded by Morris Field Road/Billy Graham Parkway/West Boulevard and one vehicular access point will be from Holabird Lane off West Boulevard. This park site is also contiguous to the Central Piedmont Community College Harris Campus on Morris Field Road. The park site is undeveloped except for the Southview Recreation Center located on a 14-acre tract which was conveyed from the City in the parks consolidation in 1992. The whole park site currently includes approximately 75 acres. The master site plan is in the design development stage.

PROJECT JUSTIFICATION:

This exchange will accommodate an entrance to the field area of the park from Holabird Lane.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The Mecklenburg County Park and Recreation Department periodically exchanges property to expand/improve the configuration of park sites. This exchange is consistent with that policy.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Central District Plan (1993) recommends multi-family residential development.

PROJECT IMPACT:

The exchange will improve both the County's goal of park development and the property owner's plans to develop his land. The property owner plans to redevelop his property once the exchange is completed.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The exchange improves the park site and the developer's property.

ESTIMATED PROJECT COMPLETION DATE:

The park site is in the design development stage; funds are available from 2004 bonds for a phase of this park in the area of the exchange. The land exchange will be completed in September of 2008.

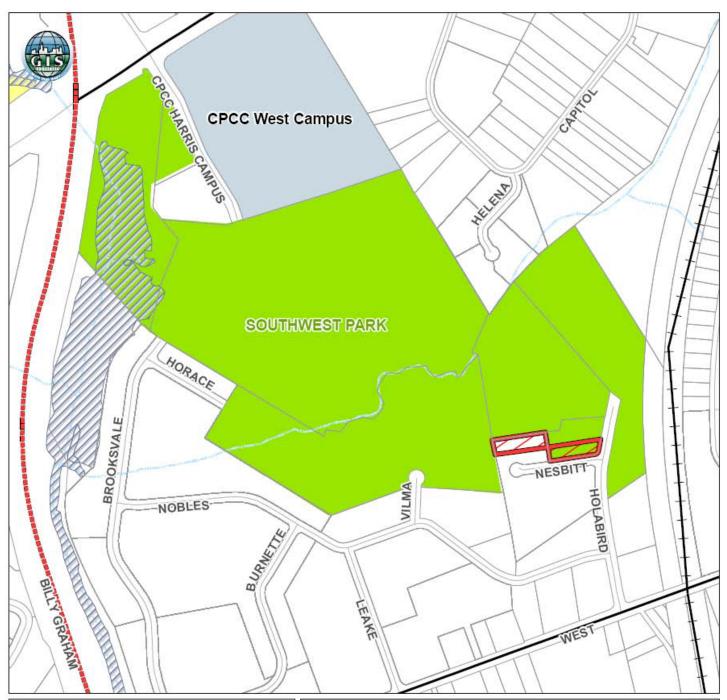
JOINT USE TASK FORCE REVIEW COMMENTS:

The park design should be with awareness of adjoining CPCC campus and their expansion needs.

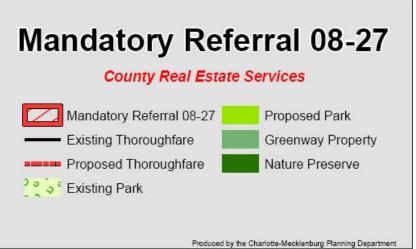
PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the transfer.

CMPC PLANNING COMMITTEE RECOMMENDATION:







MANDATORY REFERRAL REPORT NO. <u>08-28</u> Land Acquisition in Mountain Island Lake Watershed Protection Area

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Real Estate proposes to acquire +/- 7 acres from Tax Parcel 01304213 located on Allison Ferry Road in Huntersville. The property is vacant, within the Critical Area 4 of Mountain Island Lake Watershed Protection category, and zoned R (Rural) under Huntersville's zoning ordinance. The tract is near the Stephens Road Nature Preserve as well as Rural Hill and the Cowans Ford Wildlife Preserve. This property is located in the Northwest Park District.

