

# Planning Committee

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## Agenda Packet

September 17, 2013 |  
Room 280  
5:00 p.m. |



**Charlotte-Mecklenburg Planning Commission**  
**Planning Committee Meeting Agenda**  
**September 17, 2013 – 5:00 p.m.**  
**CMGC – Second Floor, Room 280**

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- 1. Call to Order and Introductions**
- 2. Election of Planning Committee Vice-Chairperson**
- 3. Approve May 21, 2013 Minutes. *Attachment 1***
- 4. Overview of the Mandatory Referral Process**

*Background:* Staff will provide a brief overview of the Mandatory Referral process. A Mandatory Referral is required by state law when City, County or sub-entities propose capital investments that involve real estate transactions.

*Staff Resource:* Bryman Suttle, Planning

*Action Requested:* None, for information only.

- 5. M.R. #13-13: Proposal by Mecklenburg County to Acquire Properties along the Proposed Barton Creek Greenway**

*Background:* Mecklenburg County proposes to acquire several properties located along the future route of Barton Creek Greenway in northeast Charlotte. The proposed route is located at University Place, an area with a mix of commercial, single family and multi-family residential land uses. ***Attachment 2***

*Staff Resources:* Amanda Vari, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #13-13.

- 6. M.R. #13-14: Proposal by the City of Charlotte to Exchange Land on Dwight Evans Boulevard with an Adjoining Property Owner**

*Background:* The City proposes to exchange a 60-foot wide parcel of land located on Dwight Evans Boulevard (Tax PID # 145-302-09) with an adjoining property owner to allow the road right-of-way to shift. ***Attachment 3***

*Staff Resources:* Alan Goodwin, Planning  
Tim O'Brien, Engineering & Property Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #13-14.

**7. M.R. #13-15: Proposal by Mecklenburg County to Acquire Land on Rozzelles Ferry Road for Relocation of the County's Compost Central Facility**

*Background:* The County proposes to acquire approximately 51 acres of land located on Rozzelles Ferry Road (Tax PID # 035-054-23), and bounded by Valleydale Road and Fred. D. Alexander Boulevard, for relocation of the Compost Central facility from 5631 West Boulevard.

***Attachment 4***

*Staff Resources:* Amanda Vari, Planning  
Jacqueline McNeil, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #13-15.

**8. M.R. #13-17: Proposal by Mecklenburg County to Acquire Flood-Prone Structures Located along McDowell Creek**

*Background:* Mecklenburg County's Storm Water Services Program proposes to acquire several residential properties located on Gilead Road and along McDowell Creek within the Town of Huntersville. ***Attachment 5***

*Staff Resources:* Jonathan Wells, Planning  
Jacqueline McNeil, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #13-17.

**9. Overview of the Area Plan Development Process**

*Background:* Staff will provide a brief overview of the area plan development process. Area plans are policy documents that serve as a guide for future growth and development.

*Staff Resource:* Melony McCullough, Planning

*Action Requested:* None, for information only.

**10. Draft Prosperity Hucks Area Plan Update**

*Background:* The Prosperity Hucks plan development process began last fall and a community meeting to receive public comment on draft plan recommendations was held August 8. Staff will provide an update on the Prosperity Hucks area planning process and the Committee will be asked to receive public comment on the draft plan this fall.

*Staff Resource:* Kent Main, Planning

*Action Requested:* Receive an update on the Prosperity Hucks area planning process, no action required.

## 11. Area Plan Status and Meeting Report

*Background:* Committee members are assigned to specific area plans. The assigned commissioner attends meetings and updates the Committee on the area planning process.

| Area Plans                        | Assigned Commissioners                 | Scheduled Meetings                                                            |
|-----------------------------------|----------------------------------------|-------------------------------------------------------------------------------|
| <b>Prosperity Hucks Area Plan</b> | New committee member(s) to be assigned | Planning Committee Tour<br>Monday, October 7<br>10:00 a.m. <i>(tentative)</i> |

*Action Requested:* Assign Committee member(s) to plan.

## 12. Adjourn



**Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Minutes (DRAFT)**

**Attachment 1**

**May 21, 2013 – 5:00 p.m.  
CMGC – 2<sup>nd</sup> Floor, Room 280**

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**Attendance**

**Commissioners Present:** Chairperson Andy Zoutewelle, Vice-Chairperson Tracy Finch Dodson, Steven Firestone, Lucia Zapata Griffith (in at 5:15 p.m.), Deborah Ryan, Greg Phipps (in 5:10 p.m.) and Thomas Low

**Planning Staff Present:** Melony McCullough, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Kent Main, Catherine Stutts, Bryman Suttle and Jonathan Wells

**Other Staff Present:** Timothy J. O'Brien, City Real Estate, Mark Hahn (County Real Estate Director), Jacqueline O'Neil (Mecklenburg County Asset Management) and Katie Ross (Real Estate Coordinator)

**Call to Order and Introductions**

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

**Approval of Meeting Minutes**

*A motion was made by Commissioner Griffith and seconded by Commissioner Dodson to approve the March 19, 2013 minutes. The vote was 6-0 to approve the minutes.*

**M.R. #13-05: Proposal by the City of Charlotte to Convey Land Located on Spratt Street to Mecklenburg County for Second Harvest Food Bank Expansion**

Alberto Gonzalez (Planning) presented the Mandatory Referral for the City to convey approximately 1.5 acres of land located at 500-B Spratt Street to Mecklenburg County for the expansion of Second Harvest Food Bank. The County, in turn, will amend its existing lease with Second Harvest Food Bank to include the additional land area.

Chairperson Zoutewelle disclosed that his firm has done survey work in the area. The Committee did not think that Chairperson Zoutewelle had a conflict.

