

# Planning Committee Agenda Packet

September 15, 2015 |  
Room 280  
5:00 p.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

September 15, 2015 – 5:00 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

---

**1. Call to Order and Introductions**

**2. Approve July 21, 2015 Minutes. *Attachment 1***

**3. Overview of the Mandatory Referral Process**

*Staff Resource:* Jonathan Wells, Planning

*Action Requested:* None, for information only.

**4. M.R. #15-33: Proposal by Charlotte-Mecklenburg Schools (CMS) to Lease Portions of Several School Sites for Cell Towers**

*Background:* Mecklenburg County proposes to lease portions of Barnette Elementary and Bradley Middle schools (jointly), Hough High School, Hawthorne High School (former Derita School) and Eastway Middle School (see Mandatory Referral for addresses and tax parcel numbers) for cell tower construction, operation and maintenance. ***Attachment 2***

*Staff Resources:* Amanda Vari and Jonathan Wells, Planning  
Peggy Hey, Charlotte-Mecklenburg Schools

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-33.

**5. M.R. #15-34: Proposal by Mecklenburg County to Acquire Land Located in the Hidden Valley Neighborhood for Little Sugar Creek Greenway**

*Background:* Mecklenburg County proposes to acquire a portion of a 0.27 acre site located off Burroughs Street (Tax Parcel 089-022-10) in Hidden Valley for construction of a neighborhood trail along Little Sugar Creek. ***Attachment 3***

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

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-34.

**6. M.R. #15-35: Proposal by the City of Charlotte to Sale Land Located on Toomey Avenue**

*Background:* The City of Charlotte proposes to sale 0.76 acres of vacant land located on Toomey Avenue (Tax Parcel 145-016-12). The parcel was purchased in 1929 for a former trash incinerator and is no longer needed for City use. ***Attachment 4***

*Staff Resources:* Catherine Mahoney, Planning  
Amanda Byrum, City Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-35.

**7. M.R. #15-36: Proposal by the City of Charlotte to Sale Land Located on Old Pineville Road Near East Arrowood Road**

*Background:* The City of Charlotte proposes to sale two vacant parcels located along Old Pineville Road near the intersection of East Arrowood Road (Tax Parcels 205-231-12 and 15). The parcels were acquired in 2006 for the Old Pineville Road Extension project and are no longer needed for City use. **Attachment 5**

*Staff Resources:* Kent Main, Planning  
Amanda Byrum, City Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-36.

**8. M.R. #15-37: Proposal by the City of Charlotte to Sale Land Located on Idlewild Road Near Cresthill Drive**

*Background:* The City of Charlotte proposes to sale two vacant parcels located along Idlewild Road, near Cresthill Drive (Tax Parcels 165-101-02 and 03). The parcels were acquired in 2012 for the Idlewild Road Widening Project and are no longer needed for City use. **Attachment 6**

*Staff Resources:* Kent Main, Planning  
Amanda Byrum, City Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-37.

**9. M.R. #15-38: Proposal by the City of Charlotte to Sale Land Located at 2905 Whiting Avenue**

*Background:* The City of Charlotte proposes to sale a 0.34 acre vacant parcel of land located at 2905 Whiting Avenue along Matheson Avenue (Tax Parcel 083-156-16). The parcel was purchased in 1968 for the 30<sup>th</sup> Street Extension project and is no longer needed for City use. **Attachment 7**

*Staff Resources:* Amanda Vari, Planning  
Amanda Byrum, City Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-38.

**10. M.R. #15-39: Proposal by the City of Charlotte to Transfer Land Located at 1337 Bells Knox Road**

*Background:* The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer a City-owned property located at 1337 Bells Knox Road (Tax Parcel 031-413-31) out of the City's inventory for re-occupancy by a non-profit organization. The property was acquired by the City as the result of foreclosure of a loan generated by N&BS. **Attachment 8**

*Staff Resources:* Alberto Gonzalez, Planning  
Amanda Byrum, City Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-39.

**11. M.R. #15-40: Proposal by the City of Charlotte to Acquire Six Parcels in the Coulwood Area for Tree Canopy Preservation**

*Background:* The City of Charlotte’s Engineering and Property Management Department (E&PM) proposes to acquire six parcels located between Valleydale Road and Brookshire Boulevard (see Mandatory Referral for addresses and tax parcel numbers) in the Coulwood area of Charlotte for tree canopy preservation. **Attachment 9**

*Staff Resources:* Alberto Gonzalez, Planning  
Amanda Byrum, City Real Estate

*Action Requested:* Approve Planning staff’s recommendation for M.R. #15-40.

**12. M.R. #15-41: Proposal by Mecklenburg County to Acquire Land for Addition to Wilmore Centennial Park at South End**

*Background:* Mecklenburg County proposes to acquire 0.172 acres located at 201 West Kingston Avenue (Tax Parcel 123-062-10) for the development of a neighborhood park, Wilmore Centennial Park at South End. **Attachment 10**

*Staff Resources:* Catherine Mahoney, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff’s recommendation for M.R. #15-41.

**13. M.R. #15-42: Proposal by Mecklenburg County to Dispose of a Portion of Westmoreland Regional Park in Cornelius**

*Background:* Mecklenburg County proposes to dispose of 3,802 square feet of property located on Robbins Pond Road (Tax Parcel 005-071-21 p/o) to construct storm drainage infrastructure for The Preserve at Robbins Park, a single-family residential neighborhood. **Attachment 11**

*Staff Resources:* Jonathan Wells, Planning  
Katie Daughtry, County Asset and Facility Management

*Action Requested:* Approve Planning staff’s recommendation for M.R. #15-42.

**14. M.R. #15-43: Proposal by Mecklenburg County to Acquire Several Flood Prone Structures Located along McMullen Creek and Edwards Branch**

*Background:* Mecklenburg County proposes to acquire several parcels (see Mandatory Referral for addresses and tax parcel numbers) located along McMullen Creek and Edwards Branch to eliminate potential future losses by removing the improvements. **Attachment 12**

*Staff Resources:* Amanda Vari, Planning  
Jennifer Morrell, County Asset and Facility Management

*Action Requested:* Approve Planning staff’s recommendation for M.R. #15-43.

**15. M.R. #15-44: Proposal by Mecklenburg County to Acquire Land for Addition to Future Linda Lake Neighborhood Park**

*Background:* Mecklenburg County proposes to acquire a 0.91 acre parcel (Tax Parcel 107-181-10) located east of W.T. Harris Boulevard for the future development of Linda Lake Neighborhood Park. **Attachment 13**

*Staff Resources:* Amanda Vari, Planning  
Jennifer Morrell, County Asset and Facility Management

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-44.

**16. M.R. #15-45: Proposal by Mecklenburg County to Acquire Land Located on Wilkinson Boulevard to Serve as the Future Site of Medic**

*Background:* Mecklenburg County proposes to acquire a 5.6 acre parcel located at 4423 Wilkinson Boulevard (Tax Parcel 115-091-05), a former warehouse facility, to relocate Medic. This parcel will be combined with other Tax Parcels 115-091-01, 02 and 04 (4301 - 4403 Wilkinson Boulevard) presented in March 2015 as Mandatory Referral 15-06. **Attachment 14**

*Staff Resources:* Catherine Mahoney, Planning  
Dennis LaCaria, Mecklenburg County Manager's Office

*Action Requested:* Approve Planning staff's recommendation for M.R. #15-45.

**17. Adjourn**

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

July 21, 2015 – 5:00 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

DRAFT

**Attendance:**

Commissioners Present: Chairperson Randy Fink and Vice-Chairperson Cozzie Watkins  
Commissioners Tom Low, Nasif Majeed, Bolyne McClung and Commissioner Emma Allen (arrived at 5:30 p.m.)

**Planning Staff Present:** Pontip Aphayarath, Kathy Cornett, Alberto Gonzalez, Garet Johnson, Sonda Kennedy, Melony McCullough, Kent Main, Amanda Vari and Jonathan Wells

**Other Staff Present:** Jacquelyn McNeil, Mecklenburg County Asset and Facility Management and Peggy Hey, Facilities Planning & Management, Charlotte-Mecklenburg Schools

**Call to Order and Introductions**

Chairperson Fink called the meeting to order at 5:00 p.m., welcomed those present and asked everyone to introduce themselves.

**Election of Vice-Chairperson**

The chairperson explained the role of the Planning Committee Vice-chairperson and opened the floor for nominations. Commissioner Low nominated Commissioner Watkins as vice-chairperson and Commissioner McClung made a motion to close the nomination and elect her by acclamation. Commissioner Majeed seconded the motion. Commissioner Watkins was elected vice-chairperson by acclamation. The vote was unanimous to elect Commissioner Watkins as vice-chairperson.

**Approve June 16, 2015 Minutes**

A motion was made by Commissioner Majeed and seconded by Commissioner McClung to approve the June 16, 2015 minutes. The vote was unanimous to approve the minutes.

**Mandatory Referral Process Review**

Chairperson Fink gave a brief review of the mandatory process for the benefit of new Committee members.

**M.R. #15-27: Proposal by Charlotte-Mecklenburg Schools to Lease Jay M. Robinson Middle School to United States Performance Center, LLC**

Kent Main (Planning) explained Charlotte-Mecklenburg Schools' (CMS) proposal to lease approximately 30 acres of land located at 5803-6603 Ballantyne Commons Parkway/Jay M. Robinson Middle School to the United States Performance Center, LLC (USPC) to operate and maintain a sports complex. USPC intends to donate a 1.8 acre parcel located at the eastern edge of the campus to CMS. CMS will continue to operate the school.

Mr. Main explained that the LED Billboards are not consistent with the plan's vision for the area. Commissioner McClung asked Mr. Main to explain why the sign is not consistent with the plan and how it is inconsistent with residential or institutional uses. Chairperson Fink asked if the lease document will address this issue. Ms. Peggy Hey, Executive Director of CMS Facility Planning and Management, said that the sign does not have to be addressed in the lease because it will have to go through the permitting process and other regulatory steps for approval.

Commissioner McClung shared his concerns about the statement regarding LED Billboards. He noted the age of the plan, which was written 16 years ago and does not mention digital data. This technology was not around at that time. Commissioner McClung stated that the signage could help CMS connect with families and neighborhoods. He noted the popularity of digital data and its use by schools, churches and others. He said that having this statement in the mandatory referral could give someone the opportunity to say that the Planning Committee saw it and thought it was appropriate. While this is actually something that the Board of Education (CMS) will be requesting in the future, as they seek better ways to communicate with neighborhoods.

*A motion was made by Commissioner McClung and seconded by Vice-Chairperson Watkins to approve Planning staff's recommendation for Mandatory Referral #15-27 with the exception of the sentence referencing LED Sponsor Billboards that reads: "The proposal does have one potential problem: there is a reference to "LED Sponsor Billboards", which is not consistent with the residential and institutional character of the area as set forth in the Providence Road/I-485 Area Plan Update."*

*The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-27 as amended.*

**M.R. #15-28: Proposal by Charlotte-Mecklenburg Schools to Lease the Former Villa Heights School for Use as a Charter School**

Amanda Vari (Planning) gave an overview of Charlotte-Mecklenburg Schools' (CMS) proposal to lease approximately 5.49 acres, a 41,000 square foot building, parking and all grounds located at 800 Everett Place to Veritas Community School, Inc. The site will be used to operate a charter school, which is generally consistent with adopted land use policies.

*A motion was made by Vice-Chairperson Watkins and seconded by Commissioner Majeed to approve Planning staff's recommendation for Mandatory Referral #15-28. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-28.*

**M.R. #15-29: Proposal by Charlotte-Mecklenburg Schools to Acquire Land for a K-8 School Site in South Charlotte, West of Providence Road**

Kent Main (Planning) gave an overview of Charlotte-Mecklenburg Schools' (CMS) proposal to acquire approximately 10 acres in a development (Rea Farms) located on the west side of Providence Road in south Charlotte to construct a STEAM (Science Technology Engineering Arts Mathematics) school.



This is a 2013 bond referendum project. It is consistent with adopted public policies as well as the adopted land use plans. This is a relief school that will serve to relieve crowding at several adjoining elementary and middle schools. The property is a part of the Golf Links Golf Course at Ardrey Kell and Providence roads which was rezoned earlier this year to allow mixed use development and a school site.

*A motion was made by Commissioner Majeed and seconded by Commissioner McClung to approve Planning staff's recommendation for Mandatory Referral #15-29. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-29.*

**M.R. #15-30: Proposal by Mecklenburg County to Accept a McMullen Creek Land Donation**

Amanda Vari (Planning) gave an overview of Mecklenburg County Park & Recreation and County Storm Water Services' proposal to accept the donation of a portion of a parcel located at the end of Robinhood Road in the Sherwood Forest Neighborhood. The property that will be acquired is almost entirely located in the floodplain of McMullen Creek. The acquisition of this property will protect flood prone areas from development and the proposed use of the property for flood mitigation is consistent with adopted land use policies.

*A motion was made by Vice-Chairperson Watkins and seconded by Commissioner Majeed to approve Planning staff's recommendation for Mandatory Referral #15-30. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-30.*

**M.R. #15-31: Proposal by Mecklenburg County to Acquire Land for the Proposed Expansion of Winget Park and Nature Preserve**

Amanda Vari (Planning) explained Mecklenburg County's proposal to acquire approximately 69 acres of land located along Winget Road to expand Winget Park and Nature Preserve. She explained that parks are often not identified in area plans, similar to schools. Chairperson Fink asked her to explain what goes in the preserve and what goes in the park.

Jacquelyn McNeil, County Asset and Facility Management showed the outline of the nature preserve and the park. She explained that the park is to the north and the preserve is on the east side of the street. She stated that Park and Recreation looks at the quality of plant and wildlife when considering land as part of a preserve.

Commissioner McClung asked if this is a joint use for CMS and Park and Recreation. Ms. McNeil answered no.

*A motion was made by Commissioner Majeed and seconded by Commissioner McClung to approve Planning staff's recommendation for Mandatory Referral #15-31. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-31.*

## **M.R. #15-32: Proposal by the City of Charlotte to Sale Property in the Idlewild Farms Community on Lawyers Road**

Amanda Vari (Planning) presented an overview of the City of Charlotte's proposal to sale approximately 1.7 acres of vacant land located on Idlewild Road North and Lawyers Road. The subject property is a former CATS Park and Ride lot, which has been relocated further north along Albemarle Road.

*A motion was made by Vice-Chairperson Watkins and seconded by Commissioner Low to approve Planning staff's recommendation for Mandatory Referral #15-32. The vote was unanimous to approve staff's recommendation for Mandatory Referral #15-32.*

## **University City Area Plan Update**

Amanda Vari (Planning) gave an update on the *University City Area Plan*. This presentation was for information only. She reviewed some of the changes to the plan since the Committee's recommendation to adopt the plan. She reminded the Committee that the plan is divided into two parts. The introduction and concept plan which is adopted by City Council and provides guidance for future land use decisions. It includes the vision for the area and policies for land use, design, mobility and open space.

The Implementation Guide is not adopted by City Council. It is a tool for staff to track projects and can be updated. The adopted plans and policies section provides a summary of existing citywide policies and the existing conditions report provides the information from our initial analysis of the area. These components make up the full document.

The plan area is broken down into 11 Character Areas using the existing conditions analysis and identifying areas with similar characteristics and future development potential. The Character areas are then broken down further into Policy Areas. There are policies related to land use, design, mobility, and open space for each of these smaller policy area geographies.

