



March 10, 2009

Chairman George Sheild, Sr. &
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, March 17, 2008 at 5:00 p.m. in Room 280** located on the 2nd Floor of the Charlotte-Mecklenburg Government Center.

At the March 17th meeting, the Committee will be asked to make recommendations on the draft *Sharon and I-485 Transit Station Area Plan* and one mandatory referral. Enclosed is a copy of Mandatory Referral #09-05. You received copies of the *Sharon and I-485 Transit Station Area Plan* in your January agenda packet. Additional copies of the plan are available on the website at www.charlotteplanning.org or you may contact me to receive additional copies of the plan.

If you cannot attend the March 17th meeting, please contact me at (704) 336-5993 or mmccullough@ci.charlotte.nc.us at your earliest convenience.

Sincerely,

Melony C. McCullough,
Planning Coordinator
Charlotte-Mecklenburg Planning Department

c. Planning Staff
Tim O'Brien, City Real Estate

AGENDA

I. Introductions and Call to Order

II. M.R. #09-05: Proposed County Acceptance of McQuay House and Land Donation on Behalf of the Historic Landmarks Commission

Background: Mecklenburg County proposes to accept the donation of the historic McQuay House and .51 acres of land located at 3200 Tuckaseegee Road and to transfer the house and land to the Charlotte-Mecklenburg Historic Landmarks Commission (HLC).

Attachment #1.

Staff Resources: John Rogers, Planning;
Bryan Turner, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #09-05.

III. Recommendation on the draft *Sharon & I-485* Transit Station Area Plan

Background: The Sharon & I-485 transit stations are the 14th and 15th stations heading south from Center City along the South Corridor Light Rail Transit Line. The plan area will transform over time to a pedestrian-oriented district with higher density, transit-supportive uses. The Committee received an overview of the plan and public comments at the February meeting. Copies of the draft plan were included in the Planning Committee's January agenda packet. The plan is also available on the web at www.charlotteplanning.org or by contacting the staff resource below. The staff response to issues raised by Committee members at their February meeting is attached. *Attachment #2.*

Staff Resource: Kent Main, Planning

Action Requested: Recommend adoption of the draft plan with staff proposed revisions.

IV. 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.

Resources: Commissioner Griffith – Catawba Area Plan
Vice-Chairman Simmons and Commissioner Locher – Independence Blvd.
Area Plan

Action Requested: None, for information only.

V. Approve December 16, 2008 and February 17, 2009 Meeting Minutes.

Attachments #3 and #4.

VI. Adjourn

Submitted by: Bryan Turner, Mecklenburg County Real Estate Services Dept. **Initiated by:** Charlotte-Mecklenburg Historic Landmarks Commission

MANDATORY REFERRAL REPORT NO. 09-05
Proposed County Acceptance of Donation of McQuay House and Land on Behalf of
Historic Landmarks Commission, and Subsequent Sale for Preservation

PROJECT PROPOSAL AND LOCATION:

This is a proposal by Mecklenburg County to accept the donation of the historic McQuay House on .51 acres (parcel 065-042-11) and to immediately transfer the house and parcel to the Charlotte-Mecklenburg Historic Landmarks Commission (HLC). The subject parcel is located at 3200 Tuckaseegee Road in Charlotte.

The HLC is proposing to then purchase adjacent vacant parcels 065-042-04 (1.01 acre at 3215 Avalon Avenue) and 065-042-05 (.54 acre at 3140 Tuckaseegee Road). These parcels and the McQuay House are all owned by the same individual. Finally, the HLC intends to market the combined property for redevelopment as a means of preserving the structure and property.

Parcels 065-042-05 and 065-042-11 are zoned R-8 and 065-042-04 is zoned R-22MF. Land uses in this vicinity of the Tuckaseegee Road corridor include a mixture of commercial, residential, and institutional uses, while the character of the area to the north is multi-family residential.

The HLC proposes to preserve the McQuay House by seeking a viable adaptive reuse for the historic house (while using deed covenants preventing its demolition in perpetuity) and to marketing the property for sensitive new infill construction of residential structures on adjacent parcels proposed for acquisition. The transaction will also likely include development restrictions with the resale that will limit type, size and location of infill.