PROJECT JUSTIFICATION:

This land is proposed to expand the watershed protection, open space and nature preserve lands adjoining Mountain Island Lake.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This property is included in the aggregation of properties that have been evaluated and proposed for acquisition for watershed protection, wildlife corridor and habitat protection, open space and nature preserve in this northwest portion of the County. The acquisition is consistent with these County goals.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Town of Huntersville has reviewed the Mandatory Referral and is in full support of the proposed action. Since the Town of Huntersville's adopted future land use parallels their existing zoning, the proposed use would be allowable under the restrictions dictated by the Rural (R) zoning.

PROJECT IMPACT:

This acquisition will expand the preserved lands in this area of the protected watershed and exclude the possibility of future development of the property.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This acquisition is a continuation of the County's land acquisition to protect and enhance our drinking water quality in the Mountain Island Lake area.

ESTIMATED PROJECT COMPLETION DATE:

Acquisition will be completed within a few months.

JOINT USE TASK FORCE REVIEW COMMENTS:

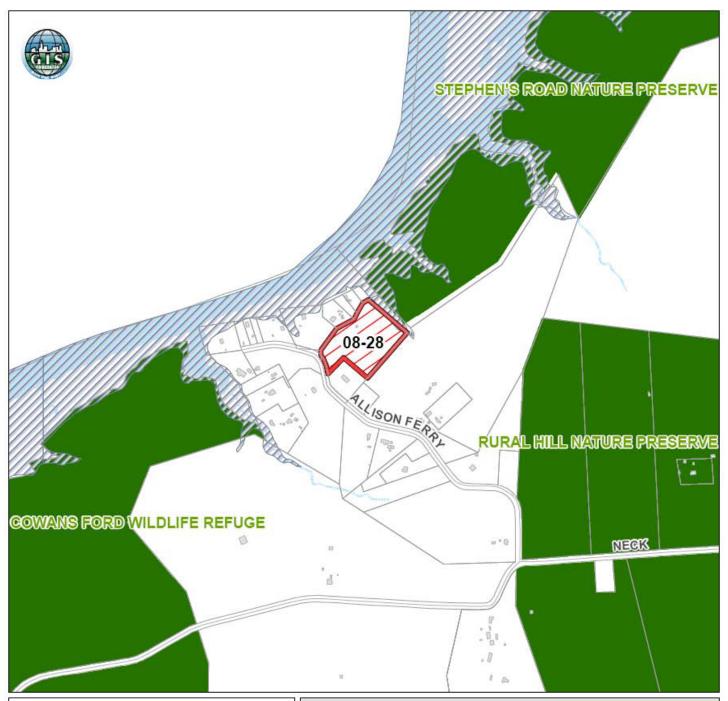
The Joint Use Task Force discussed this matter at their July 2, 2008 meeting at which time no joint use comments were offered.

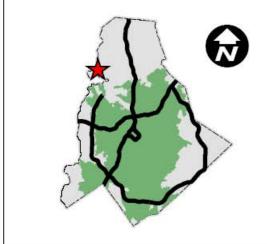
PLANNING STAFF RECOMMENDATION:

Staff recommends approval of this transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Bryman Suttle







MANDATORY REFERRAL REPORT NO. <u>08-29</u> Proposed McDowell Nature Preserve Expansion

Attachment #10

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase two parcels located between Shopton Road West and Soldier Road in the southwestern corner of the County in the Charlotte extraterritorial jurisdiction, in order to expand the 1,100-acre McDowell Nature Preserve.

Tax parcel 199-041-25 is a 7.03-acre landlocked parcel which is undeveloped and primarily forested. A Duke Energy utility right-of-way encumbers +/- 0.98-acre at the southwest boundary. This parcel is bordered by McDowell Nature Preserve to the east and south, and scattered residences to the north and west. The property is zoned R-3 (Single Family Residential) by the City of Charlotte.