The general vision is for University City to be a vibrant people oriented destination for people of all backgrounds to access and enjoy necessities like housing, jobs, and activities such as shopping, restaurants and leisure.

From a policy perspective, a couple of the goals are to change the character of those areas that are currently highway-oriented uses that depend on and are designed for automobile traffic to include pedestrian-oriented design in redevelopment or infill, especially within transit station areas. More specifically, in transit station areas, the goal is to implement transit oriented development, especially within key areas about ¼ mile from the station.

Following the recommendation from this Committee, the plan continued through the review and adoption process. Comments similar to those discussed were heard at the public comment meeting. There was concern with how the policies would impact existing suburban shopping centers as they prepare to transition to transit oriented development over time. Staff worked with property owners and stakeholders to ensure the policies allowed enough flexibility for suburban shopping centers to transition over time to transit oriented development – and allow them to continue to invest in their property.

References to height that weren't meant to protect adjacent neighborhoods were removed. Where the desire was to protect neighborhoods, staff built in language to utilize appropriate height transitions that allow increases the farther you move away from neighborhoods.

In terms of street activation, staff worked with the Greater Charlotte Apartment Association to develop policy language that provides guidance for enlivening the street, but enough flexibility to address the need based on individual site conditions. And finally, the policy reference to inclusion of a diversity of housing types was clarified. The intent is to reduce the amount of single-structure monolithic, typically apartment buildings and provide visual change and housing options throughout University City.

The plan was adopted unanimously by City Council and they've asked staff to work with Transportation and Planning Committee to evaluate the next steps – Implementation Strategies. Some strategies will be realized through private and public investment, for example the Community Investment Plan and other public sector investments. The Northeast Corridor Infrastructure Program, also referred to as NECI is another funding program. NECI identifies a wide variety of infrastructure projects, like sidewalks, bicycle facilities, storm water improvements and others that improve accessibility and promote economic development in station areas. The CIP is a comprehensive look at future investments by the City, which includes NECI projects. Another is through the rezoning process as development occurs or through corrective rezonings initiated by the City. Corrective rezonings are one approach that is being considered to ensure future development is consistent with the vision and policies set forth in this plan. Corrective rezonings would go through the same process as all other rezonings. Another way is through public/private partnerships and joint development opportunities.

Chairperson Fink asked if this is the first time we have used character areas. Ms. Vari replied that they have been used before. Commissioner Majeed said that the Harris Boulevard and North Tryon Street intersection is not pedestrian friendly. Ms. Vari agreed that this is a challenging intersection and stated that improving sidewalks and adding bike lanes are strategies that may help.

Commissioner McClung asked if the city can rezone a person's property. Ms. Vari replied yes. Vice-Chairperson Watkins stated that there are new laws out of Raleigh and questioned if those have been considered. Ms. Vari said no. Commissioner Low thanked staff for the update but stated that there were no details concerning height and stressed the need for flexibility, walkability and urban design guidelines. Vice-chairperson Watkins talked about academies. Commissioner McClung asked if there was much discussion about appeals. Ms. Garett Johnson (Assistant Planning Director) stated that the plan is not a regulatory policy. After further discussion, staff agreed to provide periodic updates.

Chairperson Fink briefly mentioned the interlocal agreement and the Committee's role. He noted that there will be more discussion about their role at future meetings.

**Adjourned:** 6:10 pm



Submitted by: Peggy Hey, CMS

Initiated by: Peggy Hey, CMS

**MANDATORY REFERRAL-REPORT NO. 15-33**  
**Proposed Cell Tower Leases on Several Charlotte Mecklenburg Schools Properties**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to lease portions of certain school sites for cell tower construction, operation and maintenance. On August 15, 2014 a *Request for Expressions of Interest* to lease land for cell tower construction/cell service was posted on the CMS website. The deadline for submitting that request to CMS was August 25, 2014. Staff received expressions of interest for several school sites from one company.

The sites under consideration are:

Site #	Site Name	Address	Parcel ID	Zoning
1	Barnette Elementary School	13659 Beatties Ford Rd, Huntersville	013-081-05	R <sup>(1)</sup>
	Bradley Middle School (joint w/Barnette)	13345 Beatties Ford Rd, Huntersville	013-081-05	R <sup>(1)</sup>
2	Hough High School	12420 Bailey Rd, Cornelius	007-121-01, 02	RP <sup>(2)</sup>
3	Hawthorne High School (former Derita school)	2300 West Sugar Creek Rd, Charlotte	047-032-08	R-17 MF <sup>(3)</sup>
4	Eastway Middle School	1501 Norland Avenue, Charlotte	131-062-30	R-4 <sup>(3)</sup>

- (1) **Rural** district under Town of Huntersville Rezoning Ordinance  
(2) **Rural Preservation** district under Town of Cornelius Land Development Code  
(3) **Residential/Multi-family** district under Charlotte Zoning Ordinance

The proposal would be to establish a maximum of one cell tower at the Barnette/Bradley campus.

The proposed leases would be for five years. Liability would be limited for CMS (typical for CMS contracts), and clauses for termination and for convenience will be incorporated. The leases stipulate that the cell tower operators are not to interfere with school operations, staff, students, or the public who may use the school and property. These lease terms have proven successful with existing cell tower leases at Quail Hollow Middle School, Myers Park High School, Providence High School and Jay M. Robinson Middle School.

The leases are envisioned to include a 100' x 100' area to encompass tower pads, enclosures, access drives, etc. They are to be located on portions of the site that are not currently actively used (in no case will a current or planned school use be displaced by a tower). The proposed maximum height from grade are as follows:

Bradley/Barnette	160 feet	Hawthorne	150 feet
Hough	135 feet	Eastway	150 feet

**PROJECT JUSTIFICATION:**

Telecommunication towers offer an opportunity for public agencies to realize a revenue stream from real estate assets.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Prospective leases of portions of school sites for cell tower use are considered to be consistent with CMS policies regarding joint and community use of school sites. The City's 2007 *General Development Policies* for Infrastructure also support the co-location of facilities and private/public partnerships.

Cell towers are governed by the municipal zoning ordinances in terms of permitted uses by zoning district. Currently, cell towers are permitted within the zoning districts subject to the conditions found in:

Town of Huntersville: Section 9.9 of the Huntersville Zoning Ordinance requires minimum spacing between cell towers (called "commercial communication towers") of at least one mile (see attached Huntersville "one mile buffer" map which indicates that the Barnette/Bradley campus is eligible to receive a cell tower). Other height and setback requirements also apply, and a Special Use Permit would be required.

Town of Cornelius: Section 6.2.18 of the Cornelius Land Development Code. It should be noted that cell towers may not exceed the maximum height noted for the district in which the property is located. The RP zoning district (in which Hough High School is located) has a maximum height of 35 feet.

City of Charlotte: Subsection 12.108(7) and 12.108(8) of the Charlotte Zoning Ordinance, allowing cell towers within certain zoning districts subject to prescribed conditions.

The lease with the cell operator places the burden for acquiring any zoning changes required on the lessee.

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

Each of the proposed cell towers is intended to be ancillary to the primary land use on these sites, which would be schools.

Town of Huntersville: the Barnette/Bradley campus is covered in the *Beatties Ford Road Corridor Plan* that prescribes the area as “rural” which allows for schools under prescribed conditions.

Town of Cornelius: the Hough campus (designated in the “civic/institutional” land use category) is covered under the *Town of Cornelius 2014 Land Use Plan*.

City of Charlotte: the Hawthorne High School Campus has an adopted future land use of single family/multi-family in the *Northeast District Plan* (adopted 1996), and is the current site of a school. The Eastway Middle School site has an adopted future land use of institutional in the *Eastland Area Plan* (adopted 2003), and is the current site of a school.

Land use plans do not typically prescribe the location of public facilities, institutional uses, or utilities unless it is reflective of a preexisting facility or land banking/master planning efforts. These types of uses are governed by the zoning ordinance in terms of permitted uses by zoning district. Currently, cell towers are permitted within the zoning districts subject to the conditions found in

- Section 9.9 of the Huntersville Rezoning Ordinance.
- Section 6.2.18 of the Cornelius Land Development Code.
- Subsection 12.108(7) and 12.108(8) of the Charlotte Zoning Ordinance.

Any zoning changes required would be the responsibility of the lessee.

### **PROJECT IMPACT:**

These telecommunication towers will provide increased service to area customers and added revenue for the school district. Each cell tower operator is to be responsible for obtaining all permits and approvals necessary to erect the cell towers.

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

There are no known public or private projects that will be adversely impacted by this project.

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

The estimated completion for cell tower construction beginning with due diligence process is approximately twelve months per site.

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

This matter was discussed with the Joint Use Task Force at their September 2, 2015 meeting and no joint use comments were offered.

### **PLANNING STAFF RECOMMENDATION:**

Two of these four sites are located outside of Charlotte’s planning jurisdiction, so staff in Huntersville and Cornelius were consulted as to recommendations in their jurisdictions, as depicted below:

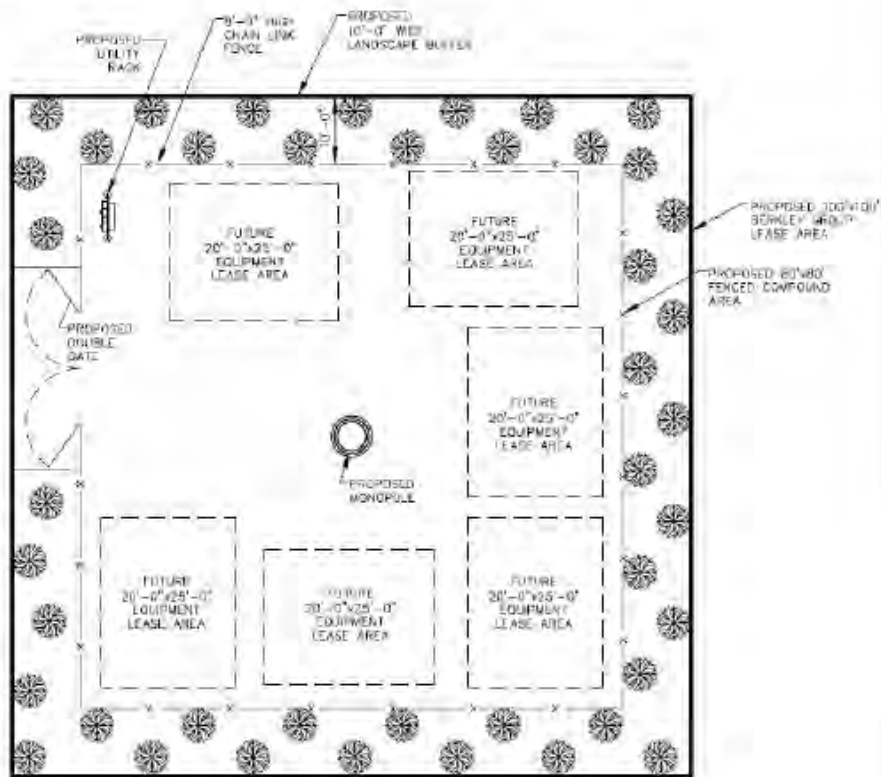
Town of Huntersville: Staff recommends approval of the recommended cell tower on the Barnette/Bradley campus, on condition that the height and setback requirements in Section 9.9 of the Zoning Ordinance can be met, and that a Special Use Permit can be obtained.

Town of Cornelius: The maximum 135-foot height of the proposed tower exceeds the maximum height allowable in the RP zoning district by 100 feet; therefore the tower is not allowable at the prescribed location under the town zoning ordinance. While the cell operator has indicated to town staff that they would consider offering a zoning text amendment, application has not yet been made. Staff; therefore, can only recommend approval of the cell tower at Hough on condition that the town approves a zoning ordinance text amendment allowing cell towers at heights of 135 feet in RP districts.

City of Charlotte: Staff recommends approval of the mandatory referral, understanding that any placement of a cell phone tower will be required to meet the standards of the zoning ordinance.

### **CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resources: Mandy Vari, Jonathan Wells



NOTE: ALL DIMENSIONS ARE APPROXIMATE



**Engineering, Inc.**  
 3 Mercus Drive  
 Greenville, SC 29615  
 Ph: (864) 769-1552  
 Fax: (864) 255-0265

**TYPICAL BERKLEY GROUP  
 100' x 100' LEASE AREA LAYOUT**

**BERKLEY GROUP**

DATE PLOTTED: N/A

N/A



**INITIAL ISSUE**

DATE: 04/16/12

04/16/12

PAGE NO:

**C1**

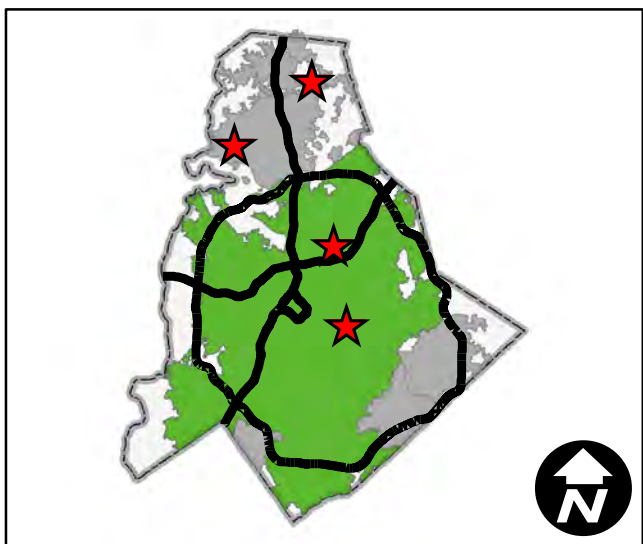
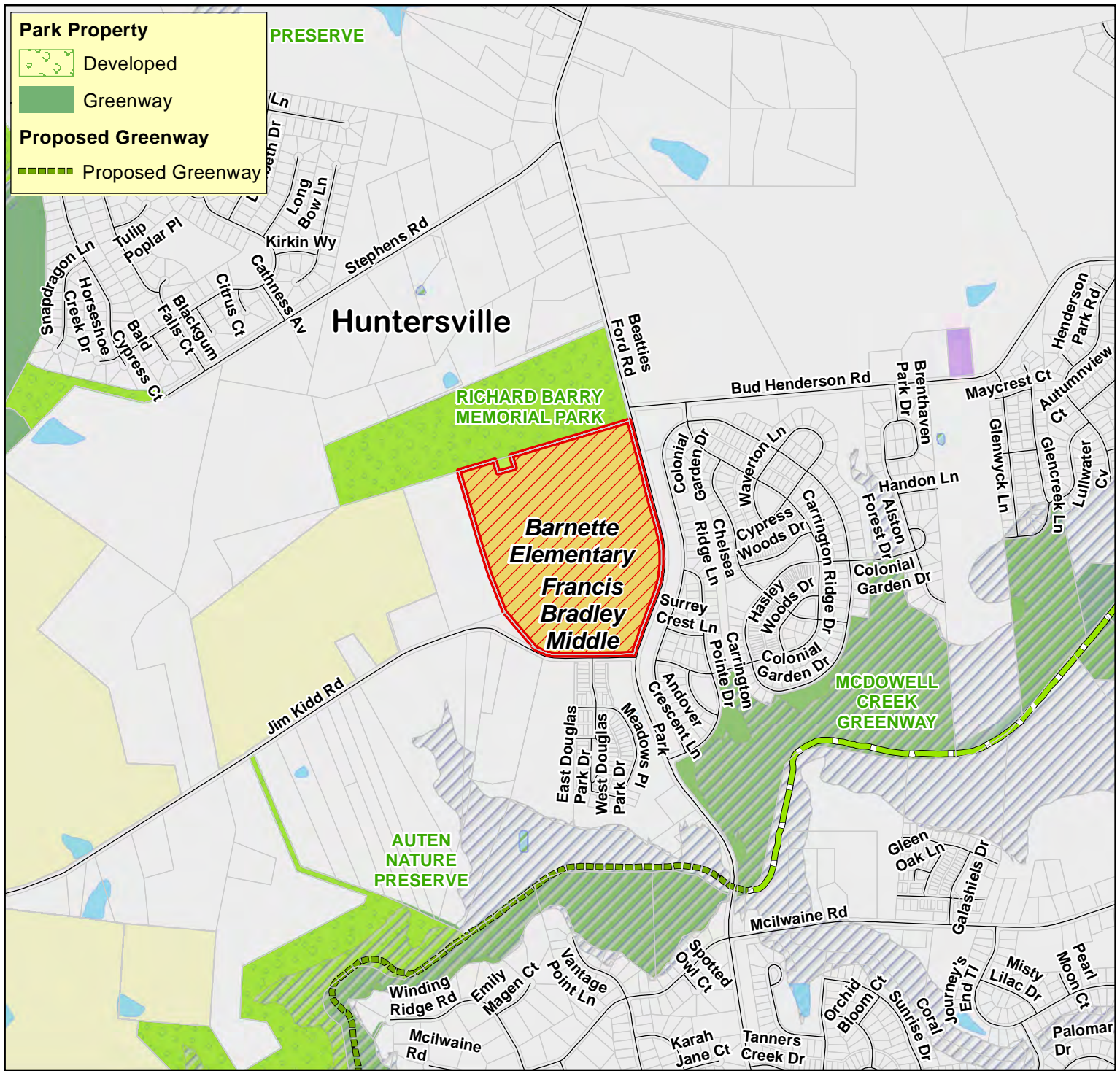


**NOTE:**  
 1. ALL INFORMATION SHOWN ON THIS DRAWING WAS TAKEN FROM SULLY COUNTY GEODESIC INFORMATION SYSTEM (GIS) AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE AT THE TIME OF PREPARING THIS DRAWING.  
 2. UPON COMPLETION OF A FIELD SURVEY, THE LOCATION MAY BE ADJUSTED BASED ON ACTUAL SURVEY CONDITIONS.