PROJECT JUSTIFICATION:

The HLC has determined the McQuay House possesses special significance in terms of Charlotte-Mecklenburg's history as it relates to its architecture and/or cultural importance, basing its judgment on the following considerations:

- The McQuay House, originally the home of Robert E. McQuay, was built by his brother, John B. McQuay, in 1882. The domicile served as a farmhouse on a 13 acre parcel of land and exists as a physical reminder of the rural landscape of Mecklenburg County in the late nineteenth and early twentieth centuries.
- The McQuay House features Folk Victorian architectural elements, which were inspired by the Queen Anne Style and popular during the 1880s. The wraparound porch, added in the early 1920s, represents the free classical style, which was a common decorative detailing subtype among Queen Anne homes. The property's existing outbuildings include a gabled, wood garage, and a dilapidated chicken house foundation.
- The McQuay House, located approximately two miles from center city Charlotte, is now surrounded by development on all sides. Despite the home's altered surroundings, the McQuay House still retains the physical integrity of a rural domicile.
- The HLC contends that the physical and architectural description demonstrates that the McQuay House meets the criterion of integrity of design, setting, workmanship, materials, feeling and/or association.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES

The HLC was created in July 1973 by joint action of the Charlotte City Council and the Mecklenburg County Board of Commissioners. The commission derives all of its powers from state enabling legislation, outlined in North Carolina General Statutes 157A. The fundamental purpose of the commission is to recommend the designation of properties (real and personal) for historic landmark designation and to secure the preservation of same through exercising design review and through buying and selling endangered historic landmarks.

The HLC protects properties in four fundamental ways. First, it recommends the designation of individually significant properties as historic landmarks. The HLC will be sensitive and respectful of an owner's desire regarding recommendations for processing an owner's property, but after deliberate consideration, will recommend the processing of properties for historic designation if it deems that the property is worthy of consideration for designation in accordance with the prevailing guidelines. Second, it buys and sells endangered historic landmarks through its Revolving Fund and places preservation covenants in the deeds when the properties are resold. Third, it administers design review over intended material alterations of historic landmarks. Fourth, it educates the general public about the significance of historic landmarks.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

According to the 1993 *Central District Plan*, single family residential development up to 8 units per acre is prescribed for the Tuckaseegee Road parcels, while single family residential development up to four units per acre is prescribed for the parcel fronting on Avalon Avenue. The proposed development scheme is consistent with those prescribed uses.

PROJECT IMPACT:

The transfer of this property to the HLC will allow the preservation and adaptive reuse of this home.

The economic incentives provided by Local Historic Registry listing will assist a private investor in restoration of the property in accordance with the design guidelines instituted by the HLC. Deed covenants will assure the preservation of the property in perpetuity. The historic house, although dilapidated, retains the essential elements of its architectural integrity. Its preservation will enhance the neighborhood and will help to provide stability to this section of the Enderly Park community. The preservation of this important house and its context will also make the general public more aware of the historic significance of the site.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Redevelopment of this property will serve as catalyst for the revitalization of this area, similar to the residential redevelopment occurring in the Wilmore and Belmont areas, and other areas of Mecklenburg County containing properties of historical significance.

The renovation of the house and infill of new appropriate residential structures could provide additional low to moderate income housing opportunities as well. Any infill construction on any of the three parcels will be reviewed and approved in advance by the Charlotte-Mecklenburg Historic Landmarks Commission to ensure their compatibility with the historic character of the McQuay House.

ESTIMATED PROJECT COMPLETION DATE:

Funding for this project is available through the Historic Landmarks Commission Revolving Fund. Upon completion of the transfer (and prior to marketing), the HLC will begin stabilization efforts to reduce or eliminate any further deterioration of the property and to facilitate its adaptive reuse.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their March 4, 2009 meeting and there were no joint use comments offered.

