

Charlotte-Mecklenburg Planning Committee Meeting
May 18, 2010
CMGC – 8th Floor, Innovation Station Conference Room, 5:00 p.m.

AGENDA

I. Introductions and Call to Order

II. Approve April 20, 2010 Meeting Minutes. *Attachment 1.*

III. Receive public comments on the draft *Independence Boulevard Area Plan*

Background: The *Independence Boulevard Area Plan* encompasses approximately 5,800 acres and extends along both sides of Independence Boulevard from Briar Creek Road to Sardis Road. The purpose of the plan is to develop land use and accessibility strategies to help position the corridor for growth and reinforce existing neighborhoods for continued stability and livability.

Copies of the draft plan are available at www.charlotteplanning.org or by contacting the staff resource below.

Staff Resource: Alysia Osborne, Planning

Action Requested: Receive public comments on the draft plan.

IV. Receive public comments on the draft *University Research Park Area Plan*

Background: The *University Research Park Area Plan* (URP) covers approximately 2300 acres generally bounded by Mallard Creek Church Road to the north, I-85 to the east, IBM Drive to the south, and Mallard Creek Road to the west. Charlotte-Mecklenburg Planning Department staff in conjunction with University City Partners and their consultants worked with University Research Park property owners and neighbors to develop this plan. The purpose of the plan is to update the *Northeast District Plan* (adopted 1996).

Copies of the draft plan are available at www.charlotteplanning.org or by contacting the staff resource below.

Staff Resource: Kathy Cornett, Planning

Action Requested: Receive public comments

V. Recommendation on the draft *Catawba Area Plan*

Background: The *Catawba Area Plan* encompasses approximately 4,800 acres and includes the US National Whitewater Center, Whitewater Academy Elementary School, and several new and existing neighborhoods. The plan focuses on land use, transportation, environmental and community design issues. The committee received an overview of the plan and public comments at the February meeting.

Copies of the draft plan are available at www.charlotteplanning.org or by contacting the staff resource below.

Staff Resource: Alberto Gonzalez, Planning

Action Requested: Recommend adoption of the draft plan

VI. M.R. #10-05: Proposed Acquisition of Property at 3501 Reid Avenue for Irwin Creek Greenway

Background: Mecklenburg County proposes to purchase a vacant parcel located at 3501 Reid Avenue. The parcel is bounded by Irwin Creek to the south and by single family residential properties to the north, east, and west. Proposed acquisition of this property is part of the land assemblage for the Irwin Creek Greenway. **Attachment 2.**

Staff Resources: John Howard, Planning

Steve Law, Mecklenburg County Real Estate Services

Action Requested: Approve Planning staff recommendation for M.R. #10-05.

VII. M.R. #10-06: Proposed Acquisition of Land On West Craighead Road to Allow Expansion of Metrolina Recycling Facility

Background: Mecklenburg County proposes to purchase approximately one acre of land located at 926 W. Craighead Road to provide a future alternate access to the adjacent County-operated Metrolina Recycling Facility. **Attachment 3.**

Staff Resources: Greg Burnham, Planning

Steve Law, Mecklenburg County Real Estate Services

Action Requested: Approve Planning staff recommendation for M.R. #10-06.

VIII. M.R. #10-07: Proposed Holbrooks Road Landfill Buffer Acquisition

Background: Mecklenburg County proposes to purchase a +/- 200 foot wide strip of land located off of Old Statesville Road on the northerly side of Holbrooks Road to buffer the adjacent County-owned Holbrooks Road Landfill/Waymer Flying Field from future encroaching development. **Attachment 4.**

Staff Resources: Jonathan Wells, Planning

Steve Law, Mecklenburg County Real Estate Services

Action Requested: Approve Planning staff recommendation for M.R. #10-07.

IX. 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: Center City 2020 Vision Plan – Commissioner Finch-Dobson

Elizabeth Area Plan – Commissioner Lipton

Steele Creek Area Plan – Commissioners Locher and Fallon

Action Requested: None, for information only.

X. Adjourn

DRAFT

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes
CMGC – Room 280, 2nd Floor
April 20, 2010 – 5:00 p.m.**

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

Planning Staff Present: Kathy Cornett, Alberto Gonzalez, Garett Johnson, Sonda Kennedy, Kent Main, Melony McCullough, Alysia Osborne, Bryman Suttle, and Jonathan Wells

Other Staff Present: Brian Horton (CATS), Robert Drayton (City Real Estate), Steve Law (Mecklenburg County Real Estate Services)

Call to Order

Chairperson Johnson called the meeting to order at 5:06 p.m.

Approval of Meeting Minutes

A motion was made by Commissioner Zoutewelle and seconded by Commissioner Locher to approve the March 16, 2010 meeting minutes. The vote was 7-0 to approve the minutes.