Barnette/Bradley campus



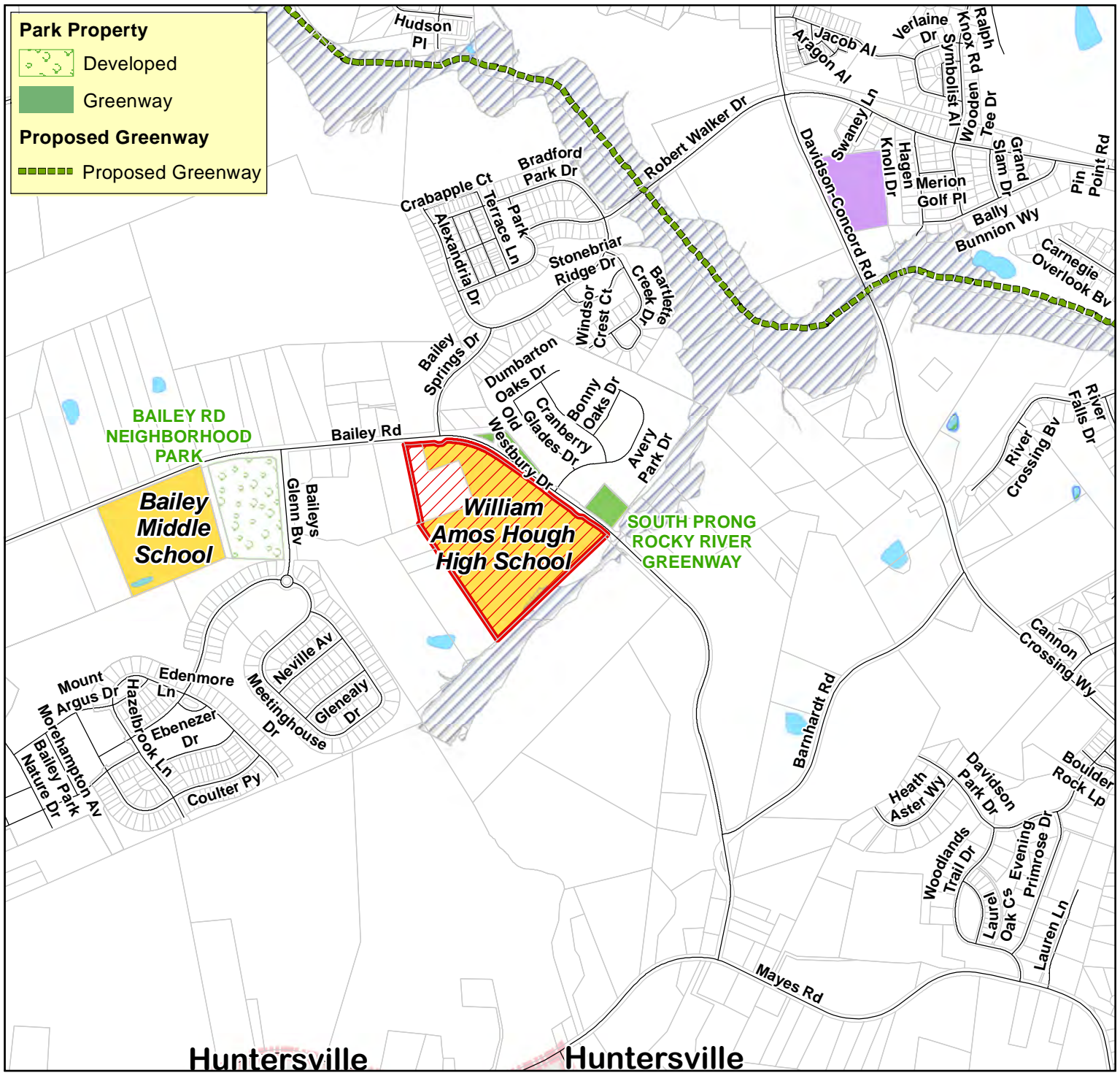


# Mandatory Referral 15-33

Initiated & Submitted by: CMS

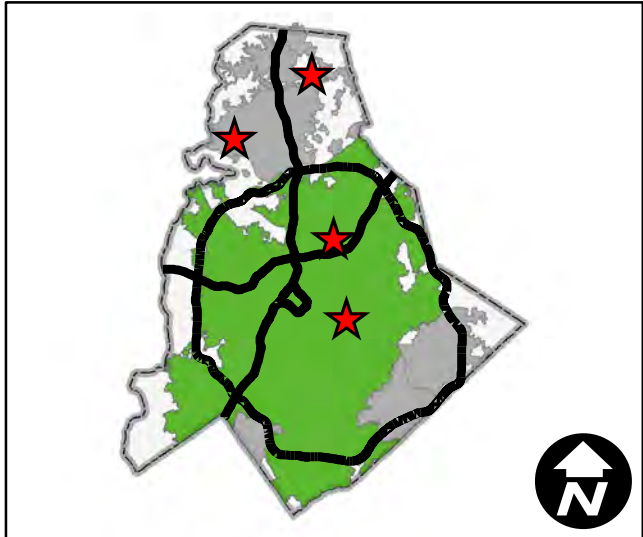
-  Mandatory Referral
-  Ponds
-  Schools
-  City Property
-  County Property
-  Local Historic Landmark
-  FEMA 100 Year Floodplain





Huntersville

Huntersville



# Mandatory Referral 15-33

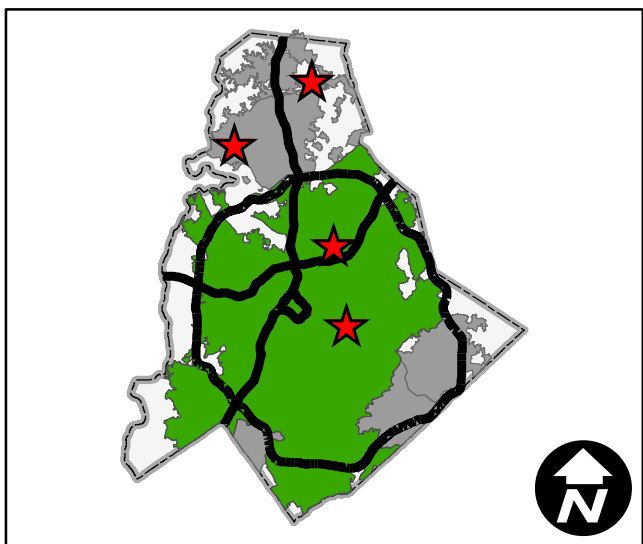
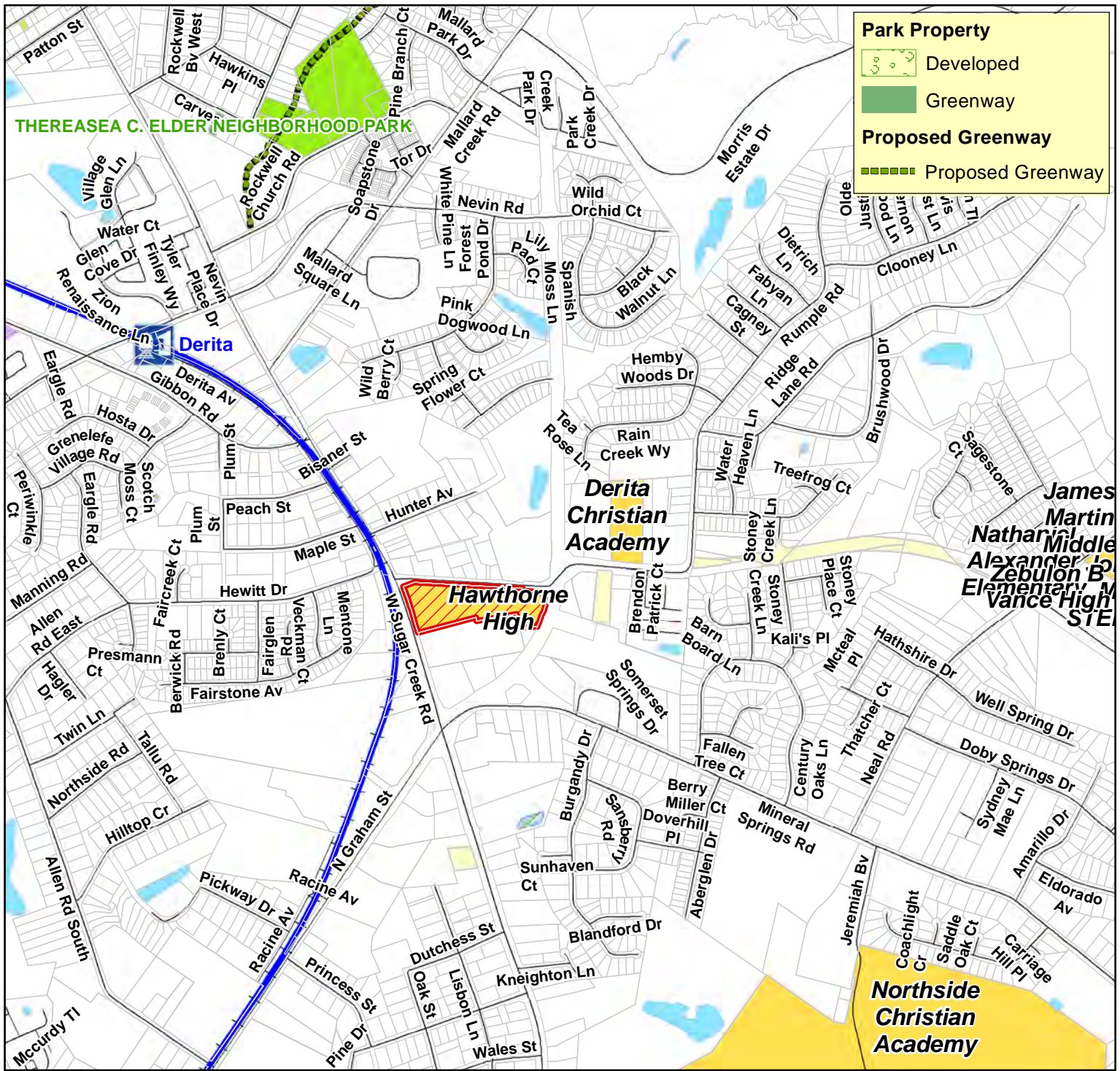
Initiated & Submitted by: CMS

- Mandatory Referral
- Ponds
- Schools
- County Property
- Local Historic Landmark
- FEMA 100 Year Floodplain










# Hawthorne campus





# Mandatory Referral 15-33

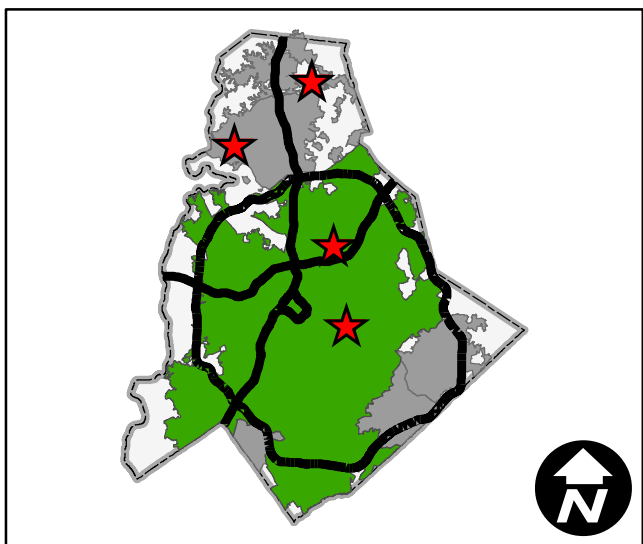
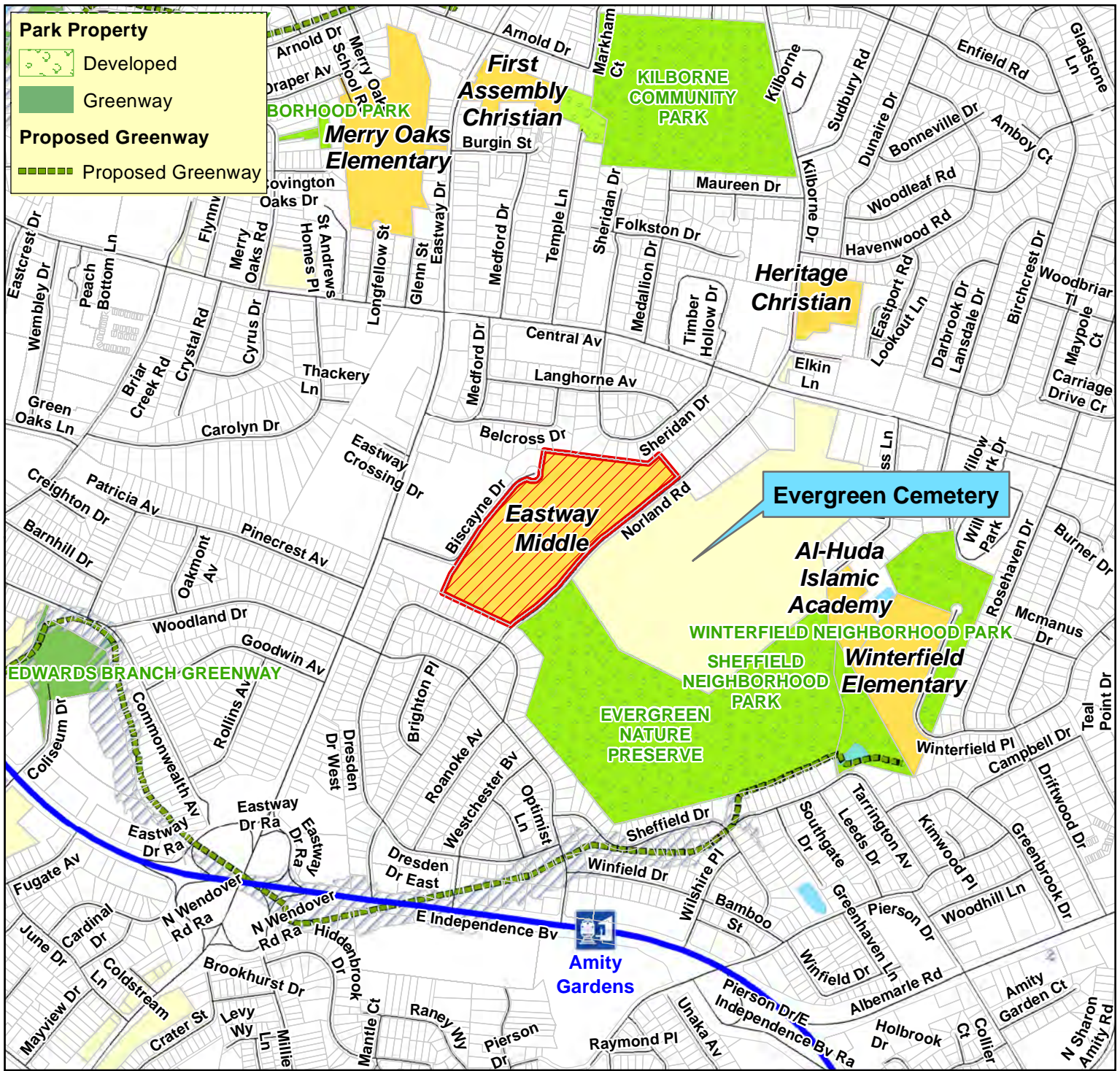
Initiated & Submitted by: CMS