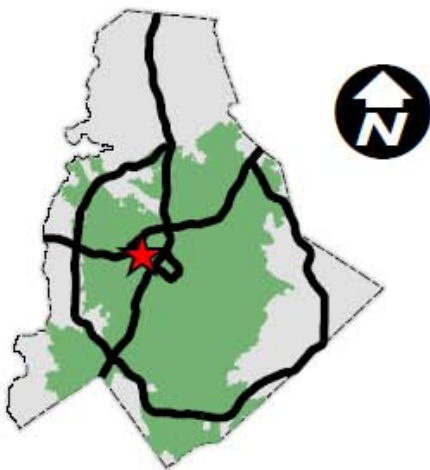
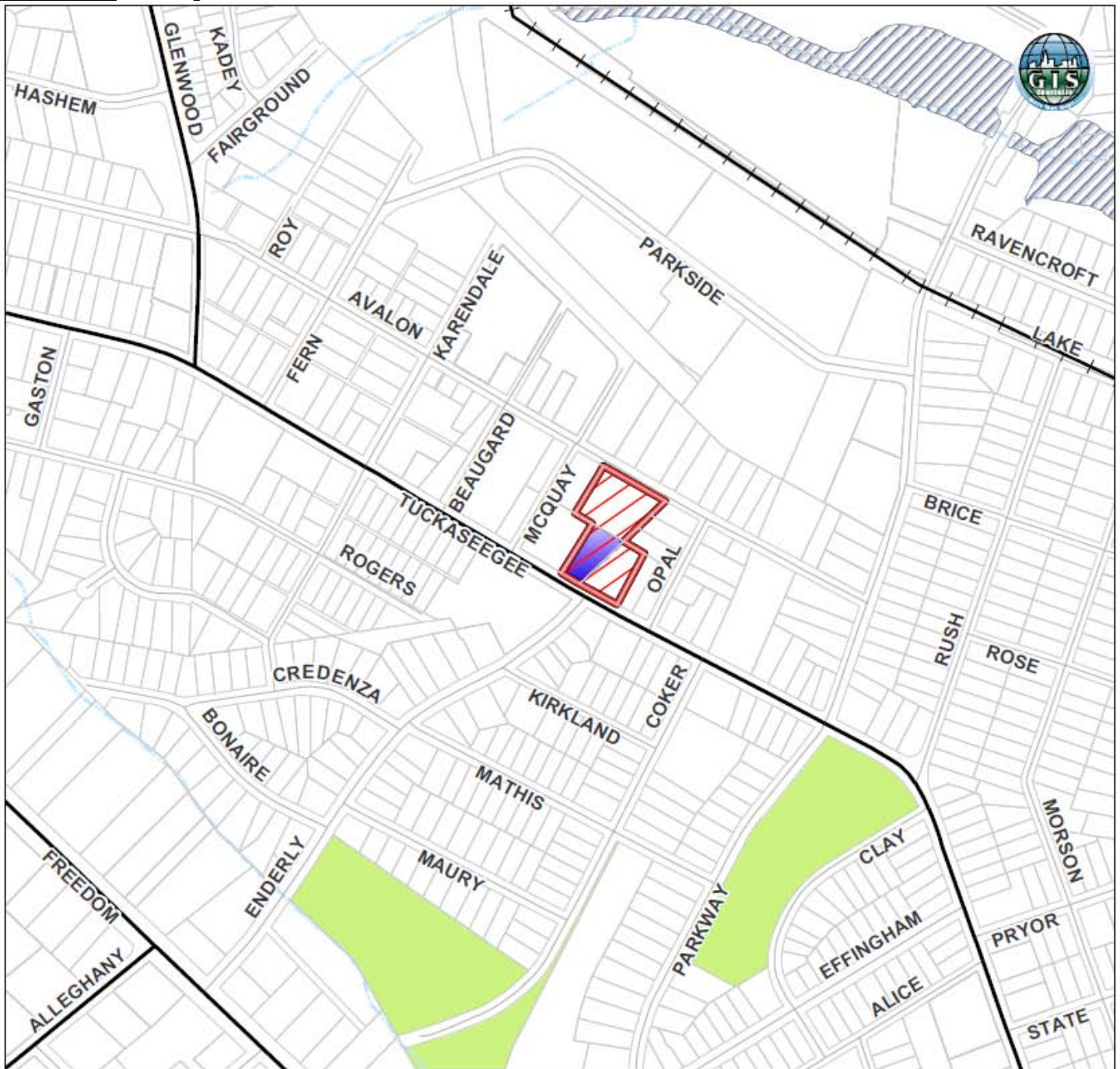
PLANNING STAFF RECOMMENDATION:

This proposed donation to the HLC and the purchase of the associated two parcels is consistent with the mission of the Landmarks Commission's Revolving Fund Program and with the policy outlines in the *Central District Plan*.