The County also proposes to purchase the eastern portion (+/- 10.5 acres) of tax parcel 199-041-23, located immediately adjacent to and west of the above property. This nearly 17-acre tract includes a single family residence, stables, garage, and storage buildings (not to be acquired by the County). The eastern portion (to be acquired) is forested and contains a small pond. The property is zoned R-3 (Single Family Residential) by the City of Charlotte.

Both properties adjoin the northern edge of the McDowell Nature Preserve.

PROJECT JUSTIFICATION:

The subject parcel is immediately adjacent to the 150-acre grassland/prairie restoration site at McDowell Nature Preserve. This area is being actively managed for the preservation of numerous rare plant and wildlife species, including: Schweinitz's sunflower, Georgia aster, Carolina birdfoot-trefoil, grasshopper sparrow, loggerhead shrike and vesper sparrow. Acquisition of this property will provide an opportunity to buffer this critical habitat from encroachment and future development.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Expansion of existing park/nature preserve facilities is supported by the 2008 Park and Recreation Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Southwest District Plan (1991) calls for the parcels to be single-family residential with up to 3 dwelling units per acre. The surrounding area is dominated by single-family houses on large acre lots with a number of vacant heavily wooded parcels. The proposed land acquisition for an expansion of a nature preserve is consistent with the overall policies of the Southwest District Plan (1991) for the area surrounding the McDowell Nature Preserve.

PROJECT IMPACT:

This project will enhance the preservation and continued management of critical grassland habitat and its associated rare species. No negative impacts are anticipated.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has no relationship with, nor will it impact, other public or private projects in the vicinity. The sole purpose of this acquisition is the preservation of open space and wildlife habitat.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property in September 2008.

JOINT USE TASK FORCE REVIEW COMMENTS:

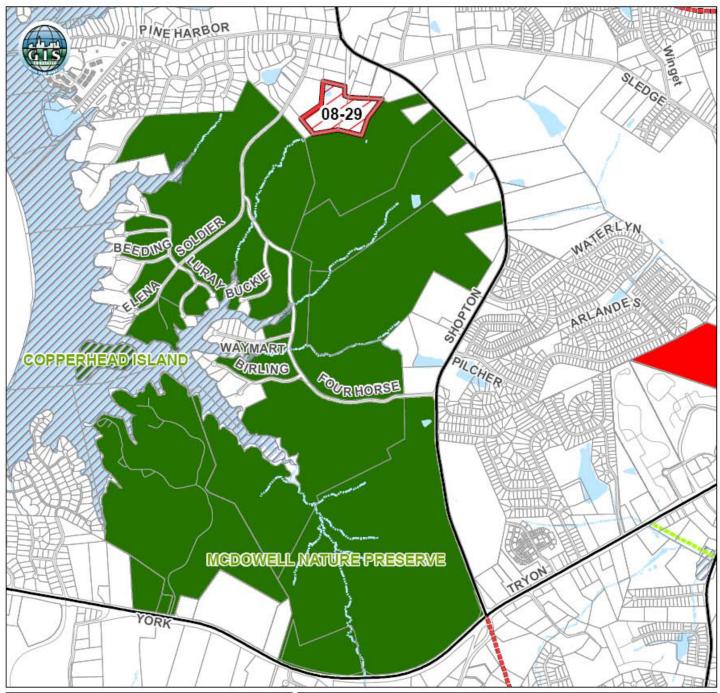
The Joint Use Task Force discussed the matter at their July 2, 2008 meeting and no joint use comments were made.

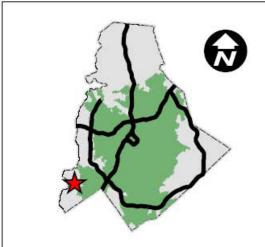
PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed land acquisition.