-  Ponds
-  Schools
-  City Property
-  County Property
-  FEMA 100 Year Floodplain
-  Proposed CATS Red Line
-  Proposed CATS Red Stations










Eastway campus





# Mandatory Referral 15-33

Initiated & Submitted by: CMS

-  Ponds
-  Schools
-  City Property
-  County Property
-  FEMA 100 Year Floodplain
-  Proposed CATS Silver Line
-  Proposed CATS Silver Line Stations





Town of Huntersville's "one mile buffer" map

**Present cell tower location: Myers Park H.S. from on campus**



**Present cell tower location: Quail Hollow middle school from adjoining property**





**Present cell tower location: Robinson middle school from adjoining neighborhood**



**Present cell tower location: Providence HS from bus parking lot**





Submitted by: Jacqueline McNeil, County Asset & Facility Management

Initiated by: Jim Garges, Director County Park & Recreation

### **MANDATORY REFERRAL-REPORT NO. 15-34**

#### **Proposed Acquisition of Land in Hidden Valley Neighborhood of Charlotte for Little Sugar Creek Greenway**

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

Mecklenburg County proposes to acquire a portion of tax parcel 089-022-10 ( $\pm$  0.27 acres to be determined more definitively by a survey) in the Hidden Valley neighborhood of north Charlotte. The property will eventually be assembled with other properties along the creek for construction of a neighborhood trail along Little Sugar Creek. East of this property is an ecological garden in the community that the neighborhood would like to see connected to Martin Luther King, Jr. Middle School. The County is supportive of the neighborhood's goal.

The portion of the parcel proposed for acquisition is currently vacant and is zoned R-4 - Single Family Residential, according to the City of Charlotte's Zoning Ordinance. The vicinity is generally single family residential in nature.

##### **PROJECT JUSTIFICATION:**

Little Sugar Creek Greenway is the major north/south greenway corridor in the County. At build out, this greenway trail will connect South Carolina, Pineville, Uptown Charlotte and eventually Toby Creek Greenway in the University City area. It will also provide a connection to various neighborhood, community and regional parks as well as residential communities. Little Sugar Creek Greenway is also on the Carolina Thread Trail and Cross Charlotte Trail routes. While the exact route of Little Sugar Creek Greenway/Cross Charlotte Trail hasn't been finalized in this area, acquisition of the property is consistent with the County's greenway and open space goals. Additionally, it is possible to provide the neighborhood trail in addition to the formal Cross Charlotte Trail route, if the Cross Charlotte Trail is not along the creek in this area.

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

This project is consistent with the *2008 Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for expanding the County's greenway system.

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

The property lies within the *Northeast District Plan* (adopted 1996), which recommends the location of a greenway on the vacant parcel. The use of the property as open space and a future greenway is consistent with the adopted plan.

##### **PROJECT IMPACT:**

The construction of greenway and multi-use trails allows pedestrians and cyclists to reach major destinations such as healthcare facilities, parks, other greenways, shopping destinations, restaurants and educational institutions. This is a significant infrastructure project that will provide an important form of recreation and alternate form of transportation for residents of this and other neighborhoods.

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

Charlotte Water does have a sewer project in this area that the County is aware of. The County will enter into discussions with Charlotte Water about the acquisition of sewer easements on County owned property in this neighborhood.

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

This project is for land acquisition only and is expected to be completed by the end of fall 2015.

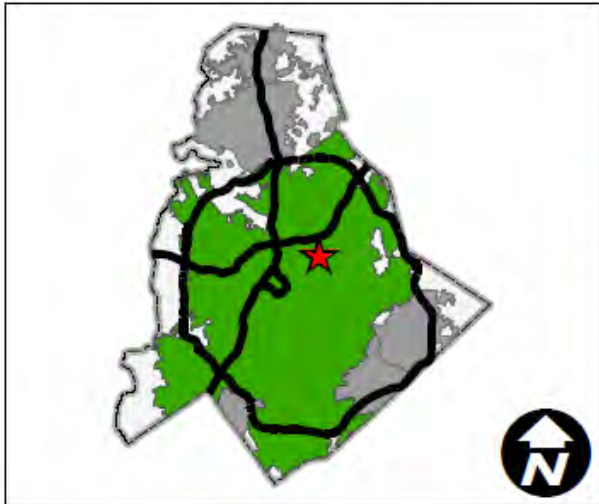
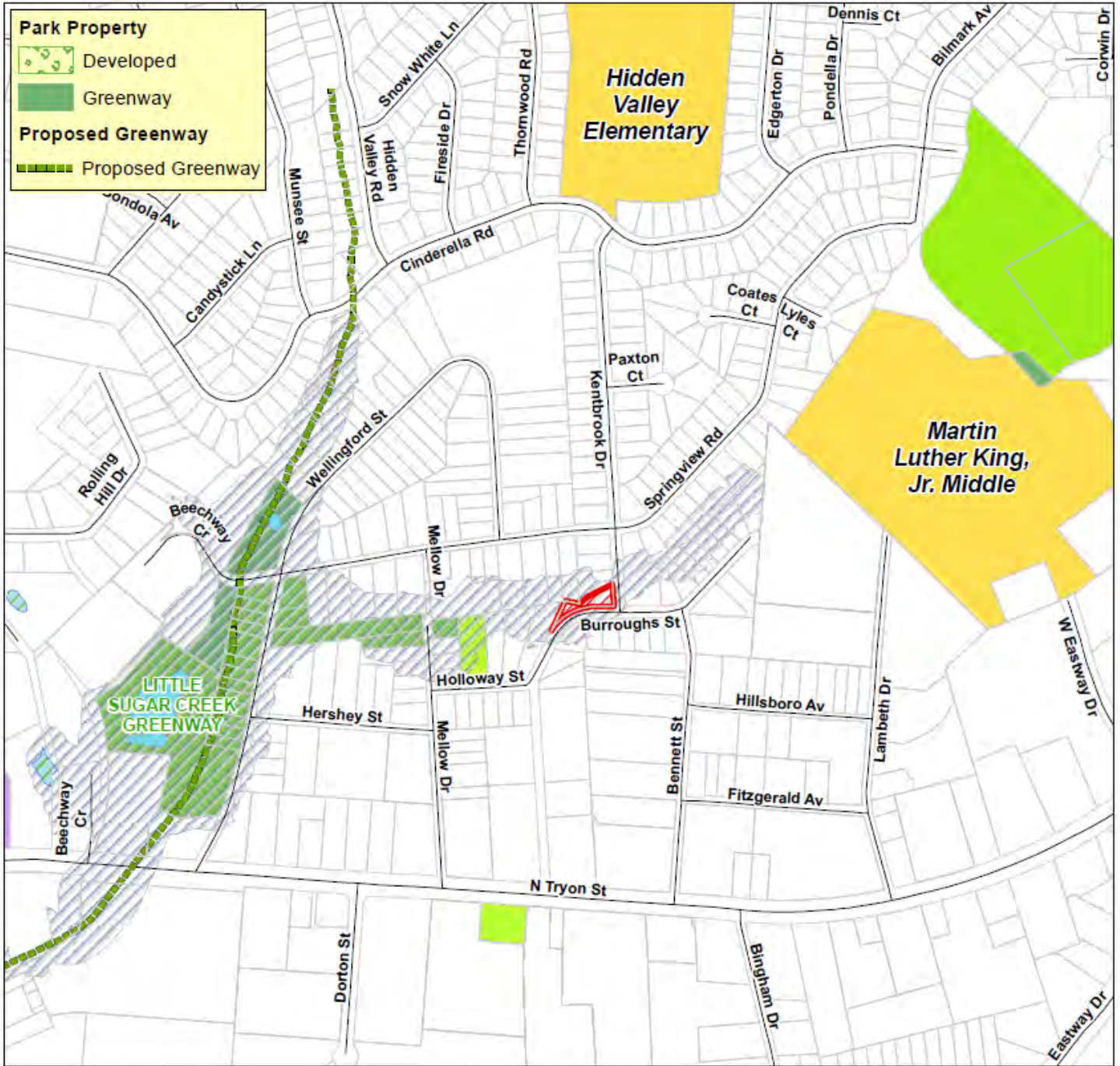
##### **JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their September 2, 2015 meeting and no joint use comments were offered.

##### **PLANNING STAFF RECOMMENDATION:**

The proposed use of the property as open space and a future greenway is consistent with adopted land use policies. Staff recommends approval of the land acquisition.

##### **CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 15-34

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

- Mandatory Referral
- Ponds
- Schools
- County Property
- FEMA 100 Year Floodplain



Submitted by: Amanda Byrum, E&PM, City Real Estate

Initiated by: Tony Korolos, E&PM, City Real Estate

**MANDATORY REFERRAL-REPORT NO. 15-35**  
**Proposed Sale of City-Owned Property on Toomey Avenue**

**PROJECT PROPOSAL AND LOCATION:**

The City-owned property on Toomey Avenue (145-016-12) is a vacant, 0.76 acre parcel that is proposed for sale. The property is zoned R-22MF (Residential Multi Family) according to the Charlotte Zoning Ordinance. The parcel was purchased in 1929 for a former trash incinerator. The City of Charlotte is proposing to market the parcel for sale as it is no longer needed for City use.

**PROJECT JUSTIFICATION:**

The City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Therefore, Real Estate proposes to market for sale this parcel. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

This property was acquired along with adjoining property (now the site of Southside Community Park) where the incinerator (since removed) was constructed. Real Estate routinely involves the City Engineering & Property Management Environmental Services Program group to review properties as preparations are made for marketing and sale of properties to ensure that there are no known adverse environmental conditions. The Toomey property was reviewed by the Environmental Team and there was no concern about residual environmental contamination on the site.

All City-owned properties that have been declared as surplus are advertised at [CityProperties.CharlotteNC.gov](http://CityProperties.CharlotteNC.gov). Properties valued at more than \$10,000 are subject to the upset bid process as outlined in North Carolina General Statute §160A-269. The Statute outlines that upon receipt of a qualified, initial offer, the offer must be presented to Charlotte City Council and if it is accepted, the offer must be publically advertised for upset bids. The process of receiving bids and publicly advertising the highest bid continues until there are no subsequent bids submitted and a contract is executed.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Charlotte City Council established the Private and Competition Advisory Commission (PCAC), who created the Asset Management Task Force to help the City oversee the prudent use of City-owned parcels and to seek ways that the City can generate revenue from the sale of any parcels not needed for the operation of the City's core services.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The parcel is subject to the *New Bern Transit Station Area Plan* (adopted 2008). At the time the plan was adopted, this parcel was identified as a part of Southside Park and was therefore recommended to remain as park/open space. Seven years later, neither the City nor the County has a need for the parcel and therefore, it will be sold to a third party who will likely redevelop the property for a use other than park/open space.

The parcel is adjacent to both single family and multi-family residential uses. The Plan recommends that if the property is not used for open space, it may be be redeveloped at a density not to exceed 22 dwelling units per acre (dua).

Due to the area's proximity to the transit station, the Plan's intent is to encourage moderate density residential uses. Therefore, if the parcel is redeveloped, moderate density residential uses would be appropriate. The property is currently zoned R-22MF and can be developed with up to 22 dwelling units per acre, which can be considered appropriate.

**PROJECT IMPACT:**

No impacts are anticipated, other than reducing maintenance responsibility for the City while placing these properties back on the tax roll.

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

There are no known relationships to other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Market conditions will dictate the schedule of the sale.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

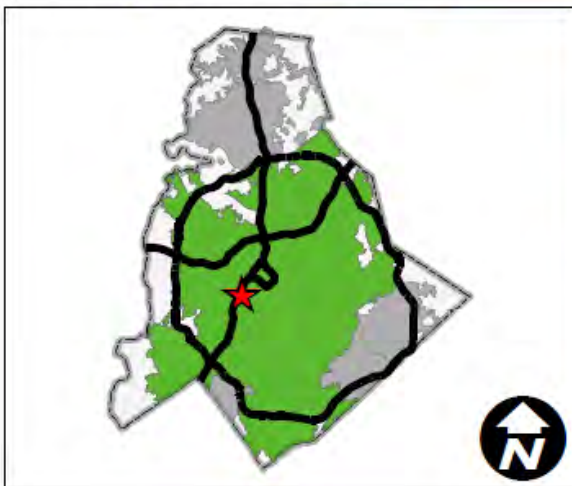
The Joint Use Task Force discussed this matter at their September 2, 2015 meeting and no comments were received.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends sale of the property for development as moderate density residential development.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Catherine Mahoney



# Mandatory Referral 15-35

Initiated & Submitted by: E&PM, City Real Estate

- Mandatory Referral
- Ponds
- Schools
- City Property
- County Property



**Submitted by:** Amanda Byrum, E&PM, City Real Estate  
Estate

**Initiated by:** Tony Korolos, E&PM, City Real Estate

**MANDATORY REFERRAL-REPORT NO. 15-36**  
**Proposed Sale of Two City-Owned Properties on Old Pineville Road Near E. Arrowood Road in Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

The two vacant parcels listed below are located along Old Pineville Road, near the intersection of East Arrowood Road. The parcels were acquired in 2006 for the Old Pineville Road Extension project. The City of Charlotte is proposing to market the parcels for sale as they are no longer needed for City use.

