



September 14, 2011

Chairperson Stephen Rosenburgh
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on Tuesday, September 20, 2011 at 5:00 p.m. in Room 280 located on the 2nd Floor of the Charlotte-Mecklenburg Government Center. At this meeting, the Committee will be asked to receive public comment and make a recommendation on the draft *Elizabeth Area Plan*, overviews of the draft *Steele Creek Area Plan* and *Midtown, Morehead and Cherry Area Plan*, as well as make a recommendation on Mandatory Referral #11-12. Attached is a copy of Mandatory Referral #11-12. You may view the draft area plans by clicking www.charlotteplanning.org.

If you cannot attend the September 20th meeting or have difficulty viewing the draft area plans, please contact me at (704) 336-5993 or mmccullough@charlottenc.gov at your earliest convenience.

Sincerely,

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

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

Charlotte-Mecklenburg Planning Committee Meeting
September 20, 2011
CMGC – 2nd Floor, Room 280, 5:00 p.m.
Meeting Agenda

I. Call to Order and Introductions

II. Approve July 19, 2011 Meeting Minutes. *Attachment 1*

III. Continuation of Public Comment and Recommendation on the draft *Elizabeth Area Plan*

The plan area is comprised of approximately 630 acres bounded by I-277 and Independence Boulevard on the north, the Seaboard Coastal Railroad on the east, Briar Creek on the south, and Randolph Road/Fourth Street, South Laurel Avenue, and Providence Road on the west. The plan defines the vision and land use policies to provide guidance for the preservation of historic neighborhoods as well as future growth and development in the plan area.

The Planning Committee received public comment on the draft plan at the May 17, 2011 meeting and an overview of the plan at the July 19, 2011 meeting. City Council will receive public comment on the draft plan on September 26, 2011. Copies of the draft plan and other information is available by clicking the links or contacting the staff resources below:

Part one of the Draft Elizabeth Area Plan

http://www.charmeck.org/Planning/Land%20Use%20Planning/ElizabethAreaPlan/Draft_Plan_Part1.pdf

Part two of the Draft Elizabeth Area Plan

http://www.charmeck.org/Planning/Land%20Use%20Planning/ElizabethAreaPlan/Draft_Plan_Part2.pdf

Responses to Requests from July 20th Meeting

http://www.charmeck.org/Planning/Land%20Use%20Planning/ElizabethAreaPlan/Responses_to_Requests_from_July_20_2011_Meeting.pdf

Table of Proposed Revisions

<http://www.charmeck.org/Planning/Land%20Use%20Planning/ElizabethAreaPlan/ProposedRevisions.pdf>

Attachment A: Revisions to the Preliminary Transit Station Sub-area

[http://www.charmeck.org/Planning/Land%20Use%20Planning/ElizabethAreaPlan/TransitStation\(SubArea\).pdf](http://www.charmeck.org/Planning/Land%20Use%20Planning/ElizabethAreaPlan/TransitStation(SubArea).pdf)

Staff Resources: Alan Goodwin, Planning
Kathy Cornett, Planning

Action Requested: Receive public comment and recommend adoption of the draft *Elizabeth Area Plan*.

IV. Overview of the Draft *Steele Creek Area Plan*

Background: The Steele Creek plan area is comprised of approximately 27,000 acres and generally bounded by Shopton Road on the north, the State Line on the south, I-485 on the east, and the Catawba River on the west. The area includes a diverse mixture of residential, office, retail and industrial land uses. The plan policies generally focus on land use, community design, transportation, and the natural environment.

A community meeting to receive public comment on the draft plan policies was held on March 31, 2011. The Planning Committee received public comment on the draft plan at their April 19, 2011 meeting. City Council will receive public comment on the draft plan on September 26, 2011 and the Planning Committee will be asked to make a recommendation on the draft plan at their October 18, 2011 meeting.

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

Staff Resources: Melony McCullough, Planning
Brent Wilkinson, Planning

Action Requested: None, for information only.