Planning Staff recommends that the acceptance of this donation and the associated purchase of the two adjoining lots be approved.




CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: John Rogers



Mandatory Referral 09-05

County Real Estate

-  Mandatory Referral
-  Park Property
-  County Property
-  Local Historic Landmark

Produced by the Charlotte-Mecklenburg Planning Department











SHARON & I-485 STATION AREA PLAN
Planning Committee Meeting Public Comments and Staff Response
March 10, 2009

Action Requested: Recommend adoption of the plan with the Proposed Revisions provided.

Background:

- This is the sixth and final in a series of station area plans along the LYNX Blue Line south of South End to I-485. The first five have been adopted by Council.
- Two public meetings for this plan were held: November 11, 2008 with 60 attending; December 11, 2008 with 28 attending.
- Based on input received through surveys and discussions with citizens, staff developed the attached *Proposed Revisions to Draft Document*. Revisions address concerns about particular land use recommendations, and potential street connections.

Planning Committee received public comments at their February 17 meeting. Comments from citizens and committee members, with staff response, are as follows:

Citizen Comment: Several speakers from the Pine Valley Neighborhood supported the proposed corrective rezoning of their single-family neighborhood from R-17MF to R-5. There was concern that rezoning should happen soon to prevent inappropriate development.

Staff Response: Staff will expedite filing of the rezoning request upon approval of the plan.

Citizen Comment: A South Boulevard business property owner asked for clarification on new street requirements shown in the plan involving his property.

Staff Response: New streets would be required in the event of redevelopment for TOD or other intensive use to support the increased density, but not if he expanded under existing zoning. Involuntary corrective rezoning for TOD is not anticipated.

Committee Comment: For the Sharonbrook Road area, the plan initially recommended a residential land use density of 8 dwelling units per acre (dua). There was a question as to why this was changed to a higher density.

Staff Response: While the area has some older single-family homes, the area also has higher density residential development: very small lot singles, quadraplexes, townhomes, condominiums, and elements of a large adjoining multi-family development interconnected. The area along Sharon Road West is within ½ mile of the transit station, but is currently under development for townhomes at about 8 dua. The area is presently zoned R-17MF.

- There was much concern from long-time residents and property owners throughout the area over the initial proposal for reduced density to 8 dua. At the same time, the owners noted a desire to maintain the natural, heavily treed environment. The pattern of small individual property ownership makes large scale assemblage and redevelopment difficult and fosters smaller projects.
 - After numerous discussions, staff revised the recommendation to retain the existing 17 dua density. This is consistent with the adjoining Sharon South townhome neighborhood. It is still substantially less than TOD densities that might otherwise be considered in parts of the area, consistent with Council-adopted *Transit Station Area Principles*. Property owners generally were pleased with this resolution.
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Committee Comment: There were questions about consistency of this plan with the *South End Plan*, the other South Corridor Station Area Plans, and the *Centers, Corridors and Wedges* framework.

Staff Response:

- The *South End Plan*, adopted in 2005, incorporated only areas considered appropriate for transit oriented development (TOD), and did not include land use recommendations for the adjacent neighborhoods. A separate *Dilworth Plan* was developed shortly thereafter.
- The TOD area in *South End*, as noted on page 2 of that plan, was as follows: “The properties included are located within ½ mile walk of at least one of the future South End LRT stations. Properties zoned for single family use in the adjacent Wilmore and Dilworth neighborhoods are not included because the land uses in these areas are not recommended to change.”
- Delineation of property appropriate for TOD land use for the South Corridor Plans has not changed since the *South End Plan*: essentially property within a ½ mile walk distance of a transit station, but excluding existing neighborhoods and other special conditions.
- Beginning with the *New Bern Plan*, the “plan area” of the documents was expanded to incorporate not just the TOD areas, but the adjoining neighborhoods and corridor developments. This was a conscious choice to be able to consider transitions, boundaries, and land uses in the non-TOD areas more readily. All of the station area plans south of South End have had clear delineation of *Transit Station Areas*, with specific TOD land use recommendations; and *General Corridor Areas*, with recommendations specific to other land use conditions. All plans from New Bern through Arrowood have included *Wedge Neighborhood Areas*, with specific recommendations for single-family preservation similar to language in the *Dilworth Plan*.
- While the *Sharon & I-485 Plan* does not include a Wedge area, it does include small “established neighborhoods” (single and multi-family) within its *General Corridor Area*. Protections for these smaller areas are generally similar to those for Wedge neighborhoods, in accordance with the ongoing discussions of the *Centers, Corridors and Wedges* framework. Similar areas were treated similarly at *New Bern* (Chicago Avenue), *Scaleybark* (Ellenwood and Orchard Circle), and *Tyvola & Archdale* (Montclair South and Silverleaf).