#	Parcel ID	Property Address	Zoning <sup>(1)</sup>	Acreage	Current Use
1	205-231-12	E Arrowood Road	B-1 SCD	0.35	Vacant
2	205-231-15	Old Pineville Road	B-1 SCD	0.62	Vacant

(1) Per. the Charlotte Zoning Ordinance

The two properties are proposed to be marketed individually, and not as a package. While the properties' current zoning contains conditions, the Real Estate Division does not receive intended-use plans from bidders so any conditions placed upon the properties by the zoning is the responsibility of the bidder to determine and then to plan their development accordingly. The properties will be advertised as they are currently zoned but the buyer(s) may make any lawful use of the property as it is currently zoned, or they may seek rezoning if their desired use does not conform with the current zoning.

**PROJECT JUSTIFICATION:**

The parcels were acquired for the Old Pineville Road Extension project and are no longer needed for City use. The City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Therefore, Real Estate proposes to market for sale these parcels. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

All City-owned properties that have been declared as surplus are advertised at [CityProperties.CharlotteNC.gov](http://CityProperties.CharlotteNC.gov). Properties valued at more than \$10,000 are subject to the upset bid process as outlined in North Carolina General Statute §160A-269. The Statute outlines that upon receipt of a qualified, initial offer, the offer must be presented to Charlotte City Council and if it is accepted, the offer must be publicly advertised for upset bids. The process of receiving bids and publicly advertising the highest bid continues until there are no subsequent bids submitted and a contract is executed.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Charlotte City Council established the Private and Competition Advisory Commission (PCAC), who created the Asset Management Task Force to help the City oversee the prudent use of City-owned parcels and to seek ways that the City can generate revenue from the sale of any parcels not needed for the operation of the City's core services.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The sites are within ¼ mile of the Arrowood station platform. The *Arrowood Transit Station Area Plan* (2009) calls for transit supportive uses for the subject property, acknowledging the presence of the nearby former Walmart property and the complications of overall site redevelopment. The Plan also recommends ongoing use of existing retail properties until redevelopment is proposed. The subject properties are former elements of the Walmart parking lot, severed from the larger property by the Old Pineville Road extension project. They are small, oddly configured lots; the western-most parcel has remnant vehicular paving accessed only through the adjoining McDonald's parking lot, and the parcel further to the east is a lawn area to the rear of a Firestone automotive site. The B-1SCD zoning, from case 1989-024, has a conditional plan with some factors that limit development absent a rezoning. The sites will be challenging to develop in a transit supportive fashion, but may prove marketable for development in combination with other property.

Lacking any specific development plans for the property, it is impossible to determine future land use consistency with the *Arrowood Transit Station Area Plan*.

**PROJECT IMPACT:**

No impacts are anticipated, other than reducing maintenance responsibility for the City while placing these properties back on the tax roll.

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

There are no known relationships to other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Market conditions will dictate the schedule of the sale.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

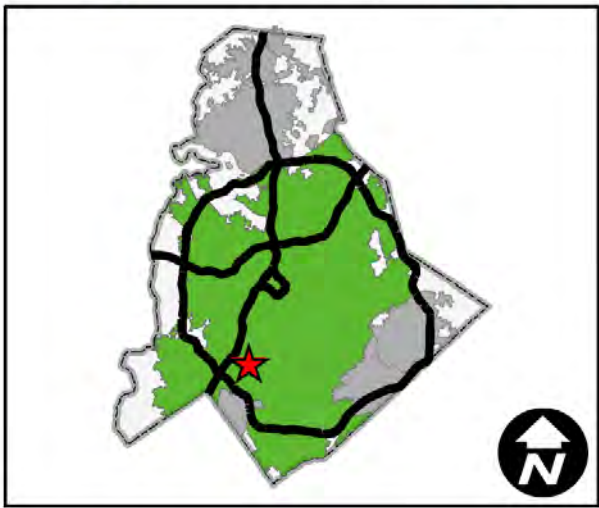
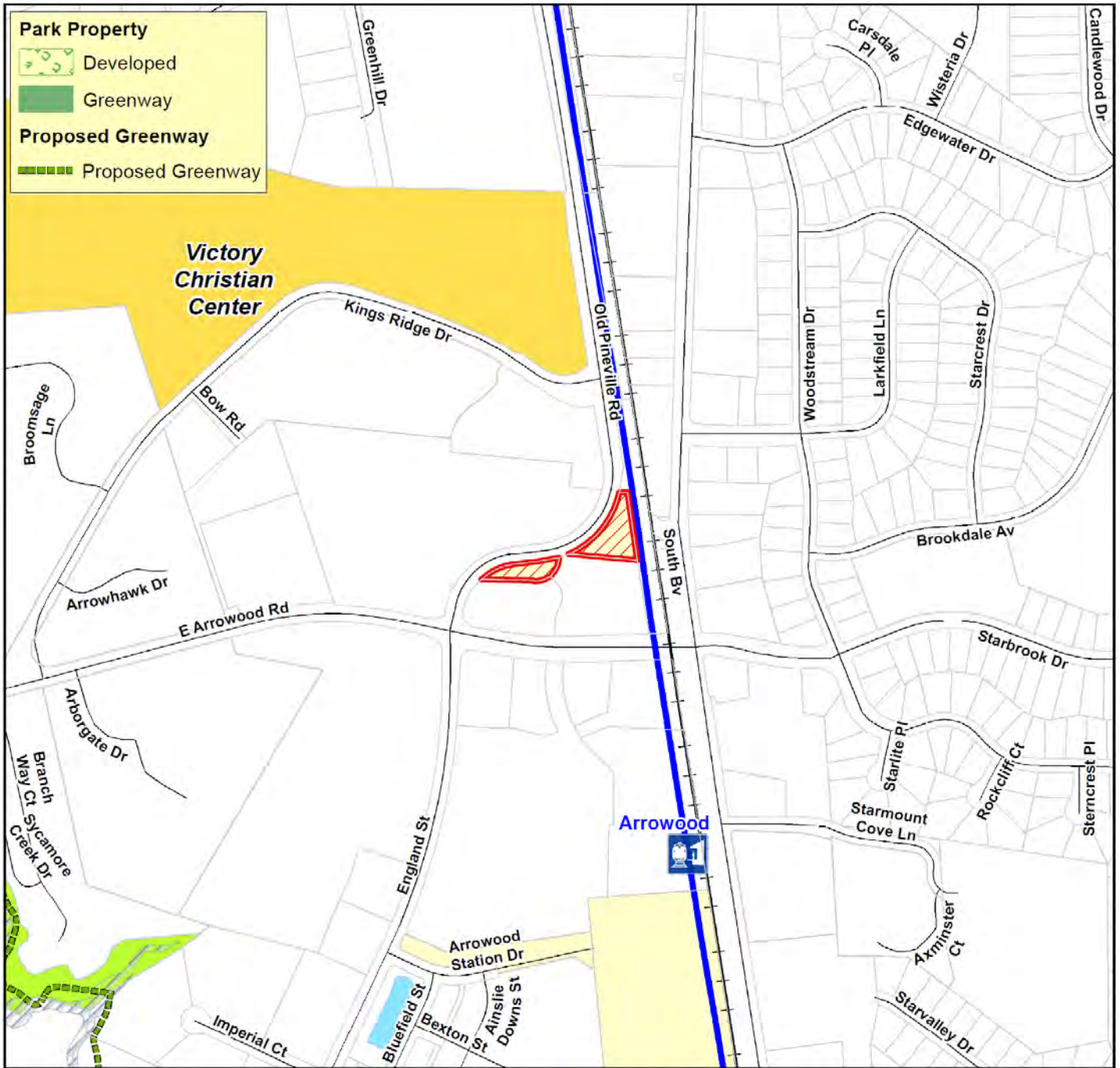
The Joint Use Task Force discussed this matter at their September 2, 2015 meeting. No comments were offered on this proposal.

**PLANNING STAFF RECOMMENDATION:**

The *Arrowood Transit Station Area Plan* recommends ongoing use of existing retail properties until redevelopment for transit supportive use is proposed. While the existing site areas and configurations may prove difficult to develop on their own, they may prove marketable for development in combination with other property. As such, Planning staff recommends approval of the proposal.








**CMPC PLANNING COMMITTEE RECOMMENDATION:**





# Mandatory Referral 15-36

Initiated & Submitted by: E&PM, City Real Estate

-  Mandatory Referral
-  Ponds
-  Schools
-  City Property
-  County Property
-  LYNX Blue Line
-  LYNX Blue Line Transit Stations





Submitted by: Amanda Byrum, E&PM, City Real Estate

Initiated by: Tony Korolos, E&PM, City Real Estate

**MANDATORY REFERRAL-REPORT NO. 15-37**  
**Proposed Sale of Two City-Owned Properties on Idlewild Road Near Cresthill Drive in Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

The two vacant parcels listed below are located along Idlewild Road, near Cresthill Drive. The parcels were acquired in 2012 for the Idlewild Road Widening Project. The City of Charlotte is proposing to market the parcels for sale as they are no longer needed for City use.

#	Parcel ID	Property Address	Zoning	Acreage	Current Use
1	165-101-02	8508 Idlewild Road	R-4	0.41	Vacant
2	165-101-03	8500 Idlewild Road	R-4	0.46	Vacant

These two properties will be marketed individually rather than as a pair.

**PROJECT JUSTIFICATION:**

The City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Therefore, Real Estate proposes to market these parcels for sale. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

All City-owned properties that have been declared as surplus are advertised at [CityProperties.CharlotteNC.gov](http://CityProperties.CharlotteNC.gov). Properties valued at more than \$10,000 are subject to the upset bid process as outlined in North Carolina General Statute §160A-269. The Statute outlines that upon receipt of a qualified, initial offer, the offer must be presented to Charlotte City Council and if it is accepted, the offer must be publicly advertised for upset bids. The process of receiving bids and publicly advertising the highest bid continues until there are no subsequent bids submitted and a contract is executed.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Charlotte City Council established the Private and Competition Advisory Commission (PCAC), who created the Asset Management Task Force to help the City oversee the prudent use of City-owned parcels and to seek ways that the City can generate revenue from the sale of any parcels not needed for the operation of the City's core services.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *East District Plan* (adopted 1990) recommends single family land uses up to 4 dwelling units per acre. The current zoning is R-4 which is consistent with the adopted future land use.

**PROJECT IMPACT:**

No impacts are anticipated, other than reducing maintenance responsibility for the City while placing these properties back on the tax roll.

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

There are no known relationships to other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Market conditions will dictate the schedule of the sale.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

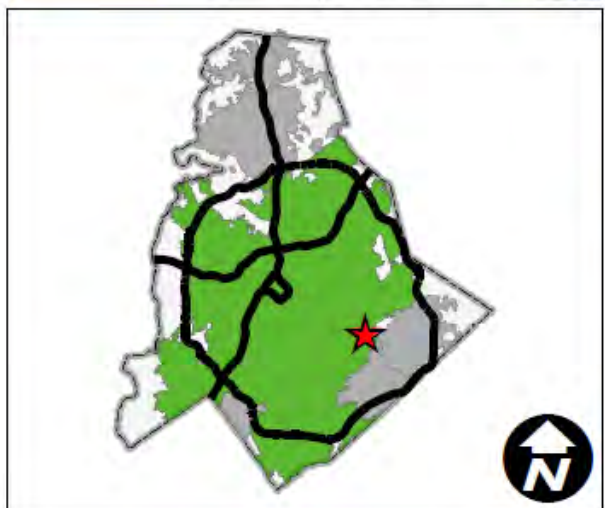
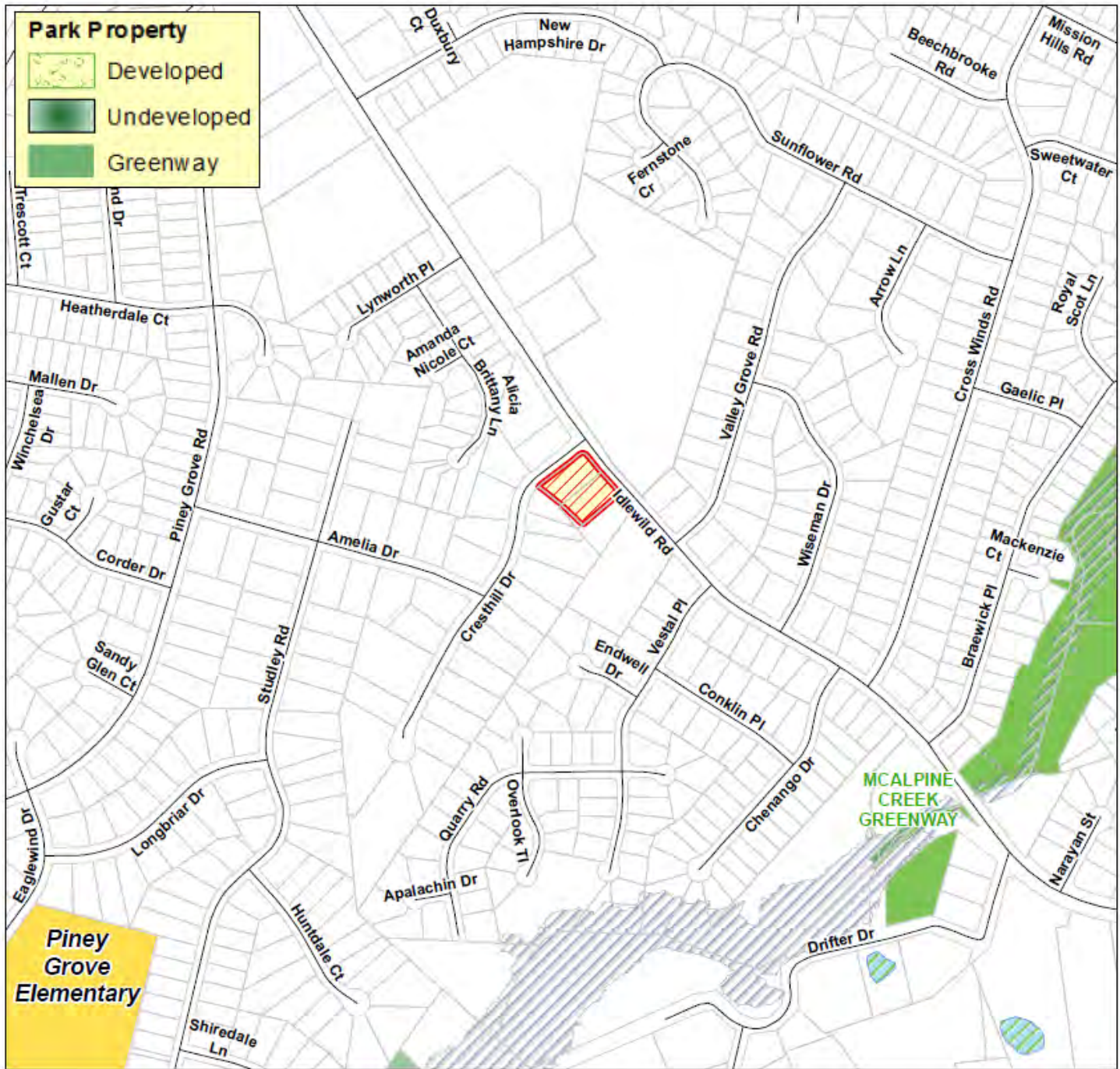
The Joint Use Task Force discussed this matter at their September 2, 2015 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The proposed sale of the property for residential use is consistent with adopted land use policies. Staff recommends approval of the sale of the land for future residential use.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Amanda Vari



# Mandatory Referral 15-37

Initiated & Submitted by: E&PM, City Real Estate

- Mandatory Referral
- Wetland
- Schools
- City Property
- County Property
- FEMA 100 Year Floodplain



Submitted by: Amanda Byrum, E&PM, City Real Estate

Initiated by: Tony Korolos, E&PM, City Real Estate

**MANDATORY REFERRAL-REPORT NO. 15-38**  
**Proposed Sale of City-Owned Property Located at 2905 Whiting Avenue in Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

The City owns a vacant parcel located at 2905 Whiting Avenue (083-156-16) along Matheson Avenue, northeast of Uptown Charlotte, in a predominantly residential area. The parcel is 0.343 acres and is zoned R-5 (Single Family Residential) according to the Charlotte Zoning Ordinance. The parcel was purchased in 1968 for the 30<sup>th</sup> Street Extension project. The City of Charlotte is proposing to market the parcel for sale as it is no longer needed for City use.