Catawba Area Plan

Alberto Gonzalez (Planning Staff) gave a brief overview of the draft *Catawba Area Plan* which included a description of the plan boundaries, purpose, and key recommendations. The Committee then received public comments on the draft plan. Commissioner Zoutewelle was recused from hearing the Catawba Area Plan portion of the meeting because of a possible conflict of interest.

Mr. Gonzalez gave a brief summary of the market analysis for the plan area. Commissioner Lipton asked if the projections were based on 2009 economic conditions. Mr. Gonzalez responded that the market analysis was prepared during the summer of 2009 and the projections are long term (for the next 20 years).

Commissioner Fallon asked if stimulus money was received for redevelopment of the Clariant site. Mr. Gonzalez said that he was not familiar with this issue. Mr. Jason Brian (Foresite Development) stated that his company is pursuing stimulus funds for development of this site.

Commissioner Lipton asked about protection of the watershed. Mr. Gonzalez explained impervious cover and the plan recommendation for cluster development to preserve open space.

Chairperson Johnson opened the floor for public comments. Ms. Elaine Powell (Catawba Area Business Owner) stated that she thinks the plan's vision statement is excellent and noted the importance of protecting the entire watershed, not just the critical areas, she also emphasized the need to preserve trees and as much green space as possible. She also expressed her desire to have the plan "require" instead of "encouraging" the preservation of environmental features. Ms. Powell left a copy of her comments for the record.

Commissioner Fallon asked who is cleaning up the contaminated site adjacent to the Catawba River. Mr. Gonzalez replied that the area is being cleaned by the current owner, Clariant. Mr. Brian (Foresite Development) said that his company is the proposed developer for the Clariant site. He added that Clariant has been cleaning the site for ten years and will continue to do so, even if the site is purchased

by someone else. North Carolina Department of Natural Resources oversees the cleanup. Mr. Brian also stated that Clariant is working on a 185 acre conservation easement donation to the Catawba Land Conservatory.

Mr. Jay Priester (Cambridge Properties) indicated that he developed the Food Lion Center and was interested in hearing tonight's discussion.

Commissioner Phipps asked if the intention of this plan is to increase the zoning density for residential districts. Mr. Gonzalez explained the recommended land use categories. Commissioner Phipps also asked about corrective rezonings and Mr. Gonzalez explained the corrective rezoning process.

Commissioner Johnson asked about the next steps in the process. Mr. Gonzalez said that the Committee will be asked to make a recommendation on the plan in May. The plan will then go to City Council's Transportation and Planning Committee for a recommendation to Council to receive public input.

Commissioner Phipps asked if there was any opposition from the stakeholders. Mr. Gonzalez replied that there was some concern from property owners desiring higher density development rights as well as nonresidential land use recommendations. Commissioner Fallon wanted to know the location of the water treatment plant and the reason that site was chosen. Commissioner Fallon would like to see the wastewater treatment plant planned for the area moved further from the shoreline. Planning staff will ask a representative from Charlotte-Mecklenburg Utilities staff to attend the next Committee meeting to respond to any questions about the planned wastewater facility. Commissioner Phipps asked if the plant is in the city limits and Mr. Gonzalez answered that it is in the ETJ.

Mandatory Referral #10-01: Proposed Sale of City Owned Property Located on Albemarle Road, East of W. T. Harris Boulevard

Alysia Osborne (Planning Staff) presented the mandatory referral proposing to sell a portion of two City-owned vacant parcels located in the northeast quadrant of the intersection of Albemarle Road and Lawyers Road Extension. Commissioner Lipton asked why was the property initially acquired by the City. Ms. Osborne said that the property was initially acquired to accommodate the future Harris/Albemarle intersection improvement project which is in the 2035 *Long Range Transportation Plan* (LRTP); however the project is unfunded. Brian Horton (Charlotte Department of Transportation) responded that the planned intersection improvements are unfunded and the project ranks low on the plan's list of priorities. Commissioner Lipton asked if the LRTP should be modified to eliminate this road project. She also asked what happens if the property is sold, developed, and then the road project advances. Commissioner Fallon and Commissioner Zoutewelle echoed the same concern. Commissioner Fallon added that she would not like to see the City sale the property, need it in the future, and have to purchase it for more money than it sold for. Commissioner Zoutewelle recommended that a portion of the property be retained for right-of-way. He asked if the City has talked to MUMPO and NCDOT officials. Commissioner Phipps cautioned the committee about basing their recommendation on the LRTP because of funding and the fluidity of plans. After further discussion, the Committee emphasized their concern about the sale of the property to a private party and what affect it may have on the future transportation needs of the site. Robert Drayton with City Real Estate assured them that their concerns will be addresses during the land sale and land development process.

A motion was made by Commissioner Zoutewelle and seconded by Commissioner Locher to recommend approval of Planning staff's recommendation with the following conditions: (1) City to notify NCDOT about the proposed sale and (2) that normal development parameters including BMPs and future ROW are addressed through the normal process.