*A motion was made by Commissioner Ryan and seconded by Commissioner Dodson to approve Planning staff's recommendation for Mandatory Referral #13-05. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-05.*

**M.R. #13-06: Proposal by Mecklenburg County to Acquire Land Located on Shopton Road West for McDowell Nature Preserve Expansion**

Catherine Stutts (Planning) presented the County's proposal to purchase approximately 2 acres of land located at 14816 Shopton Road West for the expansion of McDowell Nature Preserve. The proposed land use is consistent with the *Steele Creek Area Plan* (2012).

*A motion was made by Commissioner Ryan and seconded by Commissioner Griffith to approve Planning staff's recommendation for Mandatory Referral #13-06. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-06.*

**M.R. #13-07: Proposal by Mecklenburg County to Acquire Land on McCoy Road for Gar Creek Nature Preserve Expansion**

Jonathan Wells (Planning) presented the County's proposal to purchase approximately 3 acres of land located off McCoy Road (Tax Parcel 015-223-12) in Huntersville to expand Gar Creek Nature Preserve. This property will provide a buffer from existing development and give water quality protection to portions along both sides of a tributary to Gar Creek.

*A motion was made by Commissioner Griffith and seconded by Commissioner Phipps to approve Planning staff's recommendation for Mandatory Referral #13-07. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-07.*

**M.R. #13-08: Proposal by Mecklenburg County to Acquire Land on Frew Road for Derita Neighborhood Park Expansion**

Jonathan Wells (Planning) presented Mecklenburg County's proposal to purchase approximately 5.5 acres (Tax Parcel 085-061-26) and approximately 3 acres (Tax Parcel 085-061-27) located on Frew Road for the expansion of Derita Neighborhood Park. Mr. Wells stated that the *Central District Plan* recommends multi-family residential land uses for the subject property and that a park use is considered appropriate in areas designated for multi-family land uses. Also, the acquisition is consistent with the County's *2008 Parks Master Plan* which encourages the expansion of existing parks. Mr. Wells explained that the Park and Recreation's master plan includes provisions that allow for the purchase of land when there are opportunities for future neighborhood parks. Commissioner Griffith asked if the park will extend into the industrial area. Mr. Wells answered that it would not extend into the industrial area.

Mr. Wells noted that the site is adjacent to a future thoroughfare for which the right-of-way has not been clearly defined. Planning staff's recommendation is for approval with the caveat that the County will work with the Metropolitan–Union Metropolitan Planning Organization (MUMPO) on the road alignment. Commissioner Phipps asked if there is a timeline for construction of the thoroughfare. Mr. Wells stated that this project is not funded at this time.

*A motion was made by Commissioner Griffith and seconded by Commissioner Firestone to approve Planning staff's recommendation for Mandatory Referral #13-08. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-08.*

**M.R. #13-09: Proposal by Mecklenburg County to Acquire Land on York Road for McDowell Nature Preserve Expansion**

Catherine Stutts (Planning) presented Mecklenburg County's proposal to purchase approximately 6.4 acres of land located on York Road (Tax Parcel 199-311-04) to expand McDowell Nature Preserve. This acquisition is consistent with the County's *2008 Parks Master Plan* which encourages the expansion of existing nature preserves.

*A motion was made by Commissioner Ryan and seconded by Commissioner Dodson to approve Planning staff's recommendation for Mandatory Referral #13-09. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-09.*

**M.R. #13-10: Proposal by Mecklenburg County to Acquire Land Located off Beam Road for Sugar Creek Greenway Expansion**

Alberto Gonzalez (Planning) presented the County's proposal to purchase approximately 10 acres of land located at 3140 Beam Road (Tax Parcel 143-221-02) to expand Sugar Creek Greenway. This acquisition is consistent with the County's *2008 Parks Master Plan* which encourages expansion of the greenway system.

Commissioner Low asked who provides parking. Mark Hahn (County Real Estate) answered that there have not been any parking lots constructed along the greenway and that sustainable design practices are used in parks whenever possible.

*A motion was made by Commissioner Ryan and seconded by Commissioner Firestone to approve Planning staff's recommendation for Mandatory Referral #13-10. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-10.*

**M.R. #13-11: Proposal by Mecklenburg County to Acquire Land Located off Northcross Center Court for Caldwell Station Creek Greenway Expansion**

Jonathan Wells (Planning) presented the County's proposal to purchase approximately 2 acres of land located off Northcross Center Court (Tax Parcel 005-042-98) in Huntersville to expand Caldwell Station Creek Greenway. The proposed use of this parcel is to serve as a trailhead/parking lot to serve the Caldwell Station Creek Greenway. This proposed use is consistent with the Town of Huntersville's *2030 Community Plan*. Planning staff recommends approval of the proposed transaction subject to the conditions imposed by the Town of Huntersville.

Commissioner Firestone asked Mr. Wells to explain the odd configuration of the parcel. Mr. Wells stated that the parcel includes public access through an adjoining parcel. Commissioner Ryan shared concerned about access being a legal issue and stated that it seems premature to bring this request before the Planning Committee at this time. Jacqueline McNeil (County Asset and Facility Management) said that the County's attorneys will ensure that roads and access are legal. Commissioner Ryan asked if waiting to resolve this issue is a problem. Ms. McNeil reiterated that County staff will do their due diligence on this project.

*A motion was made by Commissioner Firestone and seconded by Commissioner Dodson to approve Planning staff's recommendation for Mandatory Referral #13-11. The vote was unanimous to approve staff's recommendation for Mandatory Referral #13-11.*

**Prosperity Hucks Area Plan Update**

Mr. Kent Main gave an update on the draft Prosperity Hucks planning process. The plan development process for the Prosperity Hucks area began last fall. Staff held a kick-off meeting and two community workshops to share information and receive public input on the plan area. Staff is in the process of developing the draft plan and will hold a community meeting to present the draft plan this summer.