V. Overview of the Draft *Midtown, Morehead and Cherry Area Plan*

The *Midtown Morehead Cherry* plan area includes three adjoining neighborhoods just outside of Uptown and I-277 centered on the Little Sugar Creek Greenway, encompassing about 455 acres. It is bounded generally on the north by South Tryon Street and the John Belk Freeway (I-277); to the east by East Fourth Street and Queens Road; to the south by Henley Place; and to the west by the rear property lines of various properties along East Morehead Street that abut the Dilworth plan area. The plan establishes a vision for the area and provides policy direction to guide future growth and development, while preserving historic and natural features important to the community.

A public meeting and nine Citizen Advisory Group Meetings have been held over the past year. A final public meeting is scheduled for September 15.

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

Staff Resources: Kent Main, Planning
Alberto Gonzalez, Planning

Action Requested: None, for information only

VI. M.R. #11-12: Proposed Land Exchange Involving County Owned Land at Hillside Avenue at Little Sugar Creek

Background: Mecklenburg County Real Estate received a request for a property exchange with a private development interest along Little Sugar Creek, Willow Oak Road and Hillside Avenue to allow for the development of a subdivision with better connectivity. **Attachment 2**

Staff Resources: Alberto Gonzalez, Planning
Jacqueline McNeil, County Real Estate

Action Requested: Approve Planning staff recommendation for M.R. #11-12.

VII. Area Plan Status and Meeting Report

Background: Committee members will provide an update on area plans.

Committee Resources and Upcoming Area Plan Meetings:

Area Plan	Assigned Commissioner(s)	Scheduled Meetings	Meeting Location
Elizabeth Area Plan		City Council Public Comment September 26, 2011 7:00 p.m.	CMGC Meeting Chamber
Midtown, Morehead and Cherry Area Plan	Commissioners Dodson and Lathrop	Public Meeting August – Date To Be Determined (TBD)	TBD
Steele Creek Area Plan	Commissioners Nealon and Firestone	City Council Public Comment September 26, 2011 7:00 p.m.	CMGC Meeting Chamber

Action Requested: None, for information only.

VIII. Adjourn

**Charlotte-Mecklenburg Planning Commission
Planning Committee Meeting Minutes**

CMGC – Conference Room 280, 2nd Floor

July 19, 2011 - 5:00 p.m.

Commissioners Present: Stephen Rosenburgh (Chairperson), Steven Firestone, Karen Labovitz, Commissioner Tony Lathrop, Margaret Nealon (Vice-Chairperson), and Tracy Finch Dodson (arrived at 5:30 p.m.)

Commissioners Absent: Dr. Dwayne Walker

Planning Staff Present: Debra Campbell, Kathy Cornett, Alan Goodwin, Sonda Kennedy, Melony McCullough, Bryman Suttle, Dan Thilo, and Jonathan Wells

Others Staff Present: Bob Drayton (City Real Estate) and Jacqueline McNeil (County Real Estate)

Call to Order

Chairperson Rosenburgh called the meeting to order at 5:10 p.m.

Approval of Meeting Minutes

A motion was made by Vice-Chairperson Nealon and seconded by Chairperson Rosenburgh to approve the May 17, 2011 minutes. The vote was unanimous (5-0) to approve.

Public Comment and Recommendation on the draft Charlotte Center City 2020 Vision Plan

Debra Campbell (Planning Director) introduced the request to receive public comment and make a recommendation on the draft Charlotte Center City 2020 Vision Plan at this meeting. Dan Thilo (Planning Staff) and Cheryl Myers (Charlotte Center City Partners) gave an overview of the draft plan and summarized the plan's policies. Mr. Thilo stated that this plan builds on previous plans for the Center City and extends beyond the I-277 Loop to include adjacent areas. It is funded jointly by the City, County, and Charlotte Center City Partners (CCCP). The plan was developed working with a consulting team lead by an urban planning and design firm MIG, Inc. The consulting team also included Charlotte firms: urban designers ColeJenest and Stone, marketing communications firm Wray Ward, and transportation consultant Kimley-Horn & Associates.