Committee Comment: There were questions about how the ½ mile walk distance is determined. More specifically, it was asked why the entire area within the ½ mile distance is not recommended for TOD zoning. It was suggested that the walk distance lines be moved if not recommended for TOD, as developers may petition for and receive TOD rezoning simply because property is within the ½ mile line.

Staff Response:

- The ½ mile walk distance shown on the plans is produced by a computer program, which calculates actual walking distance from a station, based upon the existing and proposed street network. It is an objective, factual measurement used as one element in deriving plan recommendations.
 - The walk distance is overlaid with other policies in determining areas appropriate for TOD land uses and densities. This includes the Council-adopted *Transit Station Area Principles*, which provide for preservation of residential areas. Based on all factors, the TOD land use recommendations are clearly delineated and discussed in the plan.
 - Zoning Committee recognizes the distinction between the ½ mile walk distance and TOD land use recommendation. There is a current rezoning case 2008-102 on Marsh Road in the New Bern plan area. The applicant has asked for a multi-family rezoning extending into the single-family neighborhood but within ½ mile of the station. Planning Committee voted 5-1 against the rezoning, in support of the plan recommendation.
 - The ¼ mile and ½ mile walk distances have additional implications for TOD zoning. Minimum density standards vary by distance from the station, and a recognized objective measurement of distance is important.
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CHARLOTTE-MECKLENBURG PLANNING COMMISSION

DRAFT

PLANNING COMMITTEE MEETING – Conference Room 280

December 16, 2008 @ 5:00 p.m.

Commissioners Present: Chairman George Sheild, Vice-Chairman Wesley Simmons (joined the meeting at 5:12 p.m.); Commissioners: Tracy Finch, Steven Firestone, Eric Locher, and Dwayne Walker (joined the meeting at 5:17 p.m.)

Commissioners Absent: None

Planning Staff Present: Greg Burnham, Laura Harmon, Crissy Huffstickler, Garet Johnson, Kent Main, Melony McCullough, John Rogers, Marci Sigmon, Bryman Suttle, and Jonathan Wells

Other City/County Staff Present: Brian Beavers (Public Library of Charlotte & Mecklenburg County), Howard Davis (Neighborhood Development), Brian Horton (Charlotte Department of Transportation), Dennis LaCaria (Charlotte-Mecklenburg Schools), Steve Law (County Real Estate), Jacqueline McNeal (County Real Estate), and Tim O'Brien (City Real Estate),

The Chairman called the meeting to order at 5:00 p.m.

Mandatory Referral #08-44: Land Acquisition for Replacement of McClintock Middle School

Kent Main (Planning Staff) presented the mandatory referral from Charlotte-Mecklenburg Schools (CMS) to purchase land adjacent to McClintock Middle School to construct a new school. Commissioner Locher asked why the purchase included railroad right-of-way. Mr. Dennis LaCaria (CMS Staff) explained that was the only way the property owner would agree to sell the property. Commissioner Locher also asked why the existing building was being replaced. Mr. LaCaria explained that it cost less to construct a new building than perform all of the necessary repairs to the existing building. Vice-Chairman Simmons asked what will be built on the existing school site. Mr. LaCaria replied that CMS will use the existing building until the new facility is complete.

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

Mandatory Referral #08-45: Transfer of City-Owned Property on Dogwood Avenue

Greg Burnham (Planning Staff) presented the mandatory referral from the City of Charlotte to transfer property located at 2821 Dogwood Avenue in the Tryon Hills Neighborhood to the Regional Housing Partnership, LLC. Commissioner Firestone asked if the property will be used for institutional purposes. Mr. Howard Davis (Neighborhood Development Staff) explained that the property will be used as a single family home and not a group home.