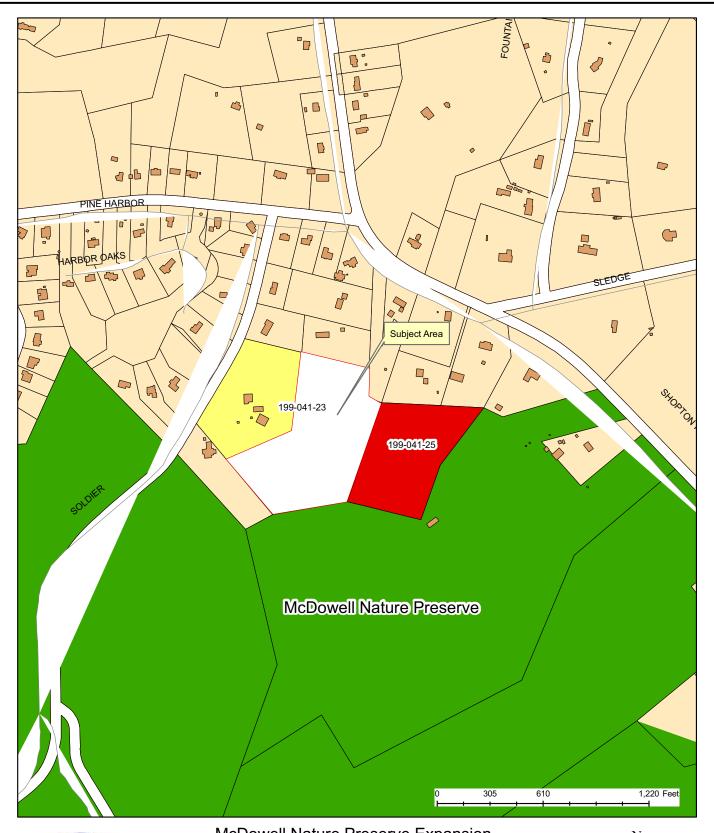
CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff Resource: Alberto Gonzalez





Mandatory Referral 08-29 County Real Estate Services Mandatory Referral Proposed Park Existing Thoroughfare Greenway Property Proposed Thoroughfare Nature Preserve Existing Park Produced by the Charlotte-Mecklenburg Planning Department





McDowell Nature Preserve Expansion

Tax Parcel 199-041-25 (+/- 7.03 acres) and Part of Tax Parcel 199-041-23 (+/- 10.5 acres) Real Estate Services Department



MANDATORY REFERRAL REPORT NO. <u>08-30</u> Attachment #11 Proposed Land Exchange at County-owned Holbrooks Site in Huntersville

PROJECT PROPOSAL AND LOCATION:

This project proposal is for the County to exchange +/- 15 acres of land at the former Holbrooks Road landfill property in Huntersville for +/- 24 acres of greenway along the creek within the Vermillion mixed-use development in Huntersville. The County's parcel, while contiguous to the former Holbrooks Road landfill, is vacant and has never been utilized for solid waste filling. The +/- 15-acre portion of County's 01937104 will be separated from the remainder of that parcel by a proposed extension of Asbury Chapel Road and is proposed to be part of a future residential development. The County parcel proposed to be conveyed is zoned TR (Transitional Residential) under Huntersville's zoning code. The land to be conveyed to the County will include all or portions of Tax Parcels 01905212, 01946184, 01939108 01927105, 01905196, and 01939225 and will total approximately 24 acres. This greenway area is part of the Huntersville and County greenway systems. The various proposed greenway parcels are zoned NR (Neighborhood Residential) and GR (General Residential) under Huntersville's code. The greenway area stretches from Huntersville Concord Road through the various sections of the Vermillion development.

The Holbrooks Road landfill property is located at the dead-end of Holbrooks Road, and is currently used as an aeromodeler facility, where hobbyists fly model airplanes. Use of the site is limited by the fact that a portion of the site once served as a landfill, coupled with a petroleum pipeline crossing the site. No other improvements are planned for the County property.