The vote was 6-1 to approve Planning staff's recommendation. Commissioners Johnson, Locher, Zoutewelle, Lipton, Firestone, and Phipps voted to approve. Commissioner Fallon voted against.

M.R. #10-02: Proposed Sale of City Owned Property Located on Nevin Road

Kathy Cornett (Planning Staff) presented the mandatory referral proposing to transfer property located on Nevin Road to the Nevin Center, Inc. The building on the site is used for training developmentally disabled adults. Planning staff recommends approval of this property transfer.

A motion was made by Commissioner Lipton and seconded by Commissioner Zoutewelle to approve Planning staff's recommendation. The vote was 7-0 to approve.

M.R. #10-03: Proposed Acquisition for Trailhead and Parking Amenity – Sugar Creek Greenway

Alberto Gonzalez (Planning Staff) presented the mandatory referral proposing that Mecklenburg County purchase approximately 3.4 acres of an 11.08 acre tract located on Center Park Drive in southwest Mecklenburg County to provide access to the future Sugar Creek Greenway from the adjacent business park and to provide parking for greenway patrons. Commissioner Lipton asked if this purchase has been funded and Mr. Gonzalez replied that the purchase of the property is funded but not the construction. Commissioner Phipps noted that there was a similar mandatory referral a year ago. Mr. Gonzalez noted that this is more of a trailhead than a greenway project.

A motion was made by Commissioner Locher and seconded by Commissioner Lipton to approve Planning staff's recommendation. The vote was 7-0 to approve.

M.R. #10-04 Proposed expansion of Alexander Neighborhood Park

Melony McCullough (Planning Staff) presented the mandatory referral proposing that Mecklenburg County purchase a vacant parcel located in the Belmont Neighborhood to allow for the future expansion of Alexander Neighborhood Park. The subject parcel is located between two parcels owned by the County. This property acquisition will eliminate a gap in the parcel ownership and also help protect the water quality of Little Sugar Creek by preserving floodplain. Staff recommends approval.

A motion was made by Commissioner Fallon and seconded by Commissioner Firestone to approve Planning staff's recommendation. The vote was 7-0 to approve.

Independence Area Plan Update

Alysia Osborne (Planning Staff) gave an overview of the draft *Independence Boulevard Area Plan*. The plan encompasses approximately 5800 acres located along Independence Boulevard from Briar Creek to Sardis Road to be redeveloped affecting 20 neighborhoods with over 10,000 property owners. Independence Boulevard, itself is a regional corridor with a lot of transportation demands that will connect to the Monroe Parkway.

The actual area plan project began after the completion of the Independence Boulevard Phase I Study completed in April 2007 with stakeholder interviews in May 2007 and a public kick off meeting in June 2008. There have been five advisory group meetings and two public meetings. The draft plan was completed in December 2009, but staff had the opportunity to work with the state to on changes to the current State Transportation Improvement Project scheduled for construction in 2012.

The Mayor of Charlotte and the NC State Secretary of Transportation directed a team of city and state staff to conduct a technical review of the current project to determine if the project is the best investment, how to mitigate damages in the current, past and future sections. The team's recommendation was shared at a public meeting held on April 15, 2010.

The technical review of the current road project did not impact the current schedule. Right-of-way acquisition is scheduled to begin in May 2010, with construction of the 1.6 miles (Albemarle Rd to Conference Dr.) to begin in 2012.

Commissioner Johnson asked how do the plan recommendations impact the area. Ms. Osborne replied that it provides for better access to businesses and sets businesses up for mixed use. Commissioner Lipton asked about the "super street" concept. Ms. Osborne responded that staff and the public concluded that this was not the best long term solution for the corridor.

There was lengthy discussion about an interim land use vision for the station areas in light of the restrictive parking standards in the transit oriented development zoning districts. Commissioner Lipton asked how do you get density with TOD parking standards. Commissioner Firestone asked if the impact of the PED Overlay would be the same. Ms. Osborne explained that the PED Overlay is only recommended along Monroe Road. Commissioner Lipton cautioned that the area may not get families and diversity with one parking space per unit. Ms. Osborne responded that developers can opt of the parking requirements. Commissioner Lipton expressed additional concern about TOD parking.

Area Plan Status and Meeting Report

Elizabeth Area Plan

Commissioner Fallon stated that the plan is progressing and stakeholders are working on land use issues.

Steele Creek Area Plan

Commissioner Locher stated that he has a conflict of interest and will need to be assigned to another area plan. Commissioner Fallon volunteered to serve on this plan. She noted that the group is active and that a public workshop to receive input on the planning process was held in March.

University Research Park

The Committee will receive public comments on the draft plan in May.

Independence Boulevard Area Plan

The Committee will receive public comments on the draft plan in May and tour the plan area after the Planning Commission Meeting on June 7, 2010.

Adjourn

The meeting adjourned at 7:20 p.m.