Commissioner Zoutewelle told the Committee that he and Commissioners Low and Phipps have toured the area with staff. Commissioner Ryan said that it would be helpful to know more about future plans for open space in the area. She also asked if there is a proposed density in the *Center Corridor Wedges document*. Mr. Main answered no. Commissioner Ryan then asked questions about the village's center. Mr. Main replied that this plan will probably have less blocks and more open space. Mr. Main furthered summarized the input received from the community to date.

Mr. Main explained that this gives the Planning Committee an opportunity to share and discuss any concerns about the area plan. Commissioner Ryan stated that there is a difference between discussion and deliberation. She would like a discussion, not just comments or public summary. Ms. McCullough encouraged Committee members to share any concerns or questions with staff. She also noted that staff is considering changes to the area planning process and will provide the Committee with an update at the appropriate time.

### **Adjourn**

Meeting adjourned 7:05 p.m.

**Submitted by:** Katie Daughtry, BSSA-Asset and Facility Management    **Initiated by:** Jim Garges, Director Mecklenburg County Park and Recreation

### **MANDATORY REFERRAL REPORT NO. 13-13**

Proposed Acquisition of Properties along Proposed Barton Creek Greenway in Northeast Charlotte

#### **PROJECT PROPOSAL AND LOCATION:**

This project is the proposed acquisition of properties located along the future route of Barton Creek Greenway in northeast Charlotte. The properties in the area are zoned B-1SCD (Shopping Center District) and R-20MF (Multi-family District) according to the City of Charlotte Zoning Ordinance.

The proposed route is located in an area with a mix of commercial, single family and multi-family residential uses. Very little of the proposed route would be on floodplain property. The proposal is to acquire portions of parcels necessary for greenway development without displacing residential or commercial site occupants. The acquisitions would vary in width based upon negotiations with individual property owners, but is unlikely to be narrower than 40 feet.

#### **PROJECT JUSTIFICATION:**

The purpose of the Mecklenburg County greenway system is to provide habitat conservation, protect the water supply, mitigate flooding, and provide an opportunity for active transportation and recreation for pedestrians and cyclists. Currently, the County has constructed approximately 37 miles of the planned 185 mile greenway system.

The paved trail on Barton Creek Greenway will be approximately 3/5 of a mile and will connect the existing trail on Mallard Creek Greenway to J.W. Clay Boulevard at University Place, near UNC-Charlotte. It is anticipated that the trail will adhere to the County's typical trail specifications being at least 10 feet wide, paved and have a few feet of grass on either side. Topography challenges in this area may require the construction of retaining walls at various locations along the proposed route. Bridges will be necessary to cross Mallard and Barton creeks with the greenway trail.

This project will require the acquisition of several properties through donation or purchase of fee simple property or through donation or purchase of temporary and permanent easements. Five neighborhoods will be impacted by the project: Glenwater at University Place, University Place, Welwyn, Walden Station and Walden Court.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

These acquisitions are consistent with *Mecklenburg County Park and Recreation 10 Year Master Plan*.

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The properties included along the greenway corridor lie within the *University City Area Plan (UCAP)* (adopted 2007) and the *Northeast District Plan* (adopted 1996). The *UCAP* set a goal to create a network of public open spaces, parks, and greenways and also identifies a connection between J.W. Clay Boulevard and the existing Mallard Creek Greenway. It is noted as a high priority for implementation by the County. The *Northeast District Plan* also sets a priority for greenway connections that provide access between more neighborhoods and parks. The location of the proposed greenway connection is consistent with both adopted area plans.

#### **PROJECT IMPACT:**

Acquisition of this property for Barton Creek Greenway will provide an access for pedestrians to reach the existing trail on Mallard Creek Greenway, UNC-Charlotte, University Place, CMC University and other office/retail centers in the University City area. This project will provide a main greenway trail that is a permanent part of the Mecklenburg County Greenway Program.

#### **RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The proposed greenway trail will provide a connection to the future Charlotte Light Rail Blue line Extension on North Tryon Street which is expected to be in operation by 2017. The proposed greenway trail will be in close proximity to the proposed J.W. Clay station and will provide convenient pedestrian and bicycle access between the station and nearby neighborhoods, businesses and institutions. The project will connect to the existing Mallard Creek and Clark Creek Greenway system.

#### **ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of the properties needed for this project is expected to be completed by early October 2013. Construction on Barton Creek Greenway is expected to begin in 2014 and last approximately one year.