A motion was made by Vice-Chairman Simmons and seconded by Commissioner Locher to approve the Planning Staff's recommendation. The vote was 6-0 to approve the mandatory referral.

Mandatory Referral #08-46: Transfer of Matthews Elementary School Agricultural Building

John Rogers (Planning Staff) presented the mandatory referral from Charlotte-Mecklenburg CMS to transfer ownership of the Matthews Elementary School Agricultural Building to the Town of Matthews for public use. In exchange, CMS will be allowed to use both the agricultural building and the town-owned community center for school activities. Vice-Chairman Simmons questioned the original use of the building which is eligible for designation as a historic landmark. Mr. Rogers responded that this building was originally constructed for agricultural uses. Mr. LaCaria added that the renovations will be historically appropriate and will be reviewed by CMS before they are finalized.

A motion was made by Commissioner Locher and seconded by Commissioner Walker to approve the Planning Staff's recommendation. The vote was 6-0 to approve the mandatory referral.

Mandatory Referral #08-47: Property Acquisition for Replacement of Education Center

Bryman Suttle (Planning Staff) presented the mandatory referral from CMS to acquire two office buildings and a vacant parcel located within the Regency Executive Office Park for relocation of the Education Center. Commissioner Locher asked if a new road will be built to access the property. Mr. LaCaria explained that in the future Archdale Road will be extended through the property. Commissioner Walker asked about the future use of the existing Education Center. Mr. LaCaria stated that CMS no longer owns the property and the County is now considering the future use of this property. Vice-Chairman Simmons asked if the lease for future tenants will automatically terminate or expire in 2010. Mr. LaCaria replied that there is only one tenant and they will remain until their lease is up. Chairman Sheild inquired about a capacity study on the vacant parcel. Mr. LaCaria responded that the property can readily accommodate a 30,000 square foot building footprint.

A motion was made by Commissioner Walker and seconded by Vice-Chairman Simmons to approve the Planning Staff's recommendation. The vote was 6-0 to approve the mandatory referral.

Mandatory Referral #08-48: Land Acquisition for a Neighborhood Park on Brooktree Drive

Marci Sigmon (Planning Staff) presented the mandatory referral from County Real Estate to acquire 14.6 acres of land on Brooktree Drive for a neighborhood park. Vice-Chairman Simmons asked about the size of a typical neighborhood park. Steve Law (County Real Estate) replied that the standard size of a neighborhood park is between 2 and 20 acres. Commissioner Firestone said he supports adding land to the Paw Creek Greenway but asked if more people using the park increases neighborhood traffic. Mr. Law responded that a neighborhood park typically does not increase traffic flow because those who frequent the park usually live in the neighborhood.

A motion was made by Commissioner Locher and seconded by Vice-Chairman Simmons to approve the Planning Staff's recommendation. The vote was 6-0 to approve the mandatory referral.

Mandatory Referral #08-49: Land Acquisition for a Library Near Shopton / Steele Creek Roads

Jonathan Wells (Planning Staff) presented the mandatory referral from County Real Estate to acquire approximately five acres of land near the intersection of Shopton and Steele Creek roads for a library. Commissioner Locher asked if this is an unused office park. Mr. Wells stated that construction has not begun on the business park. Commissioner Finch questioned whether the library needs all five acres. Mr. Brian Beavers (PLMCM) stated that this will be a one story building that will need extra parking. Commissioner Firestone asked why this location. Mr. Beavers said the need was based on projected growth in the area and other properties in the area were considered.

A motion was made by Commissioner Locher and seconded by Vice-Chairman Simmons to approve the Planning Staff's recommendation. The vote was 6-0 to approve the mandatory referral.

Recommendation of the draft Arrowood Transit Station Area Plan

Mr. Kent Main gave an overview of the planning process and meetings to date. Vice-Chairman Simmons asked if all the internal and external concerns have been addressed. Mr. Main confirmed that all issues have been addressed.

A motion was made by Commissioner Locher and seconded by Vice-Chairman Simmons to approve the Planning Staff's recommendation. The vote was 6-0 to approve the draft area plan.