PROJECT JUSTIFICATION:

The exchange will enable an unproductive portion of the "landfill" land assemblage to be utilized for residential development. The greenway segment will connect various portions of the Vermillion and Valencia neighborhoods as well as future development on the eastern end of this section of greenway.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Mecklenburg County regularly exchanges land holdings to improve/expand existing site facilities, parks, greenways, nature preserves, etc. In addition, land that is no longer needed or its original purpose has changed is subject to being conveyed in an exchange that improves or enhances the County's remaining land holding at a specific site. Greenway acquisition is a prime objective of the park and recreation department and is continually added to and supported through exchanges, purchases, donations, etc. This project objective is included in the 2008 updated greenway master plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Town of Huntersville has reviewed the Mandatory Referral and is in full support of the proposed action. Since the Town of Huntersville's adopted future land use parallels their existing zoning, the proposed greenway use would be allowable under the restrictions dictated by the Neighborhood Residential (NR) zoning.

PROJECT IMPACT:

This exchange will allow for residential development use of an unproductive portion of the landfill site; it will expand the greenway holdings in the Huntersville area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This acquisition is a continuation of the County's land acquisition for greenways and refinement of existing property holdings to meet long range objectives. This project is not a candidate for joint use purposes.

ESTIMATED PROJECT COMPLETION DATE

The exchange is proposed to be completed in September of 2008.

JOINT USE TASK FORCE REVIEW COMMENTS:

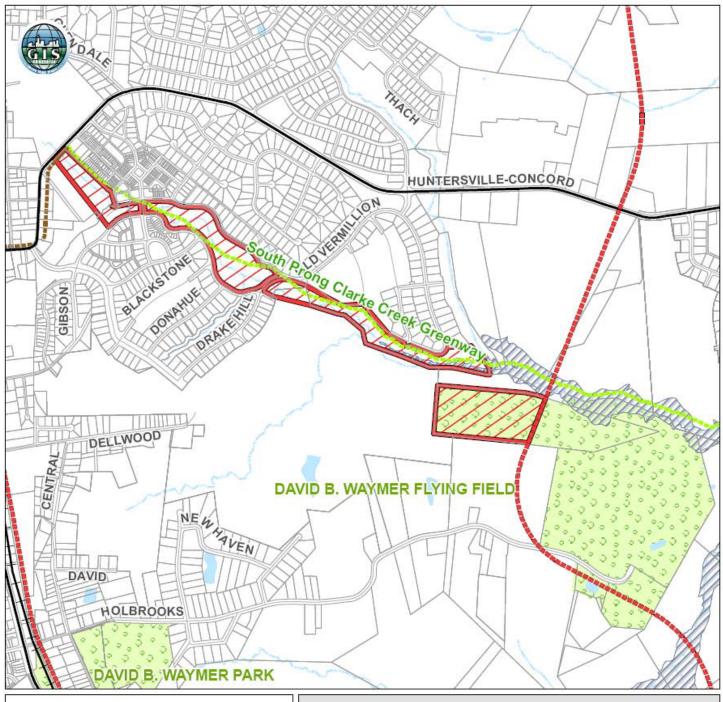
The Joint Use Task Force discussed the matter at their July 2, 2008 meeting at which time no joint use comments were offered.

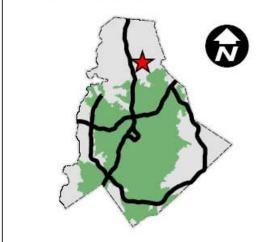
PLANNING STAFF RECOMMENDATION:

Staff recommends approval of this transaction.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Bryman Suttle





Mandatory Referral 08-30 County Real Estate Services Mandatory Referral 08-30 Mandatory Referral 08-30 Existing Park Proposed Thoroughfare Proposed Thoroughfare Existing Greenway Fixed Thoroughfare Greenway Property Nature Preserve Greenway Construction Proposed Greenway

Produced by the Charlotte-Mecklenburg Planning Department

CHARLOTTE-MECKLENBURG PLANNING COMMISSION PLANNING COMMITTEE MEETING June 17, 2008 @ 5:00 P.M.