The plan was developed over an eighteen month period. There were three well attended workshops with working groups consisting of a diverse group of participants. Information on the website explains the process in detail. The focus of the planning process was to envision a big picture of what the City wants to become. The community developed a list of eight goals to make the Center City prosper and competitive with other cities. One of the most important areas is to enhance the neighborhoods and another key area of interest is the need for major roads.

Ms. Myers noted that the plan includes over 200 recommendations which reflect the values and goals identified during the planning process. The focus should be on placemaking and urban design by encouraging memorable projects that strengthen Charlotte's identity and overcoming the barriers such as the I-277 Loop. She stated that the Center City should attract jobs by implementing ideas such as technology, applied innovation, workforce housing technology, continuing education, sharing programs, and partnerships. Another idea shared was that of a Center City Urban Campus by strengthening connections to Johnson C. Smith University, Johnson and Wales, Central Piedmont, and UNCC. Other recommendations were to focus on the North End area, continue to build on investments, build facilities to attract sporting events which will add to tourism business, expand the convention center, more hotels, preserve and enhance parks and recreation, greenways, create a grand boulevard loop, revitalize park centers, add shopping in the downtown area, integrate the transportation network, improve the transportation center, consider a bicycle station, design gateway stations, sell land along 277, complete the development of Knights stadium, and improve the residential area. It was also recommended that the Hal Marshall site be redeveloped. Ms. Myers concluded by stating that this is a long range plan. City Council will receive an overview of the plan and public comments on July 25. Council's Transportation and Planning Committee will be asked to make a recommendation on the plan at their August 22nd meeting and City Council will consider the plan for adoption on September 12.

There were two public speakers. Dan Farris, chairman of the local bicycle advocacy group, Charlotte Area Bicycle Alliance requested that more time be allotted for public input. His request was to allow for public input as late as the end of September because often people are on vacation during the summer or unavailable for other reasons. He thanked the staff for their work on this plan.

Beth Marlin, Biddleville neighborhood, shared concern about safety for those who walk and ride bicycles. She thanked the staff for their work. She would like to see the City preserve the history and continue to upgrade existing houses, have more health care for senior citizens, and more effort to aid the homeless.

Vice-Chairperson Nealon stated that these types of plans are important for the city to be competitive. There is a lot of hard work ahead and adopting a plan such as this endorses our vision of a better community. Chairperson Rosenburgh asked about the technology and rail. He stated that retail is important and asked why wasn't it included. Ms. Myers stated it was probably because the Levine plan is in its final phase and not to mention it was an oversight. The Chairperson also asked if the budget was divided between the public and private sector. Ms. Myers stated that cost has not been assigned.

A motion was made by Vice-Chairperson Nealon and seconded by Chairperson Rosenburgh to recommend approval of the draft Charlotte Center City 2020 Vision Plan. The vote was (5-0) to approve. Commissioner Dodson was recused.

Continuation of Public Comment on the draft *Elizabeth Area Plan*

Alan Goodwin (Planning Staff) gave an overview of the planning process, public input process, concept plan, and recommended policies to enlighten the members who recently transferred to the Planning Committee. The plan development process began two years ago and the plan recommends that historic neighborhoods remain low density and that Seventh Street not be widened. The Planning Committee received public comment on the draft plan at the May 17, 2011 meeting. However, an additional Citizen Advisory Group meeting was scheduled for June 15th. Therefore, the Committee voted to continue public comment on the draft plan. There are still issues that need to be addressed and a request was made to have the Elizabeth Area Plan's recommendations heard in September. There was one speaker, Andy Misiaveg, who thanked staff for their hard work and allowing them additional time.

Chairperson Rosenburgh asked about the trolley system. Mr. Goodwin described the design for the streetcar. Chairperson Rosenburgh asked if it is funded. Mr. Goodwin stated that it is and will extend public transportation along Seventh Street. Chairperson Rosenburgh asked that he be brought up to date on the issue. Mr. Goodwin stated that there are no plans for a public station. Chairperson Rosenburgh asked when will Memorial Stadium be completed. Jackie McNeil (County Real Estate) said that there is not a set date. Mr. Goodwin told the Committee that if they would like to tour the Elizabeth area, he will make arrangements to do so.