Area Plan Status and Meeting Report

Ms. Melony McCullough (Planning Staff) stated that the Catawba Area Plan Advisory Group met December 6. The draft land use recommendations were the focus of the meeting. The Advisory Group will meet again in late January to discuss land use concerns shared at the December meeting.

Ms. Garet Johnson (Planning Staff) gave an update on the Independence Boulevard Area Planning Process. A stakeholder meeting to discuss the work that has been done on the area plan is scheduled for January.

Approval of Meeting Minutes

A motion was made by Vice-Chairman Simmons and seconded by Commissioner Finch to approve the November 18, 2008 meeting minutes. The vote was 6-0 to approve the minutes.

Adjournment

The meeting adjourned 5:55 p.m.

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CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMITTEE MEETING – Conference Room 280

February 17, 2009 @ 5:00 p. m.

Commissioners Present: George Sheild (Chairman), Joel Randolph (Vice-Chairman); Commissioners: Steven Firestone, Nina Lipton, and Greg Phipps

Commissioners Absent: Tracy Finch and Yolanda Johnson

Planning Staff Present: Alberto Gonzalez, Michelle Jones, Sonda Kennedy, Kent Main, Melony McCullough, Alysia Osborne, Bryman Suttle, and Jonathan Wells

Other City/County Staff Present: Chuck Robinson (City – Business Support Services), Leon Miller (County – General Services), Steven Law (County Real Estate)

The Chairman called the meeting to order at 5:01 p.m.

Sharon & I-485 Area Plan Status

Mr. Kent Main provided an overview of the *Sharon and I-485 Transit Station Area Plan*. Commissioner Joel Randolph asked if the Sharon Road West area could remain single family. Mr. Main responded that the area will likely transition to other land uses over time. Commissioner Randolph also asked why the Pine Valley Community was recommended for residential up to 5 dwelling units per acre (dua) instead of 4 dua. Mr. Main explained that the existing lot sizes conform to the zoning regulations for the R-5 zoning classification and that many of the lots would become non-conforming under the R-4 zoning classification. Commissioner Randolph asked about the recommended zoning change from R-17MF to R-8 for the Sterling Neighborhood. Mr. Main said that the R-8 zoning classification does not create any nonconformacies.

Commissioner Nina Lipton asked for clarification of the land use recommendations within the ¼ and ½ walking distances and questioned why areas near Sharonbrook are not recommended for Transit Oriented Development (TOD) zoning. She stated that it would be easier to request and receive TOD zoning for areas within the ½ mile walking distance regardless of the plan recommendation. Commissioner Lipton advocates moving the ½ mile walking distance line to be consistent with the areas that are recommended for TOD. Chairman Sheild stated that the specific land use recommendation is to preserve the development pattern and not to suggest an increase in density in certain areas.

Public Comments:

Chairman Sheild opened the floor for public comment. He noted that four people signed up to speak. Several speakers from the Pine Valley Neighborhood spoke in support of the plan recommendation to change the zoning from R-17MF to R-5 for the predominantly single family community built in the 1970's.

Speakers

1. **Mrs. Frances Huntley-Christopher** - 9424 Lodgepole Place
Mrs. Huntley-Christopher is the secretary of the Pine Valley Homeowners Association. She supports rezoning the neighborhood to R-5 to preserve the single family land use pattern as recommended in the plan.

2. **Mr. Mark Estep** - 4620 Piedmont Place
Mr. Estep asked the committee to explain the difference between the Planning Board, the Planning Committee, and staff. Chairman Shield gave a detailed overview of the duties and responsibilities of the Planning Commission, Planning Committee, Zoning Committees, and City Council.

Next, Mr. Estep shared his concern about a road being shown on his property and asked if he will be prohibited from developing his property for years. Chairman Shield explained that the road would be built as development occurs in the area. Mr. Main explained that the road would only be required if property was petitioned for rezoning and that if the property is developed under the current B-2 zoning the road would not have to be built. However, if the property is rezoned, the road would have to be addressed at that time.