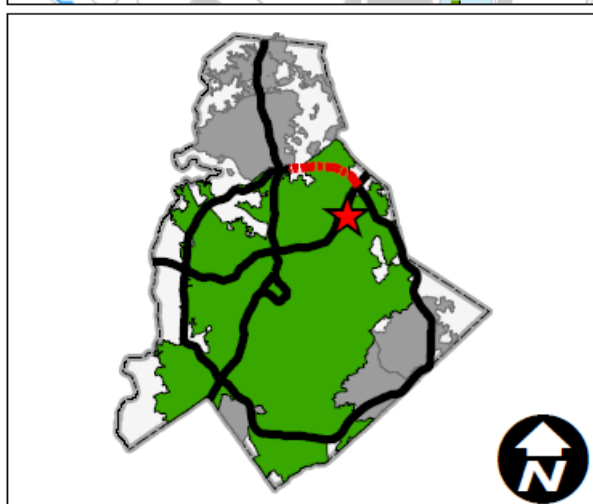
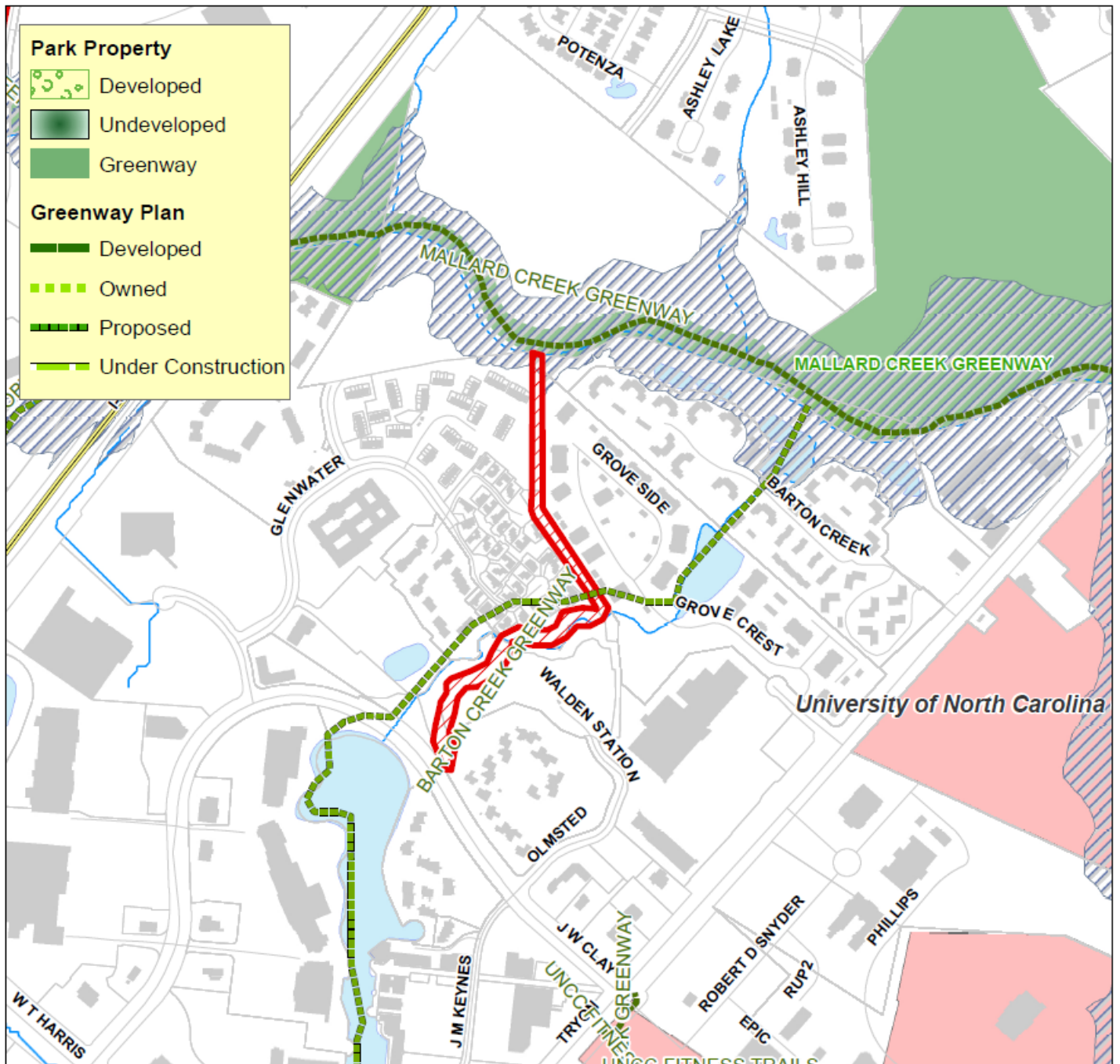
#### **JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their September 4, 2013 meeting and it was noted that as part of the Northeast Corridor Infrastructure (NECI) project, sidewalks along J.W. Clay Boulevard are to be constructed between the southern end of this segment of the proposed greenway and the Blue Line Extension station at J.W. Clay Boulevard. Construction schedules could be coordinated for mutual benefits.

**PLANNING STAFF RECOMMENDATION:**

Staff recognizes the need to reserve land for parks, open space, and greenways as part of future development. Therefore, staff recommends acquisition of the proposed property for a greenway connection.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 13-13

Initiated by: Park & Recreation Department

Submitted by: County Real Estate



Mandatory Referral



FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department



Initiated and Submitted by: Tim O'Brien, Engineering & Property Management

**MANDATORY REFERRAL-REPORT NO. 13-14**  
**Proposed Land Exchange Involving Charlotte Property on Dwight Evans Road**

**PROJECT PROPOSAL AND LOCATION:**

In 2008, the City of Charlotte purchased the 60-foot wide parcel of land on Dwight Evans Road in west Charlotte (PID # 14530209) from The Charlotte Observer in order for Charlotte-Mecklenburg Utilities (CMU) to gain access to the back side of the Irwin Creek Waste Water Treatment Plant property. So far, the access road has not been constructed and the property remains vacant. The two companies on either side of the City property (ALSCO and The Charlotte Observer) have a mutual business interest in having the road shift approximately 200 feet to the east, onto The Charlotte Observer property (PID # 14530204). Following the road shift, the Observer plans to sell its land west of the relocated right-of-way to ALSCO for expansion.

The area has an I-2 (General Industrial) zoning classification according to the Charlotte Zoning Ordinance, and is developed as an office park. The Irwin Creek Water Treatment property (325 acres) lies immediately to the north. Since the land that was previously acquired is intended to provide access to the rear portion of the CMU property from Dwight Evans Road, moving the future entranceway by about 200 feet will not impact future development plans for this property.

**PROJECT JUSTIFICATION:**

Upon inspection of the properties, and with approval by CMU, the land exchange does not appear to negatively impact CMU plant operations, and could aid the two companies in their growth plans.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This proposed land exchange will be beneficial for economic development for the two companies.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (1993) recommends industrial land use for both subject parcels. The proposed use is consistent with the plan.