Chairperson Rosenburgh stated that a vote is not required for public comments to be continued to September.

Review of the Mandatory Referral Process

Jonathan Wells provided a brief overview of the mandatory referral process. This presentation was for information only and no action was required. Mr. Wells said this is a refresher course for new Committee members. He explained the process and noted that it is required by state legislation passed in 1973. A mandatory referral is required when the City or County propose real estate transactions involving capital investments. Action should be taken within 30 days of receipt of application.

The process involves the Planning staff developing a report and the Planning Committee making a recommendation. There are a number of considerations such as surrounding land use, land use policies, project impact, and joint use opportunities. Factors that are not considered include project/real estate cost and alternate locations. The following are not subject to mandatory referrals: land acquisition intended for use as landfill, acquisitions that are incidental in nature (e.g. rights-of-way, easements, etc.), and acquisitions associated with land development (e.g. streets, open space, etc.).

The committee received this presentation as information only.

M.R. #11-09: Proposed Transfer of City Owned Property Located at 4201 Morris Field Drive

Jonathan Wells (Planning Staff) presented the mandatory referral for the City's proposal to transfer city owned property located at 4201 Morris Field Drive. The City of Charlotte Real Estate received a request to transfer approximately 8.92 acres of vacant land to a development partnership to build affordable single family homes. Their goal is to construct and sell a subdivision of approximately 57 homes to owner-occupants with low incomes. Mr. Wells stated that the property is currently surrounded by single family residential development with industrial development to the north. The property is zoned R-8.

A motion was made by Vice-Chairperson Nealon and seconded by Commissioner Dodson to approve Planning Staff's recommendation for M.R. #11-09. The vote was 6-0 to approve.

M.R. #11-10: Proposed Acquisition of Land Located on Shearer Road (Town of Davidson) as Future Parkland

Jonathan Wells (Planning Staff) presented the mandatory referral for the City's proposal to acquire land located on Shearer Road (Town of Davidson) as future parkland. He stated that Mecklenburg County proposes to acquire approximately 228 acres of land located on Shearer Road within the Town of Davidson's extraterritorial jurisdiction for active and passive park activities. The property connects with three existing public land holdings. This acquisition would create 535 acres of continuous parkland.

Chairperson Rosenburgh asked how this proposal came about. Ms. McNeil stated that the subdivision was in foreclosure. Commissioner Labovitz asked what is the timeframe to purchase. Ms. McNeil stated that it is open for discussion but that this is a good time to buy and details have to be worked out. Chairperson Rosenburgh asked about a price with the option. Ms. McNeil stated that she could not disclose that information. Chairperson Rosenburgh stated that he will contact the County Manager for that information.

A motion was made by Vice-Chairperson Nealon and seconded by Chairperson Rosenburgh to approve Planning Staff's recommendation for M.R. #11-10. The vote was 5-1 to approve.

M.R. #11-11: Proposed Acquisition of Land Located off Lakeview Drive (Town of Pineville) as Future Parkland

Mr. Wells presented the mandatory referral for the City's proposal to acquire land located off Lakeview Drive (Town of Pineville) as future parkland. He stated that Mecklenburg County proposes to acquire approximately 52 acres of land within the Town of Pineville. The property is adjacent to a 41 acre parcel of land owned by the County and Jack Hughes Park, which is owned by the Town of Pineville. If the subject property is acquired by the County, it will be leased to Pineville for recreational purposes.

A motion was made by Commissioner Dodson and seconded by Commissioner Firestone to approve Planning Staff's recommendation for M.R. #11-11. The vote was 6-0 to approve.

