



November 6, 2009

Chairperson Yolanda Johnson
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, November 17, 2009 at 4:00 p.m. in Room 280** located on the 2nd Floor of the Charlotte-Mecklenburg Government Center.

At the November 17th meeting, the Committee will tour the North Tryon Plan area and receive and overview of the plan. We will begin the meeting in Room 280, at 4:00 p.m., with a brief introduction and then start the tour soon after to take advantage of the limited daylight hours. We will reassemble in Room 280 after the tour to finish the overview.

If you cannot attend the November 17th meeting, please contact me at (704) 336-4845 or kcornett@charlottenc.gov at your earliest convenience.

Sincerely,

Kathleen D. Cornett, AICP
Planning Coordinator
Charlotte-Mecklenburg Planning Department

c. Planning Staff

Charlotte-Mecklenburg Planning Committee Meeting
November 17, 2009
CMGC – 2nd Floor, Conference Room 280, 4:00 p.m.

AGENDA

I. Introductions and Call to Order

II. Approve October 20, 2009 Meeting Minutes. *Attachment 1.*

III. North Tryon Area Plan Tour and Overview

Background: Staff is working with Neighborhood and Business Services and other City Departments on a plan for the area extending along North Tryon Street from I-277 to Sugar Creek Road. The Plan is based on research and neighborhood meetings already completed by consultant Frank Warren and Associates as a redevelopment study. It incorporates proposed North Tryon streetscape work already budgeted in an upcoming bond package. After additional staff work, a draft document will go back to the neighborhood for validation. The adoption process is expected to begin in early 2010.

Staff Resource: Kent Main, Planning

Action Requested: None. For Information Only.

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 Finch-Dobson – Center City
- Commissioner Firestone – Catawba Area Plan
- Commissioner Lipton – Elizabeth Area Plan
- Commissioner Johnson – Independence Area Plan
- Commissioner Locher – Steele Creek and URP Area Plans

Action Requested: None, for information only.

V. Adjourn

DRAFT

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
CMGC – Room 280
October 20, 2009 – 5:00 p.m.**

Commissioners Present: Yolanda Johnson (Chairperson), Eric Locher (Vice-Chairperson), Claire Green Fallon, Nina Lipton, Greg Phipps, and Andrew Zoutewelle

Commissioners Absent: Steven Firestone

Planning Staff Present: Greg Burham, Alberto Gonzalez, John Howard, Garet Johnson, Michelle Jones, Sonda Kennedy, Claire Lyte-Graham, Melony McCullough, Alysia Osborne, Bryman Suttle, Dan Thilo, and Jonathan Wells

Other City/County Staff Present: Rich Granger (Charlotte Fire Department), Brian Horton, (Transportation), and Lynnea Pulver (City Real Estate)

Call to Order

Chairperson Johnson called the meeting to order at 5:00 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Zoutewelle and seconded by Commissioner Locher to approve the minutes from the July 21, 2009 meeting. The vote was 6-0 to approve the minutes.

Mandatory Referral #09-07: Proposed Sale of a Portion of City Owned Property located at 409 W. 9th Street

Dan Thilo (Planning Staff) presented the mandatory referral proposing to sale a portion of a parcel located in Fourth Ward to an adjoining property owner. The adjoining property owner would like to purchase the property to construct a garage and another structure for storage of personal property in connection with his adjoining residential property. City Real Estate would like to sell the parcel as surplus property. Planning staff's recommendation is to lease the property and retain ownership in case the area redevelops in the future, Lynn Pulver (City Real Estate) stated that the owner would like to build a garage on the property and that a lease would not work for the owner. She also said that it would be costly for the owner to remove an underground pipe before a garage could be built.

Commissioner Lipton asked if this item should be deferred. Commissioner Zoutewelle asked what would be the terms of the lease and if the questions should be asked of the interested party. The Committee continued discussing leasing as an alternative. Commissioner Fallon said it may not be a good idea to sell if the area has the potential to redevelop. Commissioner Lipton made a motion to deny the proposed sell of the property. Commissioner Locher seconded the motion.

After further discussion, Commissioner Phipps asked how many spaces can be added if the parking lot is expanded. Ms. Pulver and Mr. Thilo stated that they would have to look at the property's width and buffer. Commissioner Zoutewelle voiced opposition to the motion on the floor because the site seems to be unused and the vacant area attracts vagrants. He supports a lease agreement if certain conditions are met.

Chairperson Johnson asked if there was a substitute motion. Commissioner Lipton made a substitute motion to deny the sell but recommend pursuit of an appropriate lease arrangement with limitations on the site. Commissioner Phipps stated that he was trying to understand the feasibility of a lease if someone wants to put a building on the property. Commissioner Lipton stated that the property owner may be amendable to the lease just to maintain the property. Commissioner Fallon asked if the site has to conform to Historic District regulations. Staff confirmed that the site is located in a historic district and would have to comply with historic district regulations. Commissioner Phipps asked if NCDOT could take measures to prevent loitering since the loitering stems from state-owned property. After further discussion, a substitute motion was made by Commissioner Lipton to recommend leasing the property.