**PROJECT JUSTIFICATION:**

The City's Real Estate Division is tasked with selling off any surplus land not needed for current or future programmed use. Therefore, Real Estate proposes to market this parcel for sale. Selling the land will not only generate revenue for the City, it will reduce maintenance costs and liability.

All City-owned properties that have been declared as surplus are advertised at [CityProperties.CharlotteNC.gov](http://CityProperties.CharlotteNC.gov). Properties valued at more than \$10,000 are subject to the upset bid process as outlined in North Carolina General Statute §160A-269. The Statute outlines that upon receipt of a qualified, initial offer, the offer must be presented to Charlotte City Council and if it is accepted, the offer must be publicly advertised for upset bids. The process of receiving bids and publicly advertising the highest bid continues until there are no subsequent bids submitted and a contract is executed.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Charlotte City Council established the Private and Competition Advisory Commission (PCAC), who created the Asset Management Task Force to help the City oversee the prudent use of City-owned parcels and to seek ways that the City can generate revenue from the sale of any parcels not needed for the operation of the City's core services.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (adopted 1993) as amended by Rezoning Case 1993-065(County) recommends single family land uses up to 5 dwelling units per acre. The current zoning of R-5 supports the adopted future land use. Presuming the future use of the land would be residential, the future use is consistent with the recommended use.

**PROJECT IMPACT:**

No impacts are anticipated, other than reducing maintenance responsibility for the City while placing these properties back on the tax roll.

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

There are no known relationships to other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Market conditions will dictate the schedule of the sale.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

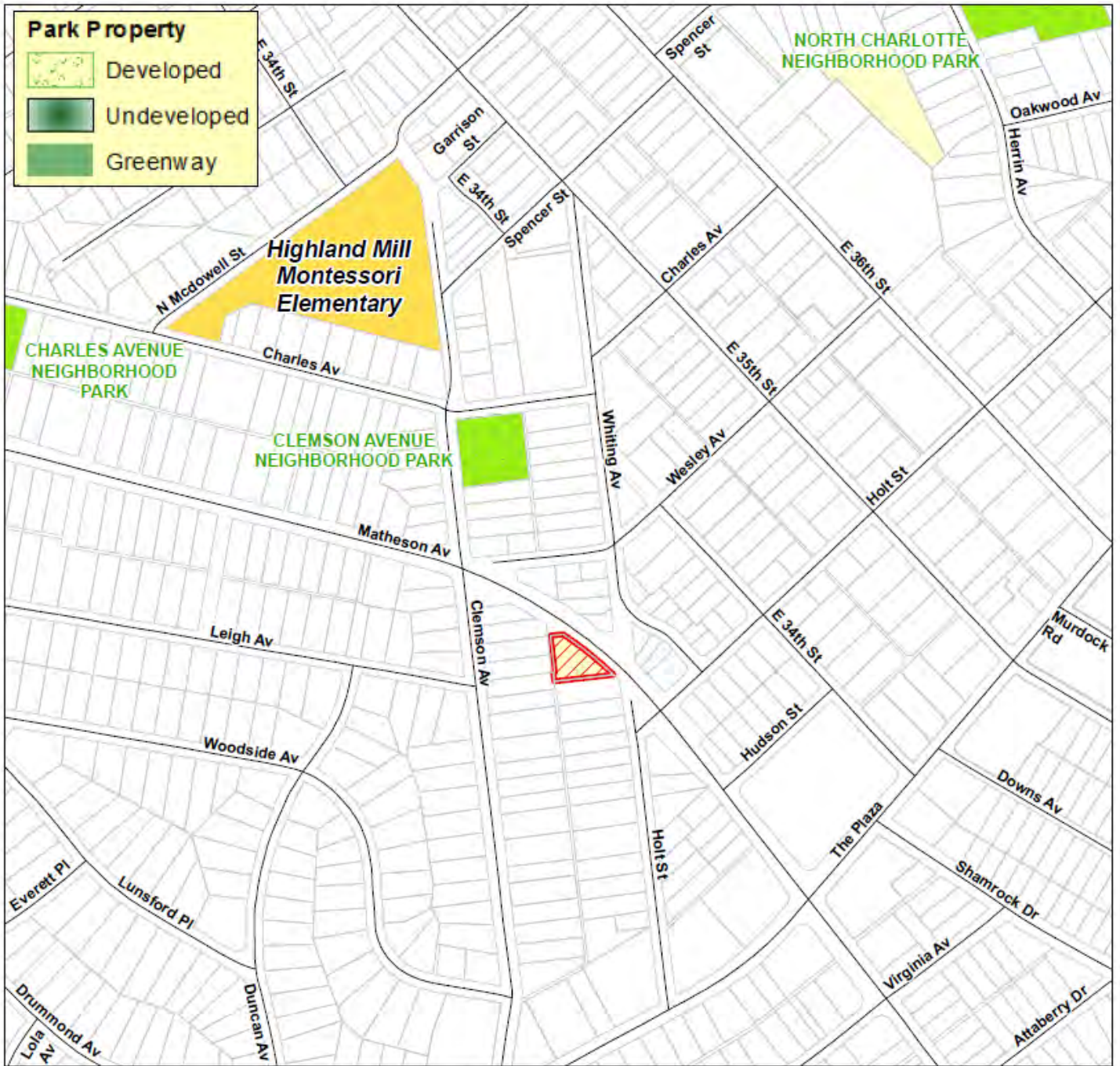
The Joint Use Task Force discussed this matter at their September 2, 2015 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The proposed sale of the property for residential land use would be consistent with adopted land use policies. Staff recommends approval of the sale of the land.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Amanda Vari



# Mandatory Referral 15-38

Initiated & Submitted by: E&PM, City Real Estate

- Mandatory Referral
- Schools
- City Property
- County Property



Submitted by: Amanda Byrum, E&PM, Real Estate

Initiated by: Denice Beteta, N&BS

**MANDATORY REFERRAL-REPORT NO. 15-39**  
**Proposed Transfer of City-Owned Property on Bells Knox Road**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Neighborhood and Business Services Department (N&BS) proposes to transfer a City-owned property at 1337 Bells Knox Road out of the City's inventory for re-occupancy by a non-profit organization. This property was acquired by the City as the result of foreclosure of a loan generated by N&BS.

The property is improved with a single family home and is zoned R-4 (single family residential) according to the Charlotte Zoning ordinance. The property is located in an area of other single family homes.

N&BS works with City-approved, experienced non-profit organizations and Community Development Corporations (CDC) to partner to making more affordable housing available in neighborhoods throughout the City. N&BS releases a list of properties approved for transfer to these organizations in order to determine whether they can be rehabilitated or built on for affordable housing opportunities. If none of the organizations are interested in these properties, they will be marketed and offered for sale to the public. In this case, an organization is interested in acquiring the property for affordable housing.

**PROJECT JUSTIFICATION:**

This property was acquired as the result of a foreclosure and is not needed for City use or operations. The City incurs the expenses of year-round mowing and maintenance. N&BS works with non-profit and neighborhood organizations in order to transfer properties for rehabilitation and re-occupancy by the organizations' qualified clients.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The transfer of this parcel supports City Council's recommendation to develop affordable housing.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted land use for this parcel is single family up to 4 DUA, as per the *Mt. Holly Road Special Project Plan* (1994). The property is located with a single family neighborhood, and surrounded by residential development. Retention of this property's use as a single family dwelling would; therefore, be consistent with the *Mt. Holly Special Project Plan*.

**PROJECT IMPACT:**

The project provides support for home ownership opportunities and neighborhood revitalization.

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

There are no known other projects in the area.

**ESTIMATED PROJECT COMPLETION DATE:**

The transfer will be completed following Planning Committee recommendations and City Manager approval.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

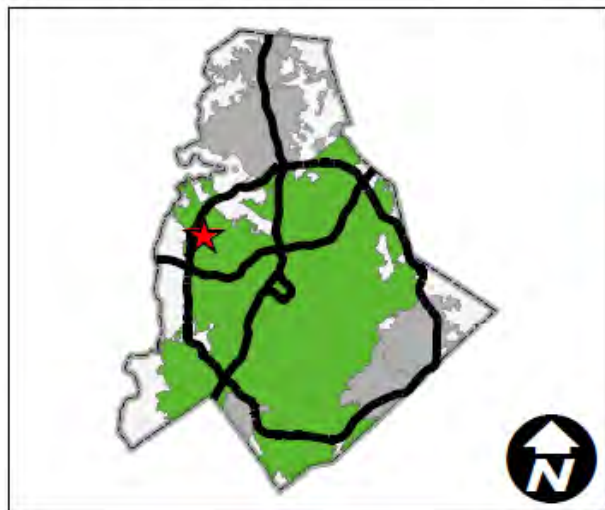
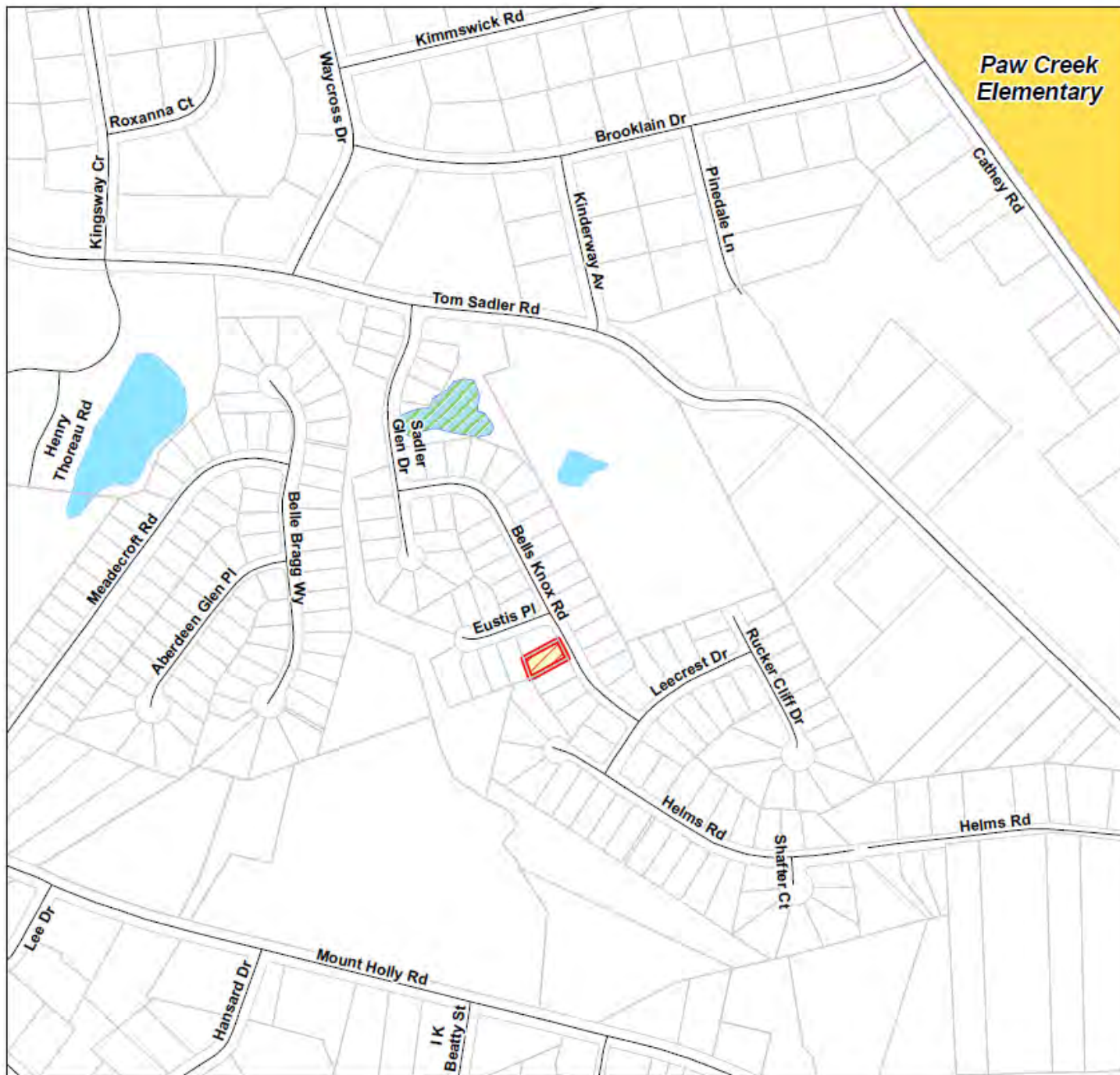
The Joint Use Task Force discussed this matter at their September 2, 2015, meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed property transfer.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Alberto Gonzalez



# Mandatory Referral 15-39

Initiated by: Neighborhood & Business Services  
 Submitted by: E&PM, Real Estate

-  Mandatory Referral
-  Schools
-  City Property
-  Ponds
-  Wetland





**Submitted by:** Amanda L. Byrum, E&PM, Real Estate

**Initiated by:** Tim Porter, E&PM, Landscape Management

**MANDATORY REFERRAL REPORT NO. 15-40**  
**Proposed Acquisition of Properties in Coulwood Neighborhood for Tree Canopy Preservation**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Engineering and Property Management Department (E&PM) proposes to acquire six parcels in the Coulwood area of Charlotte for tree canopy preservation. The properties are located between Valleydale Road and Brookshire Boulevard, as shown on the location map below. Following acquisition by the City, conservation easements on the properties would then be donated to the Catawba Lands Conservancy in order to ensure that perpetual stewardship of the tree canopy is provided.

#	Parcel ID	Property Address	Acreage	Zoning
1	035-103-08	Goodman Rd	14.737	R-4 (single family residential) <sup>(1)</sup>
2	035-102-20	Lakehill Rd	16.505	R-4 (single family residential) <sup>(1)</sup>
3, 3.1	035-101-16, 035-101-17	7101 Lakehill Rd	6.18	R-4 (single family residential) <sup>(1)</sup>
4	035-101-14	7209 Brookshire Blvd	8.371	I-1 (light industrial) <sup>(1)</sup>
5	035-231-01	Bellhaven Blvd	13.867	R-4 (single family residential) <sup>(1)</sup>

(1) Per. the Charlotte Zoning Ordinance

Following acquisition these parcels are proposed to remain in a natural state, following removal of invasive species. The properties may also eventually serve some low-intensity recreational use (such as greenways).

**PROJECT JUSTIFICATION:**

The acquisition of these properties will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas. This acquisition allows the City, as required by the Charlotte Tree Ordinance, to fulfill its role as administrator of a Tree Ordinance Mitigation Fund and to meet the greater intent of the tree ordinance to preserve and protect tree canopy and promote the benefits trees provide to the Charlotte community (Charlotte, North Carolina, City Code, §21).