Submitted by: Steve Law, Mecklenburg County Real Estate Services

Initiated by: Jim Garges, Mecklenburg County Park & Recreation

MANDATORY REFERRAL REPORT NO. 10-05
Proposed Acquisition of Property at 3501 Reid Avenue for Irwin Creek Greenway

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase a vacant property located at 3501 Reid Avenue (Tax Parcel 145-179-19) in the Reid Park Neighborhood. The parcel is bounded by Irwin Creek to the south and by single family residential properties to the north, east, and west. Beyond the homes to the west lie Amay James park, recreation center, and elementary school. The subject property is zoned R-5. Proposed acquisition of this property is part of the land assemblage for the Irwin Creek Greenway, and would serve as a component of the greenway. While no specific designs for construction have been developed yet, the road frontage has the potential for serving as a portal to the greenway (including some limited parking). The entire parcel is located within the 100-year floodplain.

PROJECT JUSTIFICATION:

The subject property is located within the Irwin Creek Greenway corridor and is a critical purchase for the future development of the greenway trail. This acquisition will also preserve floodplain along Irwin Creek.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the *Mecklenburg County Greenway Master Plan* (adopted in 1999 and updated in 2008) and with the County's policy on acquiring floodplain properties for watershed protection. The Irwin Creek Greenway is identified as a major greenway corridor and construction of this section of trail is identified in the "10-Year Action Plan" component of the Master Plan.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends greenway as the future land use. The proposal is consistent with the adopted plan.

PROJECT IMPACT:

This acquisition project will have a positive impact by preserving floodplain, which will help enhance the water quality of Irwin Creek. This property will also be integrated into the future Irwin Creek Greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has no relationship with, nor is it anticipated to impact, other public or private projects in the vicinity.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property by July, 2010. Greenway construction is not currently funded and will be dependent on the passage of a future bond referendum.

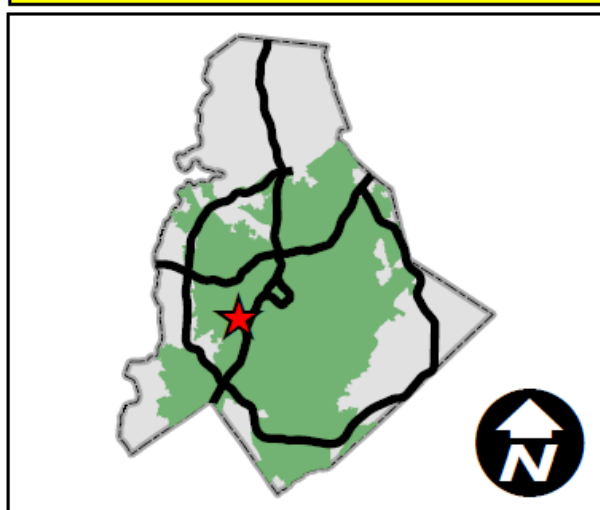
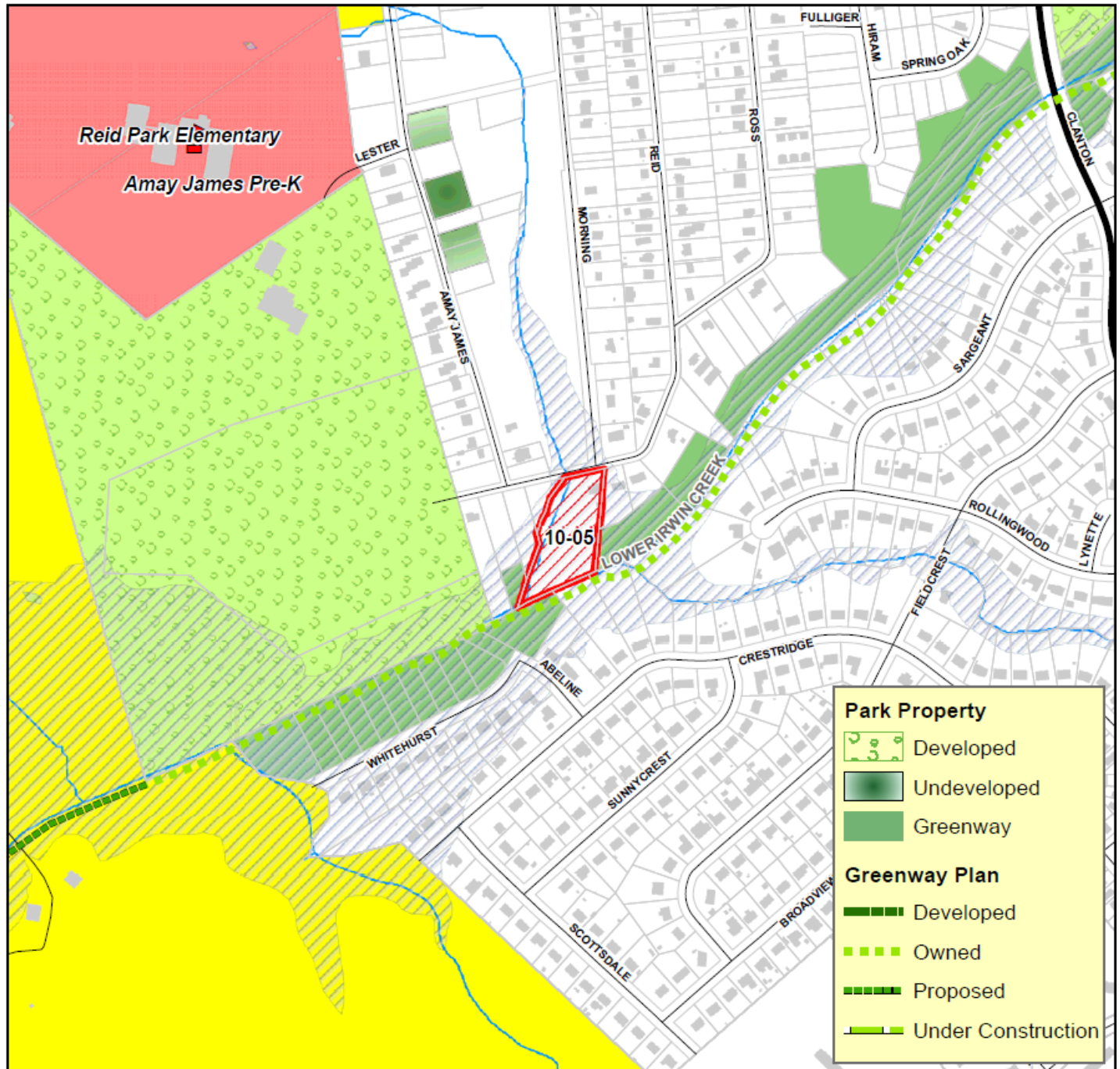
JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 5, 2010 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning Department staff supports the recommendation to purchase the subject parcel to facilitate construction of the Irwin Creek Greenway.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Mandatory Referral 10-05