DRAFT

Commissioners Present: Chairwoman Diane Carter, Vice-Chairman Wesley Simmons

Commissioners: Lucia Griffith, Eric Locher, and Dwayne Walker

Commissioner Absent: Commissioner Emma Allen

Planning Staff Present: Karen Chavis, Laura Harmon, Garet Johnson, Kent Main, Melony McCullough, Alysia Osborne, Bryman Suttle, and Jonathan Wells

Other City/County Staff Present: Jacqueline McNeil (County Real Estate) and Brian Horton (CDOT)

The Chairwoman called the meeting to order at 5:00 p.m. and Committee members and Planning staff introduced themselves.

Public Comment on the Draft Tyvola and Archdale Transit Station Area Plan

The Chairwoman began with a brief description of the plan stating that the Tyvola and Archdale Transit Stations heading south from Center City along the South Corridor Light Rail Transit Line are the 11th and 12th stations and are envisioned to become vibrant, high density transit villages.

Kent Main (Planning Staff) gave an overview of the draft *Tyvola and Archdale Transit Station Area Plan*. He provided copies of the presentation and "Draft Plan Revisions" dated June 16, 2008. He stated that the purpose of the plan is to define the vision for the area, make recommendations for land use and community design, update the *Centers, Corridors and Wedges* boundaries in the plan area, update adopted land use policies in the *Southwest and South District* plans, and serve as the official streetscape plan for the study area. He also added that the policy framework includes the *Centers, Corridors, and Wedges Growth Framework, General Development Policies*, Transit Station Area Principles, *Transportation Action Plan* and *Urban Street Design Guidelines*.

Following Mr. Main's presentation, the Chairwoman announced that the committee would receive comments from the public. Several citizens in attendance were provided the opportunity to share their comments on the draft plan with the Committee. Each citizen was allowed three minutes to speak.

Listed below are the names of citizens that signed in at the meeting. Some of those present, did not wish to speak.

- 1. Jay Brownlow
- 2. Ivy Bruce, Kimco Realty
- 3. Patsy and Allen Davis, 3401 Champaign Street
- 4. Roger and Doris Hunter, 679 Archdale Drive
- 5. Tammy Passaretti, Rivercrest Realty, Raleigh, NC 27615
- 6. George Petsios, Showmars, 2127 Emerywood Drive
- 7. Dale Phillips, Greenhill Drive
- 8. Laura Philips, 823 and 901 Greenhill Drive
- 9. Adriane Puyz, 5924 Cherrycrest Lane

Mr. Roger Hunter lives on Archdale Drive and is concerned about the impact of the plan on single family life in the area and whether he will have to move. Mr. Main assured Mr. Hunter that he will not have to move nor would any homes be taken for the plan. He also noted that recommendations in the plan for the use of round-a-bouts in the Archdale Drive area will actually slow traffic.

Ms. Jum Jun Hus lives off Emerywood Drive and is concerned about the number, quality, and appearance of businesses in the area. Mr. Main stated that the plan does not propose changes to the residential area along Emeryood Drive. However; as the retail area redevelops, the area will become more urban with retail development closer to the street. In the future, residents on Emerywood Drive may face front doors of businesses instead of loading docks. The Chairwoman asked Ms. Hus if she was referring to the quality of the retail in the area and she responded yes. The Chairwoman noted that the market is changing with transit and she thinks area will evolve into higher quality development. Ms. Hus asked if the area will be evaluated in the future to determine if uses are appropriate. The chairwoman responded that the uses will have to comply with codes and ordinances and we cannot control specific uses.

Mr. Jay Brownlow, owns an office building on Westpark Drive, he asked for clarification on the plan for industrial buildings located in the area (near COSTCO) and if the plan recommends these uses be removed and become high density residential over time. Mr. Main replied that over time the area is expected to redevelop with higher density development and confirmed that there are no plans to force rezoning of property in the area.