**PROJECT IMPACT:**

There are no anticipated project impacts.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

There are no known relationships to other projects.

**ESTIMATED PROJECT COMPLETION DATE:**

It is the goal to complete this transaction in winter 2013. CMU does not currently have funding to construct the future road or to undertake accompanying plant expansion.

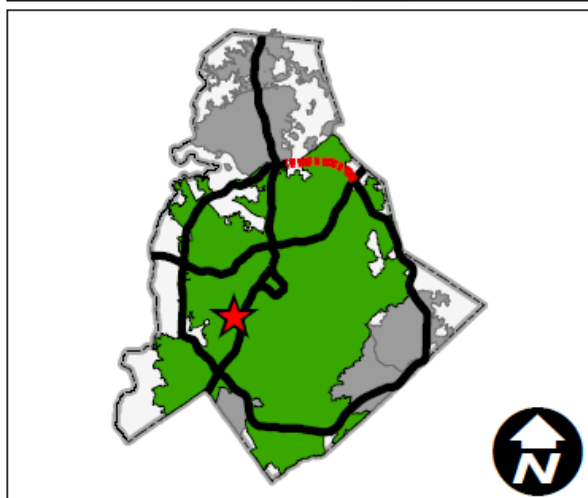
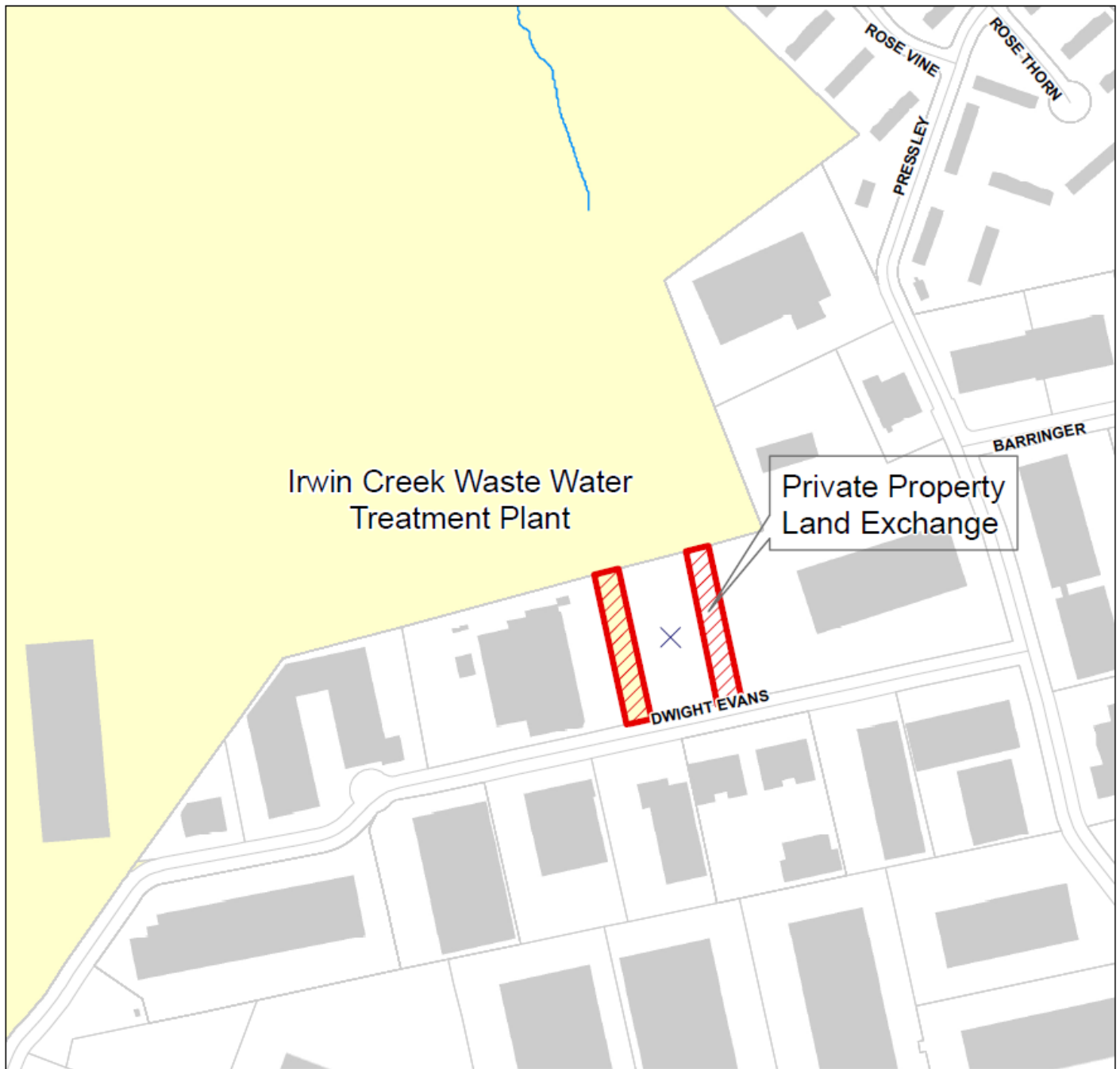
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their September 4, 2013 meeting and there were no comments made on this mandatory referral.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed land transfer.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 13-14

Initiated & Submitted by: City Real Estate

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  City Property



**Submitted by:** Jacqueline McNeil, BSSA-Asset and Facility Management

**Initiated by:** Ebenezer Gujjarlapudi, Director of Land Use and Environmental Services Agency

### **MANDATORY REFERRAL REPORT NO. 13-15**

Proposed Relocation of County Compost Central Facility to Rozzelles Ferry Road

#### **PROJECT PROPOSAL AND LOCATION:**

This project is the proposed acquisition of Tax Parcel #035-054-23 (±50.824 acres) located between the 6500 – 6799 blocks of Rozzelles Ferry Road in Charlotte for the relocation of the County's Compost Central facility. The property is bounded by Fred Alexander Boulevard and Rozzelles Ferry and Valleydale roads in northwest Charlotte. The property is vacant and zoned I-2 (General Industrial) according to the City of Charlotte Zoning Ordinance. The subject parcel is located in an industrial area with a few single family residential neighborhoods nearby.