Submitted by: County Real Estate

Initiated by: Park & Recreation

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  City Property



Submitted by: Steve Law, Mecklenburg County Real Estate Services

Initiated by: Joe Hack, Mecklenburg County Solid Waste Division

MANDATORY REFERRAL REPORT NO. 10-06

Proposed Acquisition of Land on West Craighead Road to Enable Expansion of Metrolina Recycling Facility

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase an approximately one acre site located at 926 W. Craighead Road (Tax Parcel 087-041-08) in Charlotte to provide a future alternate access to the adjacent County-operated Metrolina Recycling Facility (Tax Parcel 087-041-18). The only current access to the recycling facility is from Amble Drive. A future access from W. Craighead Road will help reduce truck traffic on Amble Drive and enhance vehicular circulation at the facility. An access easement or right-of-way needs to be obtained across the adjacent property to allow for this alternate access drive. This additional property will also support the expansion of the facility in the future if such need arises. The subject property is undeveloped with the exception of a small dilapidated building constructed in 1903. The property is zoned I-1 (Light Industrial) and is bordered by industrial property to the north, west, and south. The site is bordered by residential property to the east.

PROJECT JUSTIFICATION:

The recycling facility is currently served by one entry at the end of Amble Drive. A second entry off W. Craighead Road will effectively allow for a future service entrance which will distribute traffic ingress and egress and enhance vehicular circulation at the facility.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed acquisition is consistent with the County's policy with regard to providing sufficient infrastructure for County operations to accommodate service delivery.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (adopted 1993) recommends light industrial land uses for the subject parcel which is also zoned I-1. The proposed use is compatible with other land uses in this district.

PROJECT IMPACT:

This acquisition project will have a positive impact on surrounding properties by reducing truck traffic on Amble Drive.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project has no relationship with, nor is it anticipated to impact, other public or private projects in the vicinity.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property by July, 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