Area Plan Status and Meeting Report

Steele Creek Area Plan

- Vice-Chairperson Nealon highlighted staff's action in addressing the Citizen Advisory Group's concerns. She told the Committee that staff did a great job developing a table to address citizen concerns. She thinks the table is an effective discussion tool and that the table combined with meetings to discuss outstanding issues after the public meeting should be used in the future. She also commented on staff's professionalism in working with the Citizen Advisory Group. Chairperson Rosenburgh asked Vice-Chairperson Nealon to send an e-mail to Debra Campbell referencing Ms. McCullough's actions.
- Chairperson Rosenburgh appointed Commissioner Dodson and Commissioner Lathrop to the Midtown, Morehead, and Cherry Plan.
- Commissioner Firestone will work with Vice-Chairperson Nealon on the Steele Creek Area Plan.

Election of Vice Chairperson

Commissioner Firestone nominated Vice-Chairperson Nealon to serve as the vice chairperson of the Planning Committee. Commissioner Dodson seconded. The vote was unanimous for Commissioner Nealon to serve as Vice Chairperson.

Adjourn

Chairperson Rosenburgh thanked everyone for attending and the meeting adjourned at 7:05 p.m.

MANDATORY REFERRAL REPORT NO. 11-12

Proposed Land Exchange Involving County owned land at Hillside Ave at Little Sugar Creek

PROJECT PROPOSAL AND LOCATION:

This project consists of a property exchange between a private development interest and Mecklenburg County. The development interest proposes to convey to the County +/- 20,477 SF of Tax Parcel #151-113-72, and the County will convey a +/- 20,461SF portion of Tax Parcel #151-112-01 to the developer. The land the County will receive is landlocked floodplain property and is along Little Sugar Creek. The property the developer will receive is at the intersection of Willow Oak Road and Hillside Avenue. The developer wishes to obtain the County owned property to have frontage on Hillside Avenue for a planned subdivision. The property the County proposes to obtain will add to property assemblage along Little Sugar Creek Greenway. Both properties are vacant and zoned R-4.

PROJECT JUSTIFICATION:

The proposed exchange will allow the planned subdivision to front Hillside Ave. It has been determined that this configuration is the best alternative for the layout of the proposed subdivision. The alternative would have been a cul-de-sac off Willow Oak Road with no connection to Hillside Ave or Little Sugar Creek Greenway.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This project is consistent with the *2008 Mecklenburg County Parks Master Plan* objectives. Land assemblages along existing greenway corridors create opportunities for expanding the system and providing linkages to stretches of greenway corridors that have gaps in trail and or property connectivity. Additionally, adding to the greenway system allows for the protection of tree cover, wildlife corridors, streams, and protects environmentally sensitive property from development.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Central District Plan* (1993) recommends single family land use up to 4 dwelling units per acre (DUA) for the western portion of parcel 151-112-01 which is not in the floodplain, and Park / Greenway land use for the eastern portion of parcel 151-113-72 which is in the floodplain. The proposed residential development is 4 dwelling units per acre and the portions of the subject parcel not proposed for development will become part of the greenway system. Therefore the proposed land use is consistent with the *Central District Plan*.

PROJECT IMPACT:

The exchange creates a better subdivision configuration and adds to the public accessibility to the greenway area along Little Sugar Creek.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This project does not affect any other known public projects in this area.

ESTIMATED PROJECT COMPLETION DATE:

This project for is land acquisition only and is expected to be completed by mid-October, 2011.

JOINT USE TASK FORCE REVIEW COMMENTS:

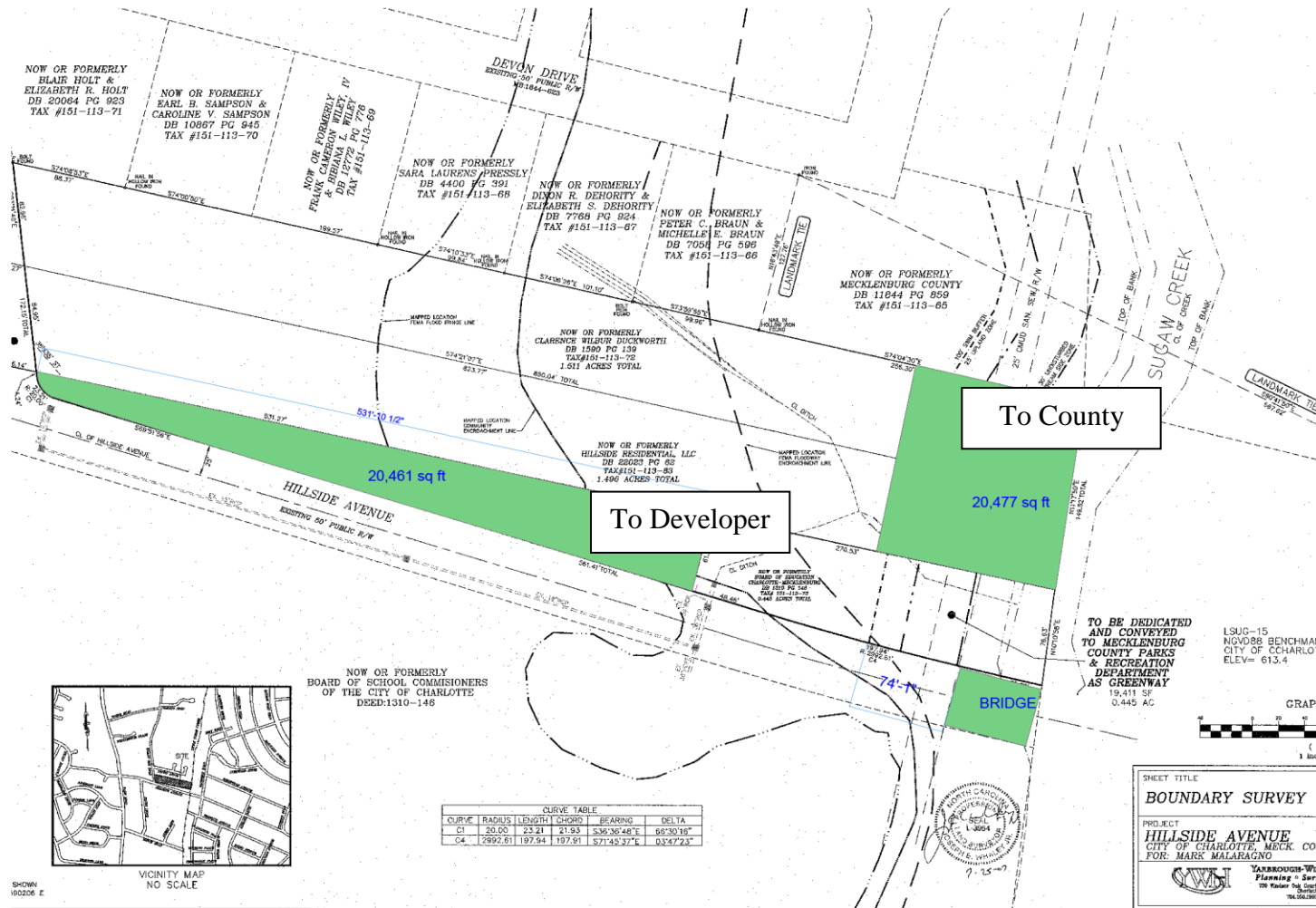
The Joint Use Task Force reviewed this matter at their September 7, 2011 meeting and no comments were offered.