#### **PROJECT JUSTIFICATION:**

Compost Central, operated by the Solid Waste Division of the County's Land Use and Environmental Services Agency, is currently located at 5631 West Boulevard on airport property leased from the City of Charlotte. The facility has been in operation since 1992 and accepts storm debris, recycling as well as residential, commercial and industrial yard trimmings generated within the City of Charlotte, the six Towns and the unincorporated areas of Mecklenburg County. Of the 100,000 tons of yard trimmings handled annually by Solid Waste, 60% of it is processed at Compost Central.

The City informed Solid Waste that it has plans to build a new runway at Charlotte-Douglass International Airport. The new runway will occupy the property that is leased to the County for Compost Central. Therefore, Compost Central is required to vacate the property by Spring 2015. To maintain uninterrupted and consistent services, an alternative location for the facility must be found. It is the Solid Waste position that Compost Central should be relocated to County-owned property rather than seeking an alternate location on airport property (that would need to subsequently be vacated). Solid Waste staff therefore developed criteria by which all prospective sites were measured. The minimum criteria were:

- 50 or more acres
- Industrial zoning
- Absence of significant topography, drainage, traffic, water quality issues

The Rozzelles Ferry Road property was selected as the preferred site among those properties that were evaluated by this criteria. The proposed site has a natural tree buffer, is cleared in the center, and does not contain water quality buffers, or a community or FEMA floodplain. The proposed site is currently zoned I-2 which allows for this type of use.

Currently, Solid Waste has four geographically-spaced locations around the County. Besides Compost Central, Solid Waste's other three locations are the North Mecklenburg Center (Statesville Road in Huntersville), the Foxhole Center (Lancaster Highway in South Charlotte) and the Hickory Grove Center (Pence Road in East Charlotte). Solid Waste has found that this system works well as it reduces drive time and transportation costs for residential and commercial customers. Acquiring property in western Mecklenburg County will allow Solid Waste to maintain its four geographically-spaced locations. Additionally, the State requires the County to have a storm debris location and the County entered into an agreement with the six Towns within the County to provide solid waste services in 2008. Compost Central is the County's storm debris location and the other three centers are unable to handle the volume of debris that can be handled at the current and proposed new Compost Central location.

#### **CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The 2012 *Solid Waste Management Plan* identifies Compost Central as "the primary residential yard trimmings facility in the County." One of the plan's goals was to "maintain and expand existing facilities." This acquisition would meet the goal of maintaining solid waste services to residents and commercial operations in Mecklenburg County. Additionally, acquisition of the property will allow Mecklenburg County to comply with State of North Carolina requirements that the County have a storm debris location.

#### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The site lies within the *Mount Holly Road Special Project Plan* (adopted 1994), which recommends I-2 Heavy Industrial zoning remain in the area south of Fred D. Alexander Boulevard (Northwest Circumferential Road). The subject property is located south of Fred D. Alexander and is therefore consistent with the adopted land use policy. The *Northwest District Plan* (adopted 1990) also identifies the area for industrial as the adopted future land use for the subject parcel.

#### **PROJECT IMPACT:**

Acquisition of this property will allow Solid Waste to maintain the current level of service it provides to residential and commercial customers in Mecklenburg County. Failure to acquire property for Compost Central operations will mean that the County will be out of compliance with State regulations as well as contractual agreements it has with the six Towns within Mecklenburg County.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This property is to be utilized as Compost Central. It 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 fall 2013.