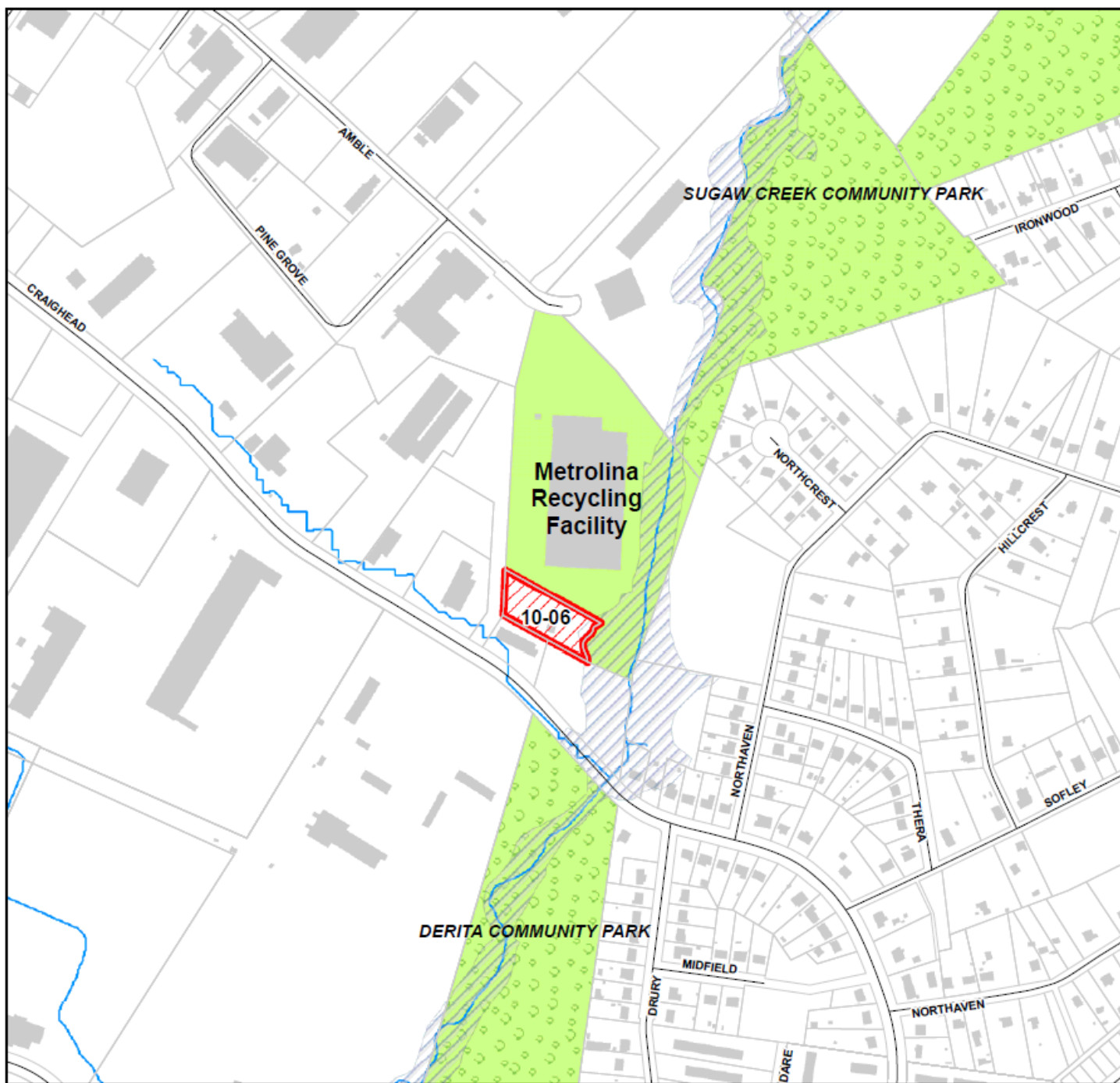
The Joint Use Task Force discussed this matter at their May 5, 2010 meeting. CDOT suggested that connectivity in the area could be increased by extending Amble Drive south to Craighead Road in a partnership that could involve City connectivity funds and County Real Estate. County Real Estate committed to further explore the concept.

PLANNING STAFF RECOMMENDATION:

Planning staff supports approval of this Mandatory Referral.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Greg Burnham



Mandatory Referral 10-06

Submitted by: County Real Estate

Initiated by: County Solid Waste Division



Mandatory Referral



FEMA 100 Year Floodplain



County Property



Submitted by: Steve Law, Mecklenburg County Real Estate Services

Initiated by: Joe Hack, Mecklenburg County Solid Waste Division

MANDATORY REFERRAL REPORT NO. 10-07 Proposed Holbrooks Road Landfill Buffer Acquisition

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase a +/- 200 foot wide strip of land totaling approximately 5.5 acres. The property is located off of Old Statesville Road on the northerly side of Holbrooks Road (Tax Parcel 019-371-02) (parent parcel) in the Town of Huntersville's extraterritorial jurisdiction. The purchase of this land will buffer the adjacent County-owned Holbrooks Road Landfill/Waymer Flying Field from future encroaching development.

The Holbrooks Road Landfill (Tax Parcel 019-371-03) was closed in February, 1986. The western portion of the site was later developed into an aero modeler flying field that is managed by Mecklenburg County Park and Recreation Department. The landfill fill area reportedly extended to very close to the property's western boundary, thereby making the proposed buffer advisable. If the land is acquired, it will remain in its current natural and forested state.

The parent parcel (+/- 26.7 acres) is vacant and zoned Transitional Residential District (TR) by the Town of Huntersville. This undeveloped and forested site is bordered by single family residential to the west, undeveloped and forested property to the north, the Holbrooks Road Landfill/Waymer Flying Field to the east and a privately-operated landfill and single family residential to the south. The approved alignment for the extension of Asbury Chapel Road will pass through the parent parcel west of the proposed 200-foot buffer strip acquisition.