Ms. Laura Phillips had concerns about development of retail at the intersection of Silverleaf Road and Green Hill Drive off of Old Pineville Road. There are three single family homes at that intersection and she wanted to know if interest had been expressed by those property owners in nonresidential development. Mr. Main said one of the property owners inquired about the nonresidential development in the area but the plan recommends preserving the single family neighborhood. Staff does not support retail in this area and would only consider nonresidential for the area if it is brought in as a consolidated request.

Mandatory Referral #08-16: Property Conveyance for Wainwright/Atando Connection

Bryman Suttle (Planning Staff) presented the mandatory referral to the committee stating that Mecklenburg County Real Estate is proposing to convey property to the City of Charlotte for the Wainwright Avenue/Atando Avenue right-of-way extension.

Mr. Suttle commented that the applicable plans for the area are the *Statesville Avenue Corridor Plan* and the *Druid Hills Neighborhood Action Plan* but neither plan makes specific transportation recommendations pertaining to the small parcel and does not specifically recommend or discourage connectivity at the location. The Planning Department in general supports pedestrian and vehicular connectivity within the City when it benefits the area in question.

Commissioner Simmons had concerns about the Druid Hills Neighborhood's opposition to the extension of Atando Avenue several years ago. Melony McCullough (Planning Staff) explained that residents were concerned about cut through traffic. However, there are pedestrian paths and connections off of Atando Avenue to allow emergency vehicles access.

Brian Horton (CDOT) explained they would review the public process but informed the committee that connector projects are a low priority at the present time. Mr. Horton explained that if some public use is not included in the plan, such as a bike path, a certificate of withdrawal could cause the plan to be abandoned.

Mr. Suttle requested the Planning Committee's approval of Planning staff's recommendation.

A motion was made by Commissioner Simmons and seconded by Commissioner Walker to approve Planning Staff's recommendation. The vote was 5-0 to approve the mandatory referral.

Mandatory Referral #08-17: Land Donation from Charlotte Housing Authority

Kent Main (Planning Staff) presented the proposal for Mecklenburg County Real Estate to accept a donation of land from Charlotte Housing Authority to develop a park in the Pine Valley Neighborhood.

A motion was made by Commissioner Griffith and seconded by Commissioner Simmons to approve Planning staff's recommendation. The vote was 5-0 to approve the mandatory referral.

Mandatory Referral #08-18: Proposed construction of CPCC Student Parking Deck

John Howard (Planning staff) presented the proposal for Central Piedmont Community College to construct a 1000-car parking deck on 7th Street between Kings Drive and Charlottetown Avenue.

A motion was made by Commissioner Griffith and seconded by Commissioner Locher to approve the Planning staff's recommendation. The vote was 5-0 to approve the mandatory referral.

Recommendation on the Draft Scaleybark Transit Station Area Plan

Kent Main (Planning Staff) presented a brief overview of the plan and recommended the adoption of the draft plan with staff 's proposed revisions.

A motion was made by Commissioner Walker and seconded by Commissioner Griffith to accept the revisions provided by the Planning staff. The vote was 5-0 to accept the revisions of the draft Scaleybark Transit Station Area Plan and recommend adoption.

Recommendation on the Draft Woodlawn Transit Station Area Plan

Alysia Osborne (Planning Staff) presented the recommendations to the Planning Committee of the draft plan and requested a recommendation to adopt the draft plan with staff's proposed revisions. There were no map changes.

A motion was made by Commissioner Griffith and seconded by Commissioner Simmons to accept the revisions provided by the Planning Staff and recommend adoption. The vote was 5-0 to accept the revisions of the draft Woodlawn Transit Station Area Plan and recommend adoption.

Approval of Meeting Minutes

A motion was made by Commissioner Walker and seconded by Commissioner Simmons to approve the May 20, 2008 meeting minutes. The vote was 5-0 to approve the meeting minutes.

The meeting was adjourned at 7:00p.