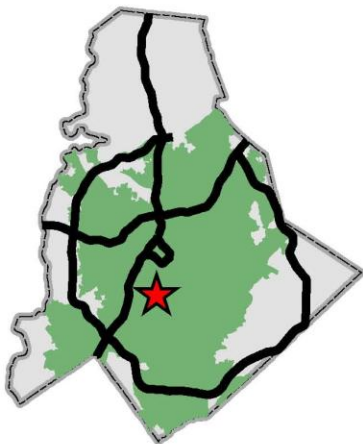
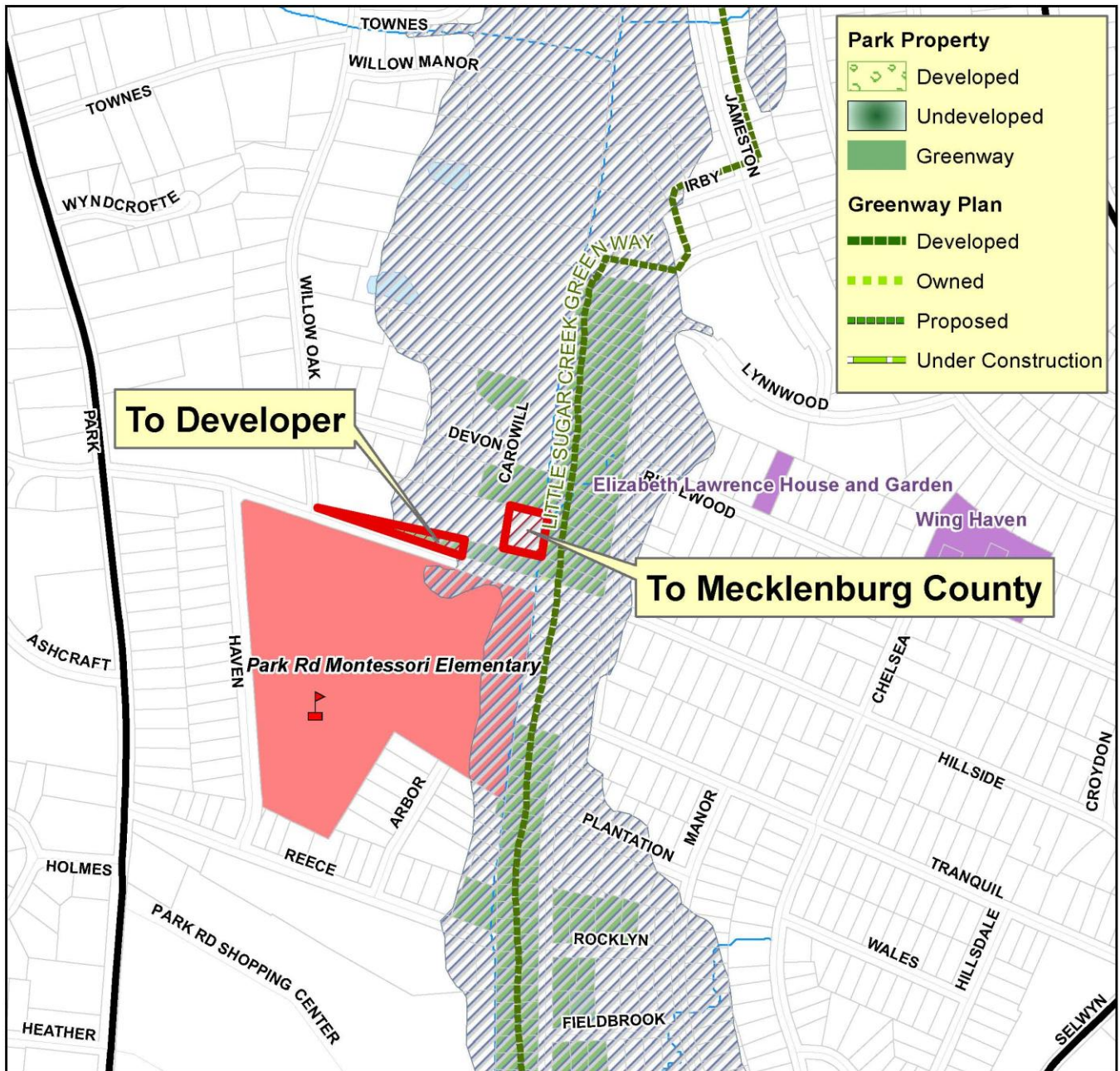
PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land swap.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Proposed Land Exchange of County Owned Property at Hillside Avenue





Mandatory Referral 11-12

Submitted and initiated by: County Real Estate



Mandatory Referral



County Property



Local Historic Landmark



Produced by the Charlotte-Mecklenburg Planning Department