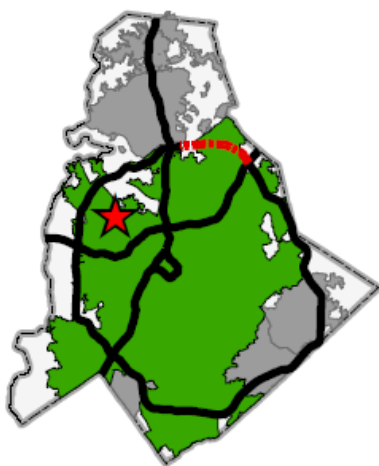
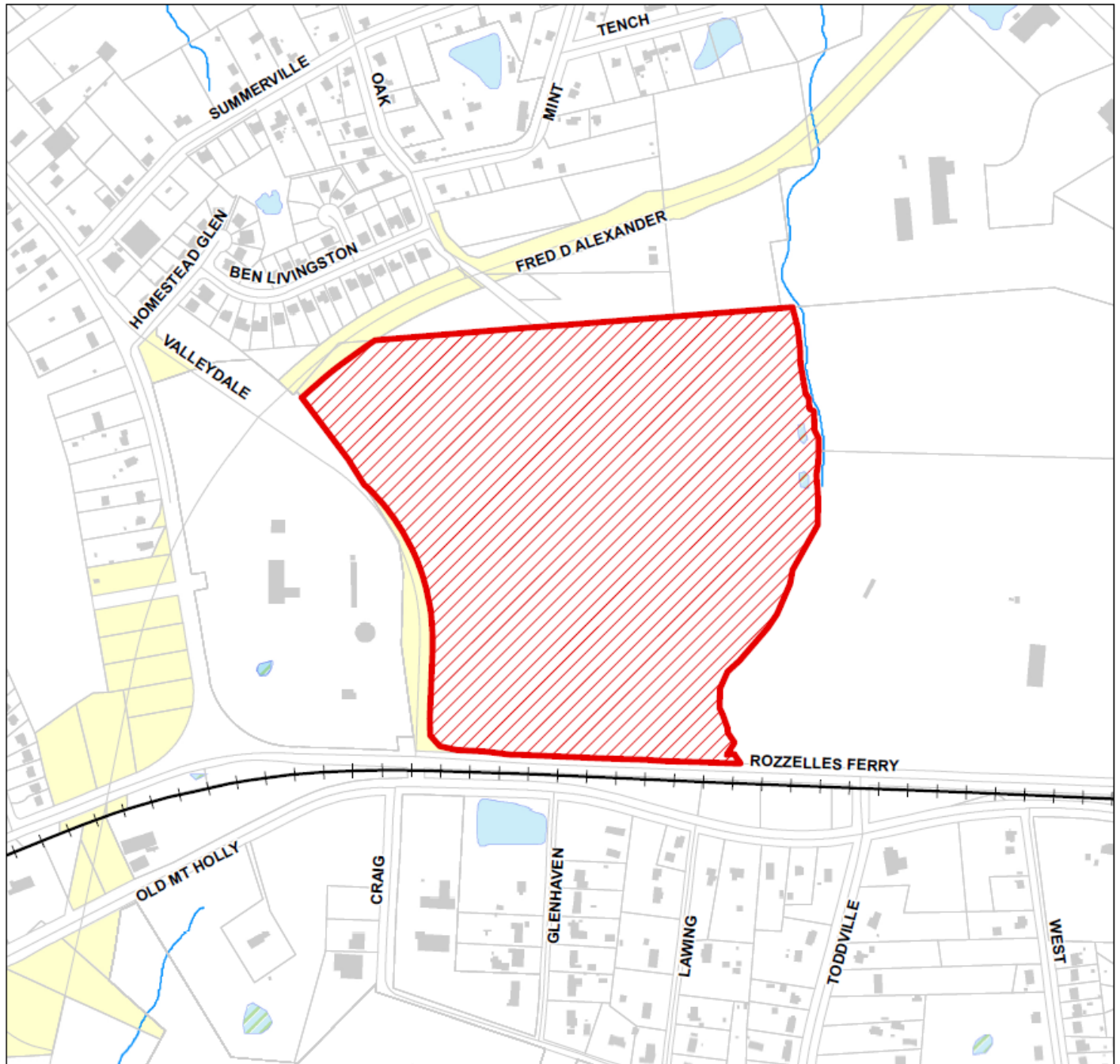
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their September 4, 2013 meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

The proposed industrial use of the subject property is consistent with adopted land use policies. Staff recommends acquisition of the subject property for the relocation of the County's Compost Central facility, subject to site planning being sensitive to the single family residential properties located on the north side of Fred D. Alexander Blvd.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 13-15

Initiated by: LUESA

Submitted by: County Real Estate



Mandatory Referral



FEMA 100 Year Floodplain



City Property



Produced by the Charlotte-Mecklenburg Planning Department



# Rozzelles Ferry Road



## Legend

-  Rozzelles Ferry Road Property
-  100 Year Floodplain
-  Creeks & Streams

**Submitted by:** Jacqueline McNeil, BSSA-Asset & Facility Mgt

**Initiated by:** David Love, County Storm Water Services

**MANDATORY REFERRAL REPORT NO. 13-17**  
**Proposed Acquisition by Mecklenburg County of Flood-prone Structures along McDowell Creek**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County's Storm Water Services Program proposes to acquire properties along McDowell Creek in the Town of Huntersville during fiscal year 2014 (see list below). These parcels are mostly improved with single family dwellings. The properties are located in flood prone areas and as such are subject to periodic and severe flooding. Use of the Storm Water Services capital fund is proposed for acquisition of this properties, whose owners will need to express a willingness to participate (participation in the program is voluntary) in the program. The properties along McDowell Creek are zoned TR, Transitional Residential District, under the Town of Huntersville' Zoning Ordinance. Following acquisition, the homes will be removed and the properties will be added to the County's open space/greenway system and maintained in a natural state. At a future date, Storm Water Services may consider stream improvements along the creeks.

| Property address | Parcel I.D. number |
|------------------|--------------------|
| 7926 Gilead Road | 01509113           |
| 8010 Gilead Road | 01509114           |
| 8018 Gilead Road | 01509115           |
| 8131 Gilead Road | 00905104           |

**PROJECT JUSTIFICATION:**

The proposed acquisitions are located within a FEMA-designated floodplain and are at continued risk of life and property damage and/or loss from future floods. The proposed acquisitions are intended to eliminate potential future losses by removing the improvements. Additionally, acquisition of these parcels will add to greenway connectivity and assemblage along each of the creeks.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of these parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by County Commission on December 3, 1997) which aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain.

Greenway property assemblage along the creeks is supported by and consistent with the *2008 Greenway Master Plan*, a component of the *2008 Park and Recreation 10-Year Master Plan* adopted by the County Commission on May 7, 2008.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

Acquisition of these properties for the proposed land use is consistent with the *Town of Huntersville 2030 Community Plan* and the Town of Huntersville therefore is supportive of the proposed transaction. Specifically, the *Community Plan's* policies supporting the transaction are:

- Policy E-1: Continue to support the preservation and enhancement of the natural environment along with its scenic and cultural assets
- Policy E-2: Continue to apply current standards to avoid locating new development in areas of significant environmental, scenic, or cultural resources, and
- Policy E-3: continue to support existing environmental regulations pertaining to tree preservation, buffer yards, open space, water quality and stream protection.