Approximately thirty eight acres of existing contiguous forest, directly adjacent to existing FEMA and SWIM buffers, will be thereby protected as part of this acquisition.

A scoring model was developed and used to select these parcels as suitable tree canopy preservation candidate areas. This model uses criteria including acreage, current vegetative cover, potential for connectivity to greenways, partnering opportunities, and the level of development in the general geographic area.

Since the City lacks the capacity for property stewardship following acquisition, eligibility criteria used by the Catawba Lands Conservancy (stewardship partner) through a conservation easement was also considered. The Conservancy requires a minimum of 45 acres and places a premium on properties with certain biodiversity characteristics or important qualities for conservation (species, watershed, views, etc.).

Finally, it was determined that these properties were located within a geographic area in which tree save payment in lieu funds (mitigation) had been collected as part of the land development review process, so funding was potentially available for purchase.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The acquisition of these properties is consistent with the tree canopy goals established in the *Environmental Focus Area Plan*, adopted by City Council on June 28, 2011.

In order to complete the acquisitions, the City will utilize tree ordinance mitigation funds collected by Land Development through developer payment in lieu of on-site tree preservation to acquire these properties for conservation purposes, as established in the City's tree ordinance.

The acquisition of these properties is consistent with the general environmental goals associated with the Charlotte Post Construction Storm Water Control Ordinance (PCCO), the *Westside Strategic Plan*, and the Lake Wylie Watershed Overlay District (Charlotte, North Carolina, City Code, §18).

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The properties surround single family neighborhoods and act as a buffer between them and other land uses. The following table details the adopted land use for each parcel:

#	Parcel ID	Adopted Land Use	Plan (adoption date)
1	035-103-08	Single Family up to 4 DUA	<i>Mt. Holly Rd. Special Project Plan (1994)</i>
2	035-102-20	Single Family up to 4 DUA	<i>Mt. Holly Rd. Special Project Plan (1994)</i>
3, 3.1	035-101-16, 035-101-17	Single Family up to 4 DUA & Greenway	<i>Mt. Holly Rd. Special Project Plan (1994)</i> <i>Northwest District Plan (1990)</i>
4	035-101-14	Single Family up to 4 DUA	<i>Northwest District Plan (1990)</i>
5	035-231-01	Single Family up to 4 DUA, Greenway & Multi-Family	<i>Northwest District Plan (1990)</i>

The prescribed land use of “tree canopy preservation” aligns most closely with the land use categories of open space and greenways, typically used in the area plans. Typically area plans do not specifically prescribe open space or greenway as land uses unless the property is already in that use, or unless parks or greenway master plans specifically designate parcels for future open space or greenway use.

In general, open space is considered to be compatible with residential land uses; therefore, the prescribed use is considered to be consistent with the applicable area plans.

**PROJECT IMPACT:**

Acquisition will enable the City to work toward reaching the goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

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

The properties are adjacent to the County’s Gum Branch Greenway and could provide future connectivity.

**ESTIMATED PROJECT COMPLETION DATE:**

Staff has received positive verbal responses from each of the property owners and will have Option to Purchase agreements signed by each party before proceeding with obtaining City Council approval on the October 26, 2015, agenda. If approved, staff will move forward with acquisition of the properties and plan to close before the end of the year.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

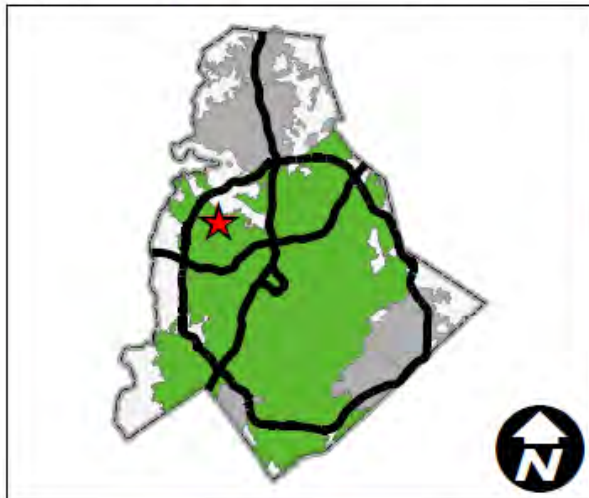
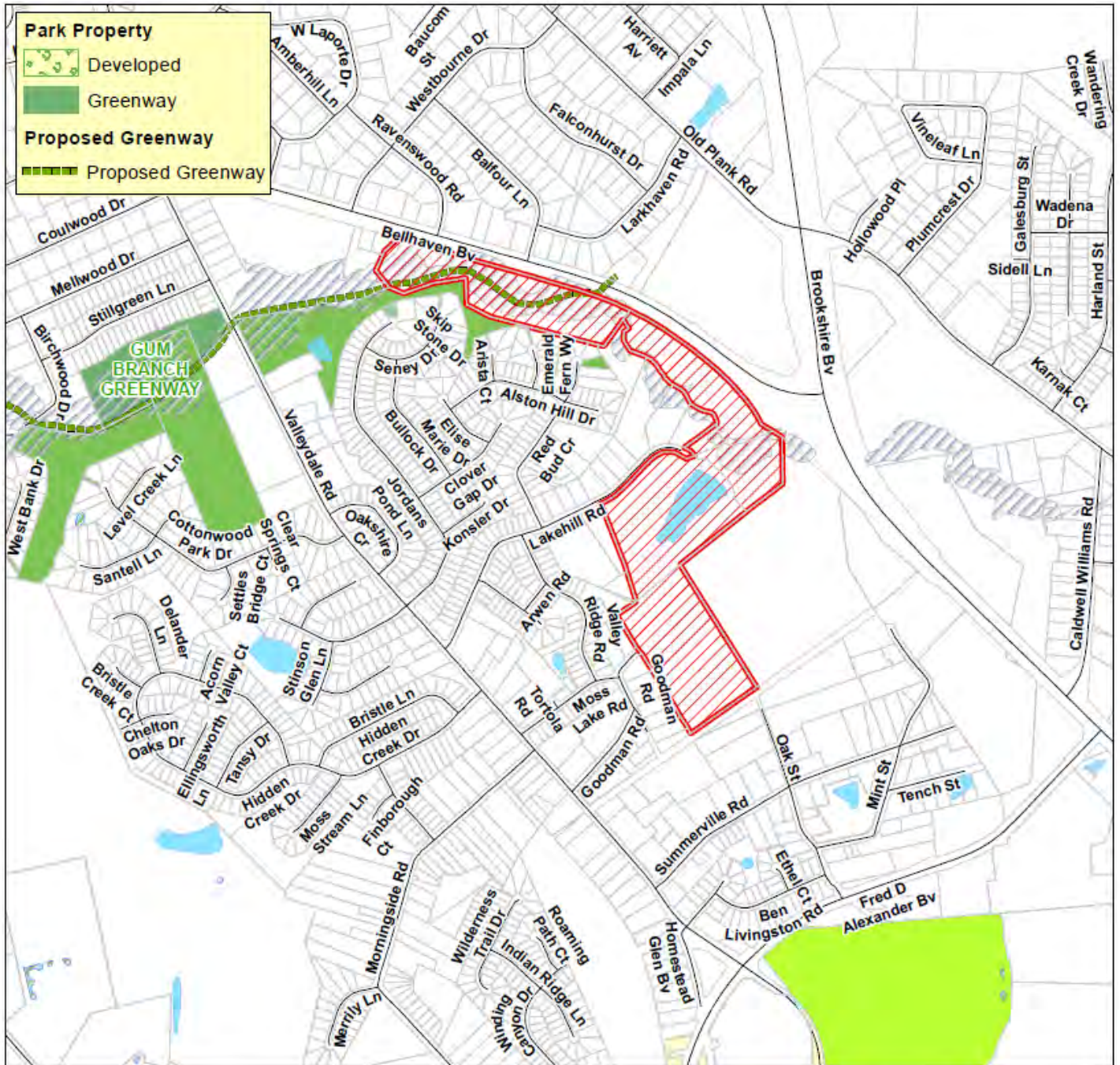
The Joint Use Task Force discussed this matter at their September 2, 2015, meeting, and Charlotte Department of Transportation (CDOT) staff mentioned that the conservation easements that are intended to be placed upon the property might have unintended consequences. First, they may preclude grading likely necessary for future greenway development across the property (and an eventual extension to Gum Branch Greenway is anticipated), and second, the easements would preclude road connectivity extensions across the property from Goodman Road (from the west) and Oak Street (from the south) that both stub into the subject property. Road connectivity across the subject parcel to the mobile home park to the east will likely be necessary in event the mobile home park eventually redevelops (as Brookshire Blvd. has limited access at this point and provides little if any site access). Staff from City Engineering, Real Estate, and CDOT agreed to work with one another and Catawba Lands Conservancy to establish necessary cross easements and to ensure that the conservation easements aren’t overly-restrictive.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the land acquisitions once outstanding issues identified by CDOT at the Joint Use Task Force meeting are resolved.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Alberto Gonzalez



# Mandatory Referral 15-40

Initiated by: E&PM, Landscape Management

Submitted by: E&PM, Real Estate

- Mandatory Referral
- City Property
- County Property
- Ponds
- FEMA 100 Year Floodplain





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

**MANDATORY REFERRAL-REPORT NO. 15-41**  
**Proposed Acquisition for Addition to Wilmore Centennial Park at South End**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to acquire tax parcel 123-062-10 ( $\pm$  0.172 acres) in Charlotte at 201 West Kingston Avenue in the Wilmore neighborhood. The property will eventually be assembled with other properties in this area, called Wilmore Centennial Park at South End, for the development of a neighborhood park.

The property is a single-family residence and is zoned B-1 (Neighborhood Business), according to the City of Charlotte Zoning Ordinance. The house is currently occupied by a tenant who has been notified of the sale and is preparing to re-locate prior to closing.

The property is surrounded by residential uses to the east, a business to the south, Wilmore Centennial Park at South End to the west and a vacant tract to the north. There are also multi-family projects in various stages of development in the immediate vicinity.

**PROJECT JUSTIFICATION:**

The *Park and Recreation Master Plan* states, "Neighborhood Parks ideally shall be a minimum of 2-20 acres in size and shall serve the immediately adjacent, local neighborhood." The current park site is approximately  $\pm$ 1.052 acres. Acquisition of this property would increase the County's holdings in this location to  $\pm$  1.224 acres, getting this park closer to the recommended minimum for a park of this kind. Once developed the park may include amenities such as a picnic shelter, benches, multi-purpose fields,  $\frac{1}{2}$  basketball and volleyball courts and walking trails.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This project is consistent with the *Mecklenburg County Park and Recreation Master Plan* objectives which identified the need for increasing the number of neighborhood parks in the County.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The parcel is subject to *South End Transit Station Area Plan* (adopted 2005) which recommends mixed transit supportive development. The proposed use is compatible with transit supportive development. Furthermore, the Plan encourages development of public spaces which can be used for recreation and community events. The proposed use is considered to be consistent with the adopted land use plan.

**PROJECT IMPACT:**

With the increase of people living in this area, the need for open space also increases. The development of Wilmore Centennial Park at South End will provide that open space with a neighborhood park for the growing nearby community.

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

There are no other public or private projects being impacted by this park project.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land acquisition only and is expected to be completed by fall 2015.

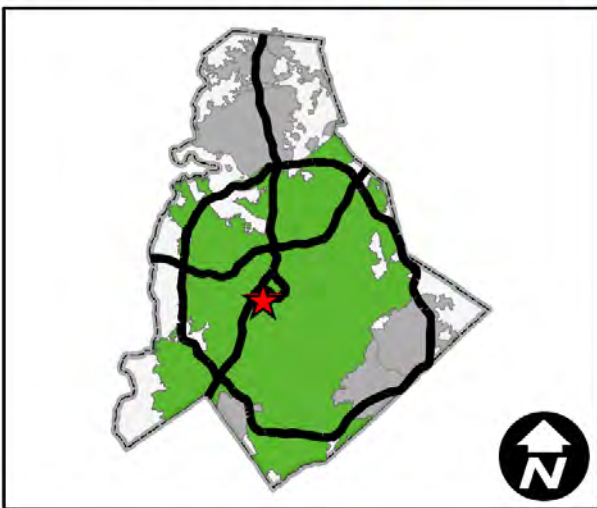
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their September 2, 2015 meeting and there were no comments.

**PLANNING STAFF RECOMMENDATION:**

The proposed transaction is consistent with the *South End Transit Station Area Plan (2005)*; therefore, staff recommends approval.


**CMPC PLANNING COMMITTEE RECOMMENDATION:**





# Mandatory Referral 15-41


Initiated by: Park & Recreation


Submitted by: Asset & Facility Management


 Mandatory Referral


 City Property

 County Property

 Local Historic Landmark

 Historic Districts

 LYNX Blue Line

 LYNX Blue Line Transit Stations

Produced by the Charlotte-Mecklenburg Planning Department



**Submitted by:** Katie Daughtry, Asset and Facility Management

**Initiated by:** Jim Garges, Director of Mecklenburg County Park and Recreation

**MANDATORY REFERRAL-REPORT NO. 15-42**  
**Proposed Disposition of a Portion of Westmoreland Regional Park in Cornelius**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to dispose of a portion of tax parcel 005-071-21 (± 3,802 square feet) in Cornelius on Robbins Pond Road. The property will be assembled with the adjacent tax parcel 005-071-21 to construct storm drainage infrastructure for The Preserve at Robbins Park, a single-family residential neighborhood.

The property is vacant and is zoned NR (Neighborhood Residential), according to the Town of Cornelius Zoning Ordinance. The property is surrounded by residential uses to the north and Westmoreland Regional Park to the south, east and west.

Following the storm drainage infrastructure installation (which will be underground), the subject parcel will remain undeveloped and will continue to serve as open space for the surrounding community.

**PROJECT JUSTIFICATION:**

Westmoreland Regional Park in Cornelius is approximately 51 acres and is surrounded by current and future single family residences. One of those single family residential developments, The Preserve at Robbins Park, needs a small portion of property from the County to properly install their storm drainage infrastructure to include a rain garden. Due to the location and size of the area on which the development wishes to construct this infrastructure, Park and Recreation has determined that they have no use for this portion of the property. Park and Recreation is agreeable to selling the property to the adjacent owner.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This disposition does not reduce the usable acreage for Westmoreland Regional Park thereby maintaining consistency with the *Park and Recreation Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The recommended land use for the property (that is reportedly to remain open space) is consistent with the land use recommendation contained in the Town of Cornelius 2014 Land Use Plan.

**PROJECT IMPACT:**

Conveying this property to the adjoining property owner will allow for the required storm drainage system to be installed that will protect the water quality of the Mountain Island Lake Watershed.

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

There are no other public or private projects being impacted by this project.

**ESTIMATED PROJECT COMPLETION DATE:**

This project is for land disposition only and is expected to be completed by Fall 2015.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their September 2, 2015 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

This property is located within the Town of Cornelius planning jurisdiction. In consultation with the Cornelius Planning Director, staff recommends approval of this proposed transaction.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Jonathan Wells





**Submitted by:** Jennifer Morell, Asset and Facility Management

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

**MANDATORY REFERRAL REPORT NO. 15-43**  
**Proposed Acquisition by Mecklenburg County of Flood Prone Structures in Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County's Storm Water Services Program proposes to acquire flood prone properties along McMullen Creek and Edwards Branch in Charlotte during fiscal year 2016. The properties (see attached list) are improved with single homes and are subject to severe, periodic flooding. Use of the Storm Water Services capital fund and some FEMA funds is proposed for acquisition of these properties, whose owners will need to express a willingness to participate (participation in the program is voluntary) in the program.