3. **Mrs. Tina Stitt** - 2516 Longleaf Drive
Mrs. Stitt is the recording secretary of the Pine Valley Homeowners Association. She stated that the property owners would like for their community to remain single family. She is concerned about an increase in taxes if the area is developed with multi-family land uses.
4. **Mrs. Carmen Cannon** - 9504 Greyleaf Place
Mrs. Cannon is on the Board of Directors of the Pine Valley Homeowners Association. She emphasized the need to rezone the neighborhood from multi-family to single family to prevent investors from building apartments in the area. Chairman Shield explained the importance of staying in contact with Planning staff and following the process for rezoning the property to single family as recommended in the draft plan.

Mr. Main added that once the plan is adopted, staff will file the rezoning for the neighborhood. Residents are concerned about the timeframe for filing the rezoning petition and desire to have it filed immediately.

Mandatory Referrals #09-01 and #09-02 Background Information

Jonathan Wells (Planning Staff) introduced Chuck Roberts (City) and Leon Miller (County) to give background information on both mandatory referrals. Mr. Roberts gave background information on Mandatory Referral #09-01 (land exchange for county-owned motor fleet site on Montana Drive) and Mandatory Referral #09-02 (land acquisition for new city light equipment maintenance facility). He explained that a centralized location is needed for a light equipment maintenance facility and shared information on how the facility is to be used. He also shared information on current and planned facilities. Commissioner Phipps asked how far the facility for the city is from the county's proposal. Mr. Robinson answered less than four miles.

Mandatory Referral #09-01: Land Exchange for County-Owned Motor Fleet Site on Montana Drive

Michelle Jones (Planning Staff) presented the mandatory referral. She told Committee members that the land is going to the Music Factory and the land exchange supports the vision for the Center City to have an environment that promotes a livelier uptown.

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

Mandatory Referral #09-02: Land Acquisition for New City Light Equipment Maintenance Facility

Jonathan Wells (Planning Staff) gave a brief overview of Mandatory Referral #09-02.

A motion was made by Commissioner Randolph and seconded by Commissioner Firestone to approve the Planning Staff's recommendation. The motion was amended by Commissioner Lipton to include staff's modifications. The vote was 5-0 to approve the mandatory referral.

Mandatory Referral #09-04: Transfer of Property from the Airport to Mecklenburg County for Greenway

Alberto Gonzalez (Planning Staff) gave a brief summary about the transfer of land owned by the Airport to City Park for greenway near the former coliseum site. Commissioner Lipton asked if the development has been delayed and will it still be developed. Mr. Gonzalez was not aware of a time frame for completion of the development. Commissioner Phipps asked if the greenway would happen without the City Park development and if there is a big hurry to get this completed. Steve Law (Mecklenburg County Real Estate Services) stated that this greenway is going to be a part of the Big Sugar Creek Greenway. Due to current economics, there is not a timeline for completion of the project.

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

Area Plan Status and Meeting Report

Commissioner Lipton asked that a formal request be made to the Executive Committee to review and update commissioner assignments to area plans. Currently assigned commissioners are now on the Zoning Committee.

Catawba Area Plan

Alberto Gonzalez gave a brief update. He informed the Committee that staff is refining the draft land use recommendations and will present them to the Advisory Group this spring.

Independence Boulevard Area Plan

Michelle Jones gave a brief update. She stated that the interdepartmental team is reviewing the draft plan received from the consultant. A major goal of plan is to address the impacts to property caused by the transitional setback requirements along Independence Blvd. Key recommendations and implementation strategies will redefine the future right-of-way for the Independence corridor and seek to reduce the setback requirements along the future right-of-way.

Sharon & I-485 Area Plan

Melony McCullough (Planning Staff) asked the Committee if they are interested in touring the Sharon & I-485 Transit Station Area. Ms. McCullough will work with Commissioner Phipps to schedule a tour and notify other Committee members of the date and time.

Commissioner Randolph shared reiterated his concerns about the land use recommendations in the Sharonbrook area. Commissioner Lipton noted her continued concerns about the land use recommendations within the ½ mile walking distances. Ms. McCullough said that staff will discuss the concerns further and report back to the committee. Chairperson Shield emphasized that staff will follow up on the committee members concerns.

December Meeting Minutes

The minutes for December 18, 2008 were not voted on because Commissioner Firestone was excused and there was no longer a quorum present.

Adjournment

The meeting adjourned at 7:00 p. m.