PROJECT JUSTIFICATION:

Acquisition of the subject property will provide an undisturbed buffer along the western boundary of the Holbrooks Road Landfill. This property will buffer the landfill site from future development.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

It is the policy of the Mecklenburg County Solid Waste Division to ensure landfills are adequately buffered to protect the sites from adjacent development.

The land being proposed for acquisition is located in close proximity to the future Asbury Chapel Thoroughfare alignment. A portion of the right-of-way for that future road crosses the southwest corner of this proposed parcel. The Mecklenburg County MPO approved this alignment at their November 15, 2006 meeting.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

On April 16, 2007, the Huntersville Town Board adopted the *East Huntersville Area Development Plan*, which shows this property being developed for single-family residential land uses. Since park and open space land uses are generally considered compatible with residential land uses, the proposed use is compatible with the plan.

PROJECT IMPACT:

This project will have a positive impact on surrounding properties by providing additional buffering capacity around the former Holbrooks Road Landfill.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project reportedly has no relationship with, nor is it anticipated to impact, other public or private projects in the vicinity.

Acquisition of the proposed 200-foot wide buffer strip will have no impact on the approved alignment for the extension of Asbury Chapel Road, inasmuch as it has already been established. However, it does appear that the future right-of-way does cross a corner of the buffer strip proposed for acquisition.

The proposed road extension is not currently funded, and it is anticipated that most of the road will be constructed by the private sector in connection with future development of properties along the alignment corridor.

From a future development standpoint, the purchase of this property effectively negates any development potential for property located west of the landfill site and east of the future Asbury Chapel Thoroughfare right-of-way, inasmuch as it effectively creates an undevelopable "sliver" parcel.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property by August, 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their May 5, 2010 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

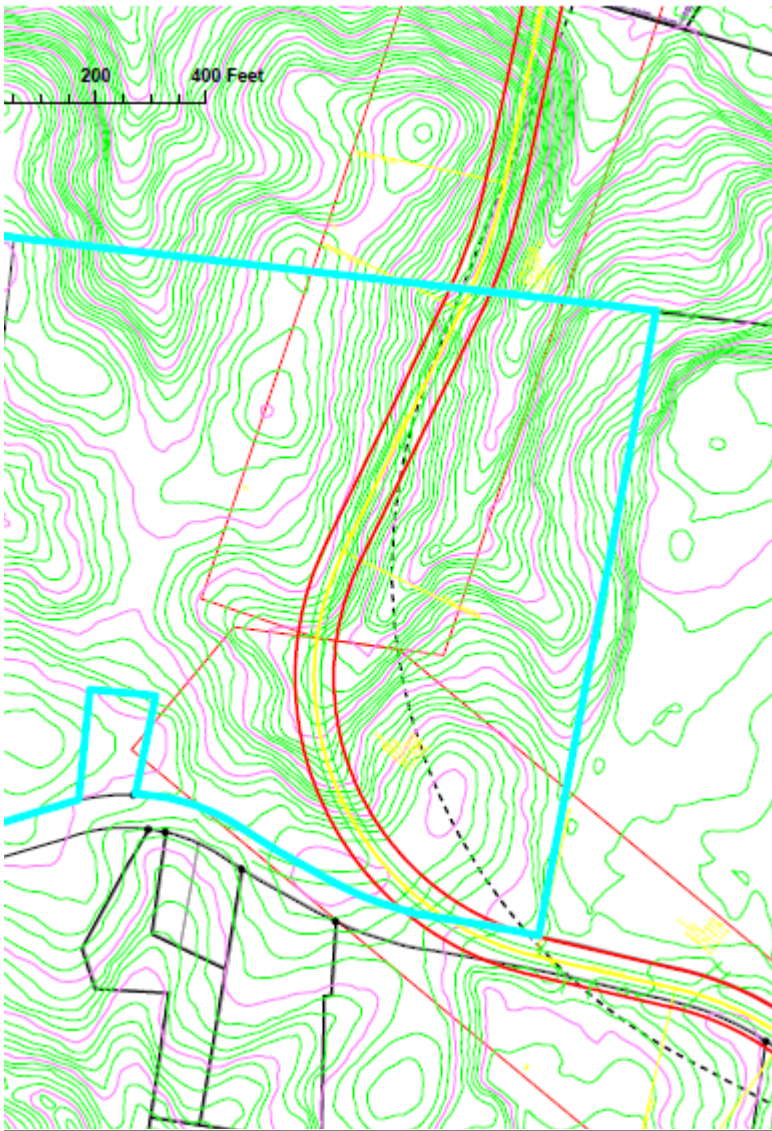
Since the property lies within Huntersville's extraterritorial jurisdiction, Planning staff consulted with Huntersville planners in developing a recommendation. The Town reports that it does not oppose purchasing the property for the intended purpose.