A motion was made by Commissioner Lipton and seconded by Commissioner Locher to deny the sale of the property but recommend pursuit of an appropriate lease arrangement with limitations on the site. The vote was 5-1 to approve. Commissioner Phipps voted against the motion.

Mandatory Referral: #09-15: Proposed Acquisition of Land for a Fire Administration Headquarters

John Howard (Planning Staff) presented the mandatory referral for the proposed acquisition of approximately five acres of industrial property located at Statesville and Dalton avenues (former Sealtest Creamery) by the Charlotte Fire Department. The property is zoned I-2, occupied by industrial buildings, and would be used for the Charlotte Fire Department administration offices (including Emergency Management and Fire Prevention). This purchase would centralize operations for the fire department. Planning staff recommends approval of this mandatory referral.

A motion was made by Commissioner Lipton and seconded by Commissioner Fallon to approve the proposal. The vote was 6-0 to approve the mandatory referral.

Mandatory Referral: #09-16: Proposed Sale of a City Owned Parcel at 429 Coxe Avenue

Greg Burham (Planning Staff) presented the mandatory referral for the proposed sale of 7,500 square foot (0.17 acre) parcel owned by the City to someone interested in constructing a single family home. The vacant property is zoned O-2. Staff recommends approval of the mandatory referral and that the property be rezoned consistent with the *Central District Plan* recommendation for residential land uses.

A motion was made by Commissioner Lipton and seconded by Commissioner Locher to approve the mandatory referral with a recommendation that the sale be conditional upon approval of rezoning of the parcel for the stated use. The vote was 6-0 to approve the mandatory referral.

Overview of the draft Independence Boulevard Area Plan

Ms. Alysia Osborne (Planning Staff) gave an overview of the draft *Independence Boulevard Area Plan*. She noted that staff has been working with an interdepartmental team lead by the City's Economic Development division to develop this area plan. She talked about the plan development process and what was learned about the plan area in staff's research and from the community. She stated one of the key findings is that there is a need to provide a clear and appropriate land use and transportation vision to respond to the corridor's transformation.

The area plan project was kicked off in April to develop a new vision for approximately 5,800 acres along Independence Boulevard from Briar Creek Road to Sardis Road. Other major thoroughfares within the study area include Monroe Road, Wendover Road / Eastway Drive, Albemarle Road, Sharon Amity Road, Idlewild Road and Sardis Road North. Major landmarks include Bojangles Arena, Ovens Auditorium, and The Park (formerly known as Merchandise Mart). The area has over 20 neighborhoods with over 10,000 property owners.

The purpose of the plan is to provide a vision for the area, update existing plans, address key land use, design, transportation, and environmental issues and provide guidance for future land use and infrastructure decisions. Ms. Osborne presented a slide presentation explaining the stakeholders' interviews, land use, community design, transportation, public facilities and infrastructure, and the environment plan goals.

Overview of the draft Catawba Area Plan

Alberto Gonzalez (Planning Staff) gave an overview of the draft *Catawba Area Plan*. He shared information on the plan area boundaries. The area is bounded by Mt. Holly Rd. (NC 27) on the north, I-85 on the south, I-485 on the east, the Catawba River on the west, and. Key sites in the area include the US National Whitewater Center and the former Clariant Industrial Campus, the Catawba River, and Long Creek. Major transportation facilities include I-485 and I-85.

The kick-off meeting took place in August 2008 and there have been a series of 10 advisory group meetings. During these meetings, participants discussed a variety of topics, developed a vision statement for the plan area, identified opportunities and issues and developed draft plan concepts. Mr. Gonzalez told the group that the plan goals are to provide a balanced mix of land uses at appropriate locations, design new development with the preservation of open space, strengthen the relationship between land use and transportation by improving connectivity and encouraging mixed-use developments and provide public facilities that serve the area and help sustain future development without endangering the environment.

Area Plan Status and Meeting Report

The Committee discussed upcoming projects and decided to tours plan areas at the times below:

- Independence Boulevard Area Plan tour on November 2nd at 10:30 a.m.
- Catawba Area Plan tour December 7th at 9:45 a.m.

The Committee discussed area plan assignment and the latest assignments are reflected below:

- Center City – Commissioner Finch-Dobson
- Catawba Area Plan – Commissioner Firestone
- Elizabeth Area Plan – Commissioners Lipton and Johnson
- Independence Blvd. Area Plan – Commissioners Johnson and Lipton
- Steele Creek Area Plan – Commissioners Locher and Fallon
- University Research Park Area Plan – Commissioner Lipton
- Planning 101 – Commissioner Zoutewelle
- Zoning 101 – Commissioner Zoutewelle
- Midtown Area Plan – Commissioner Griffith
- North Tryon Area Plan – Commissioner Phipps
- Blue Line Extension Area Plan – Commissioner Fallon

Adjourn

The meeting adjourned at 7:30 p.m.