Town staff adds that it would be unlikely that these properties could be developed today given the Town and County stream protection regulations currently in place.

**PROJECT IMPACT:**

Acquisition of these parcels will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

The purpose of these acquisitions is the protection of life and property. Additionally, Storm Water Services has worked with the Charlotte-Mecklenburg Police Department and the Charlotte Fire Department to provide training opportunities for police and fire personnel prior to the demolition of the structures along Briar Creek. County Storm Water Services also works with Habitat of Humanity of Charlotte to reuse any usable materials in the structure prior to demolition.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring these properties by the end of fiscal year 2014, subject to owners' agreement to participate.

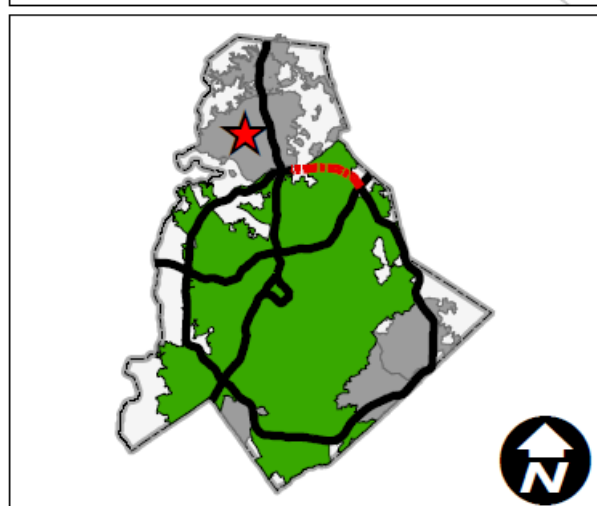
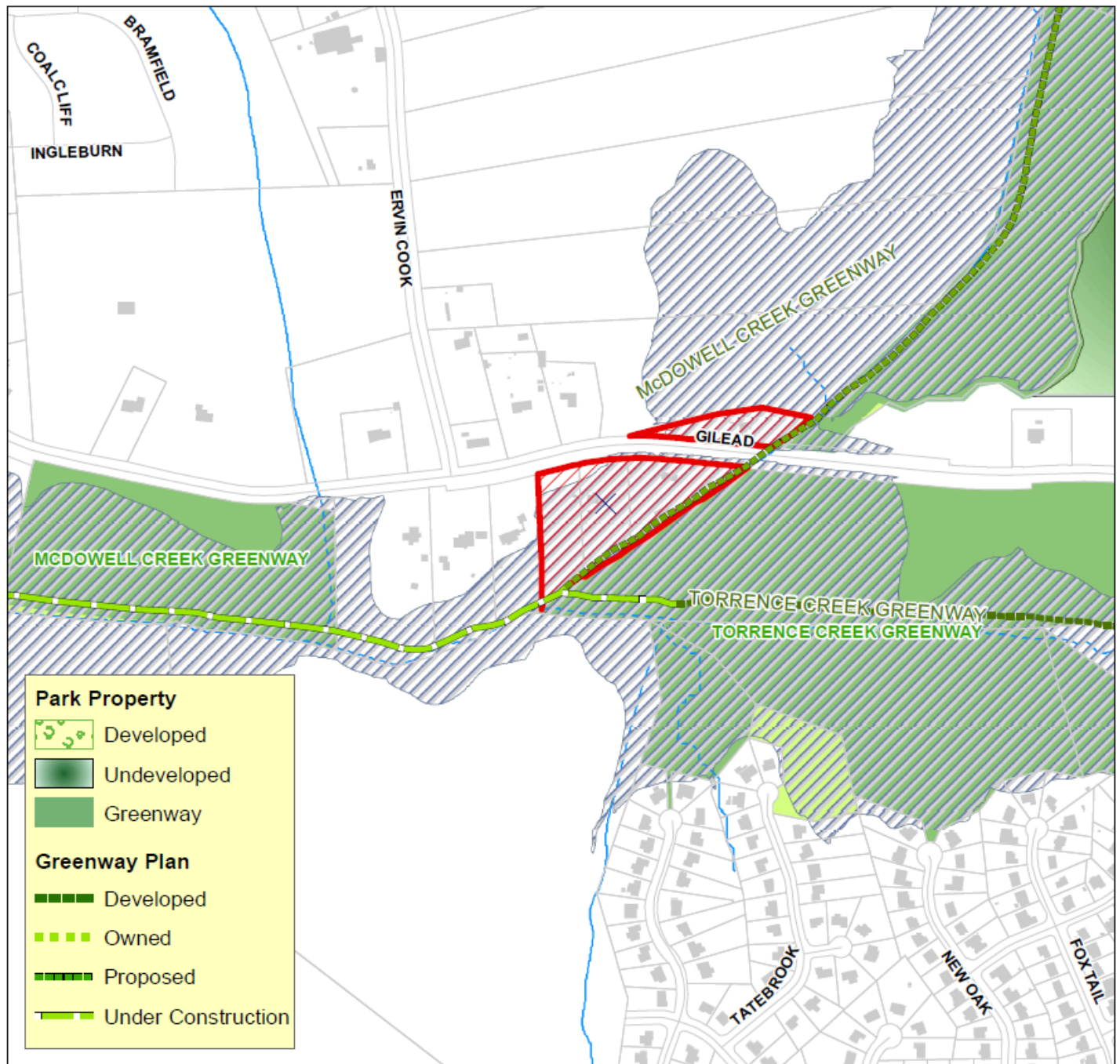
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their September 4, 2013 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

Staff recommends approval of the proposed transaction for the intended land use.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



## Mandatory Referral 13-17

Initiated by: Storm Water Services  
Submitted by: County Real Estate

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property

Produced by the Charlotte-Mecklenburg Planning Department