Planning staff recommends County acquisition of the property to serve as a buffer between the former landfill property and future development to the west, subject to consideration being given to implications of creating the undevelopable remnant parcel west of the buffer and east of future Asbury Chapel Road. Ideally, the County should – rather than purchase a buffer of uniform width – purchase the entire area between the landfill property and the eastern edge of the future road's right-of-way. This approach appears to involve more than the originally envisioned 5.5-acre acquisition and may involve higher acquisition cost. However, the outcome will provide for a better planning solution.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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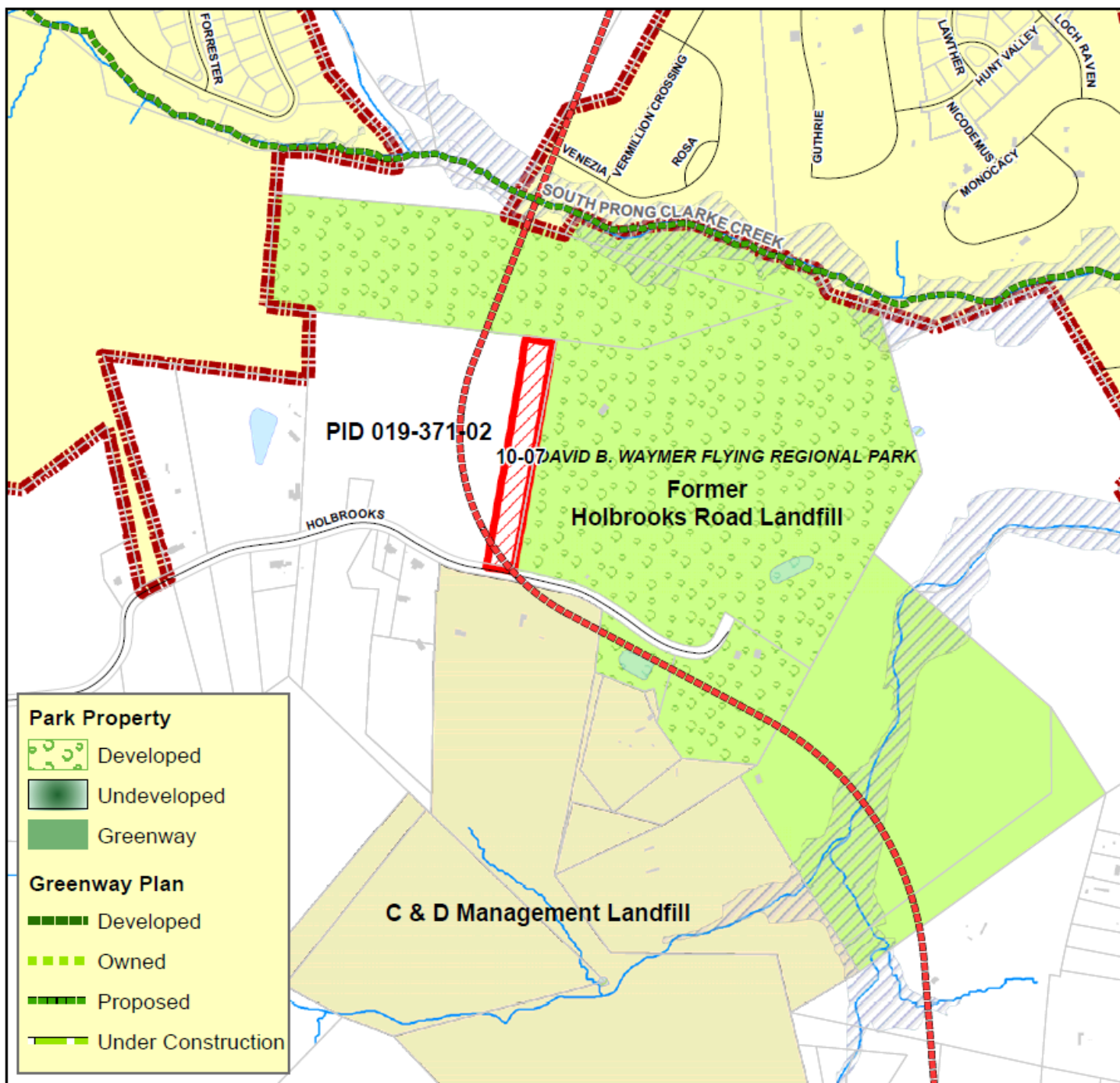
Staff resource: Jonathan Wells



Graphic showing relative location of future right-of-way (in red) to parcel boundary (in blue)
(Source: Town of Huntersville)



Graphic used as illustration for MUMPO adoption of the preferred Asbury Chapel alignment (dark blue)
(Source: MUMPO)



Mandatory Referral 10-07

Submitted by: County Real Estate

Initiated by: County Solid Waste Division

- Mandatory Referral
- FEMA 100 Year Floodplain
- Huntersville City Limits
- County Property
- Proposed Asbury Chapel Road Ext



Produced by the Charlotte-Mecklenburg Planning Department