Property Address	Parcel Number	Zoning	Adopted Plan	Adopted Land Use
3425 JOHNNY CAKE LN	209-112-06	R-3	<i>South District Plan (1993)</i>	Greenway
3505 JOHNNY CAKE LN	209-112-08	R-3	<i>South District Plan (1993)</i>	Greenway
4815 STAFFORD CR	163-083-11	R-3	<i>South District Plan (1993)</i>	Greenway
4833 STAFFORD CR	163-083-12	R-3	<i>South District Plan (1993)</i>	Greenway
4841 STAFFORD CR	163-083-13	R-3	<i>South District Plan (1993)</i>	Greenway
4849 STAFFORD CR	163-083-14	R-3	<i>South District Plan (1993)</i>	Greenway
4934 ADDISON DR	185-071-08	R-3	<i>South District Plan (1993)</i>	Greenway
4942 ADDISON DR	185-071-07	R-3	<i>South District Plan (1993)</i>	Greenway
3914 SHEFFIELD DRIVE	131-102-33	R-4	<i>Independence Blvd. Area Plan (2011)</i>	Single family up to 4 DUA

**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.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

General acquisition of floodplain 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. The selection of these specific parcels for acquisition is supported both by the *Flood Risk Assessment and Risk Reduction Plan* (approved by County Commission May 2012) and 2) by the *Flood Mitigation Structure Identification Planning & Implementation Process for FY2016* (endorsed by the Storm Water Advisory Committee May 21, 2015).

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted policy documents and adopted land uses are indicated in the table above for each parcel. All subject parcels in the *South District Plan* are recommended for greenway which is consistent with the plan. The site on Sheffield Dr. has an adopted future land use of single family up to 4 DUA in the *Independence Area Plan* (adopted 2011). Open space uses are not always identified for a specific location in an area plan and are considered compatible with single family land uses and, in this case, consistent with adopted policy.

**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. In previous acquisitions, 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. County Storm Water Services also works with Habitat for Humanity of Charlotte to recover any usable materials in the structures prior to demolition.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring these properties by the end of fiscal year 2016, subject to owners' agreement to participate.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed the matter at their September 2, 2015 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

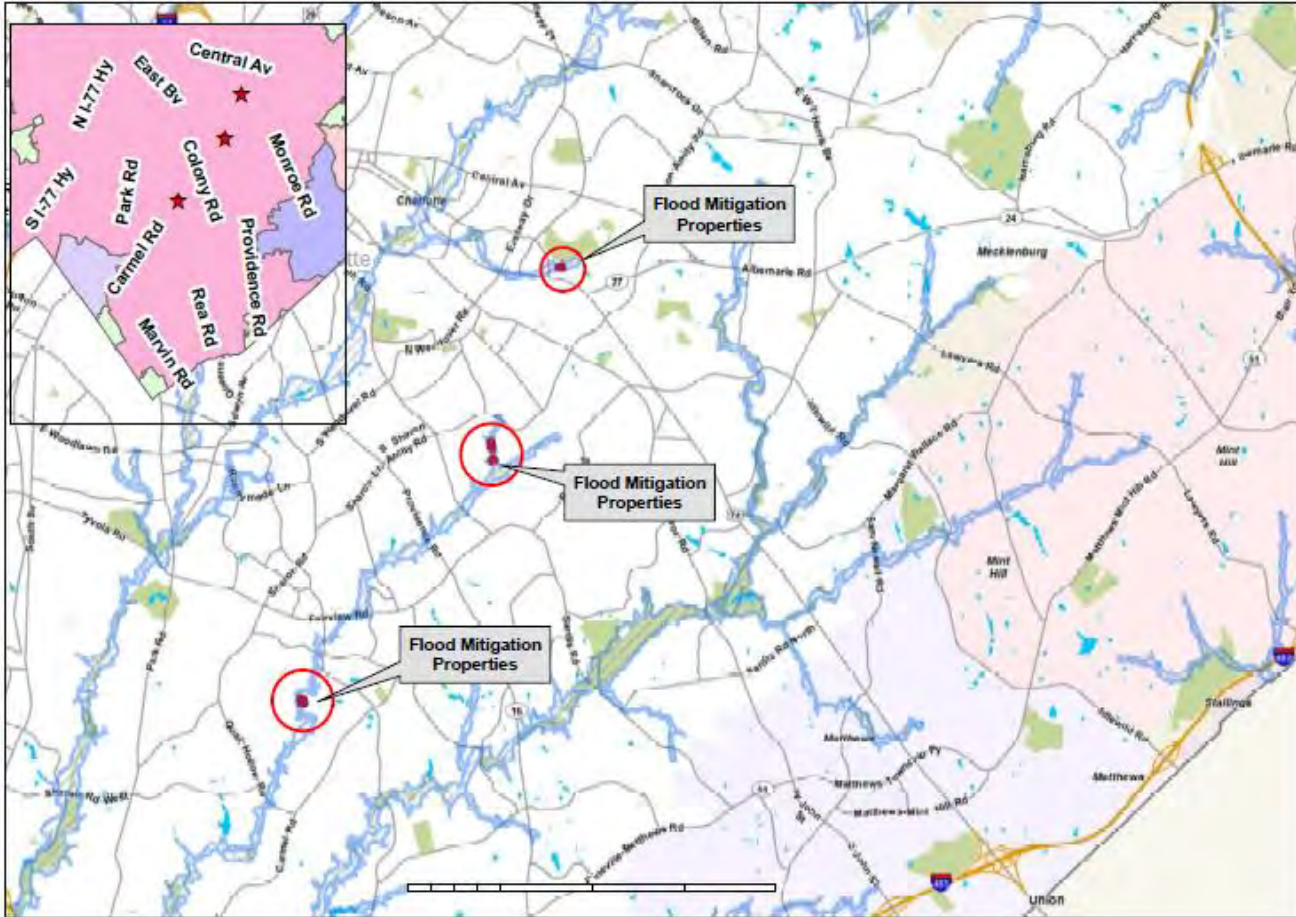
The proposed use of the properties as flood mitigation is consistent with adopted land use policies. Staff recommends approval of the land acquisition to be used for flood mitigation.

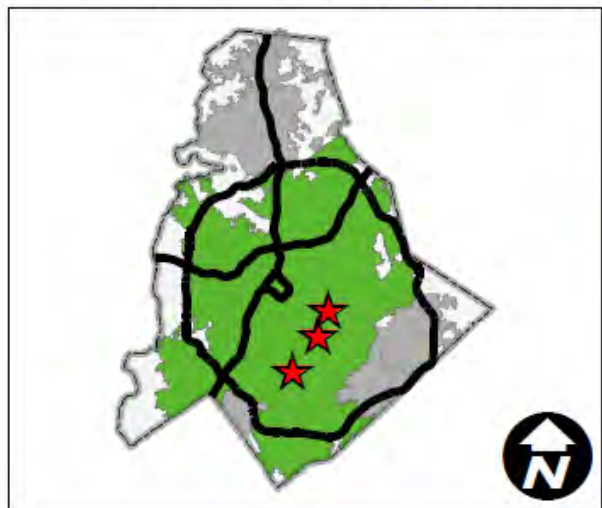
**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# FY16 Mecklenburg County Storm Water Flood Mitigation Acquisitions - McMullen Creek and Edwards Branch

RFM 8/20/2015





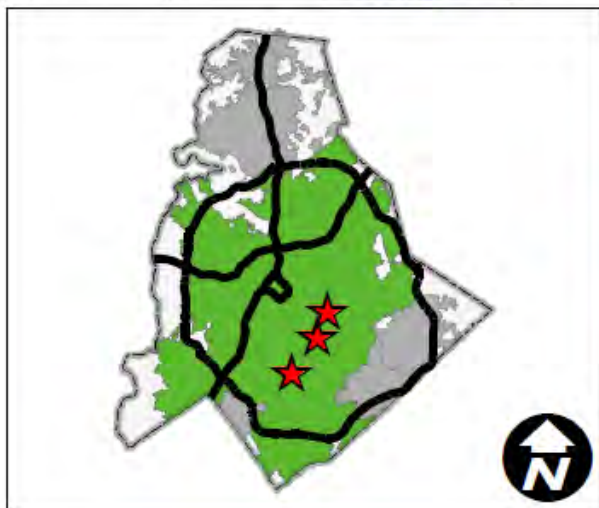
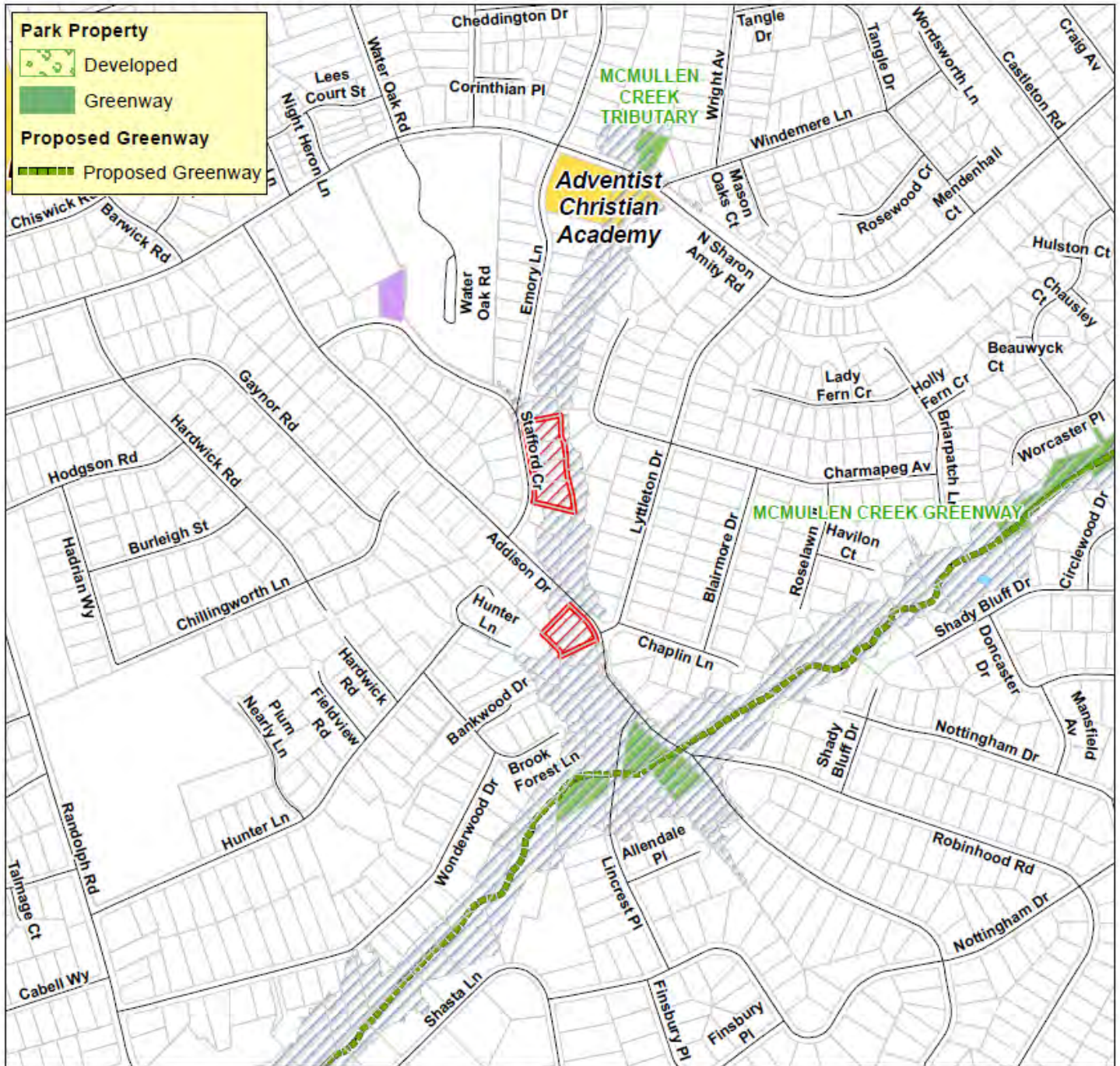
# Mandatory Referral 15-43

Initiated by: County Storm Water

Submitted by: Asset & Facility Management

- Mandatory Referral
- Ponds
- Local Historic Landmark
- FEMA 100 Year Floodplain





# Mandatory Referral 15-43

Initiated by: County Storm Water  
Submitted by: Asset & Facility Management

- Mandatory Referral
- Schools
- Local Historic Landmark
- FEMA 100 Year Floodplain





Submitted by: Jennifer Morell, Asset & Facility Management

Initiated by: Jim Garges, Park & Recreation

### **MANDATORY REFERRAL REPORT NO. 15-44**

#### **Proposed Acquisition of Land for Addition to Future Linda Lake Neighborhood Park in East Charlotte**

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

Mecklenburg County would like to acquire tax parcel 107-181-10 in the Grove Park Neighborhood in east Charlotte to provide enhanced access for a future Linda Lake Neighborhood Park. The property is located east of WT Harris Blvd in a well-established residential neighborhood. The parcel contains a vacant single family home. The property is approximately .91 acres and is zoned R-3 Single Family Residential according to the City of Charlotte Zoning Ordinance.

##### **PROJECT JUSTIFICATION:**

Linda Lake Neighborhood Park is currently in the early stages of design and public meetings will be held in the fall of 2015. The park will provide additional recreational amenities to residents of this neighborhood.

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

Acquisition of this parcel is consistent with the County's 2008 *Park & Recreation Master Plan* to provide more neighborhood parks.

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

The *East District Plan* (adopted 1990) recommends single family land uses up to 4 dwelling units per acre. Open space uses are not always identified for a specific location in an area plan and are considered compatible with single family land uses and consistent with adopted policy.

##### **PROJECT IMPACT:**

Currently, there is no easy access to the park for the Grove Park Neighborhood residents. Acquisition of this parcel will give additional access to the park as well as add additional acreage to the park. Construction of the park can be expected to begin in the spring or summer of 2016.

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

The park project itself is not connected to any other known public or private projects; however, the subject parcel contains a portion of the Linda Lake Dam outfall structure within its boundary. The County and the City Storm Water Services staff are currently in discussions regarding a storm drainage easement for the City to maintain the outfall structure located in the southwest corner of the property.

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

Acquisition of this property is expected to be complete by the end of FY16.

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

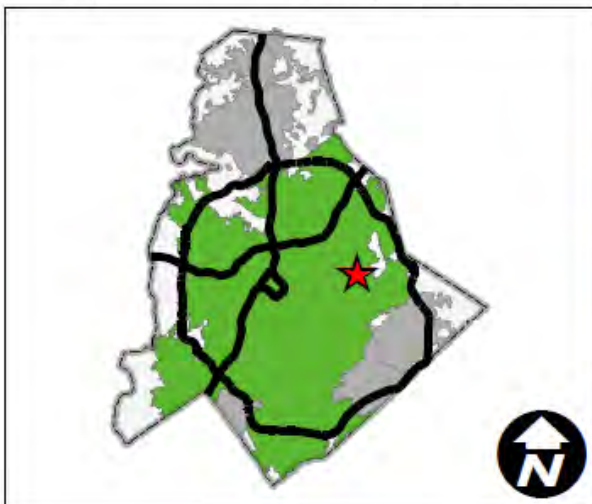
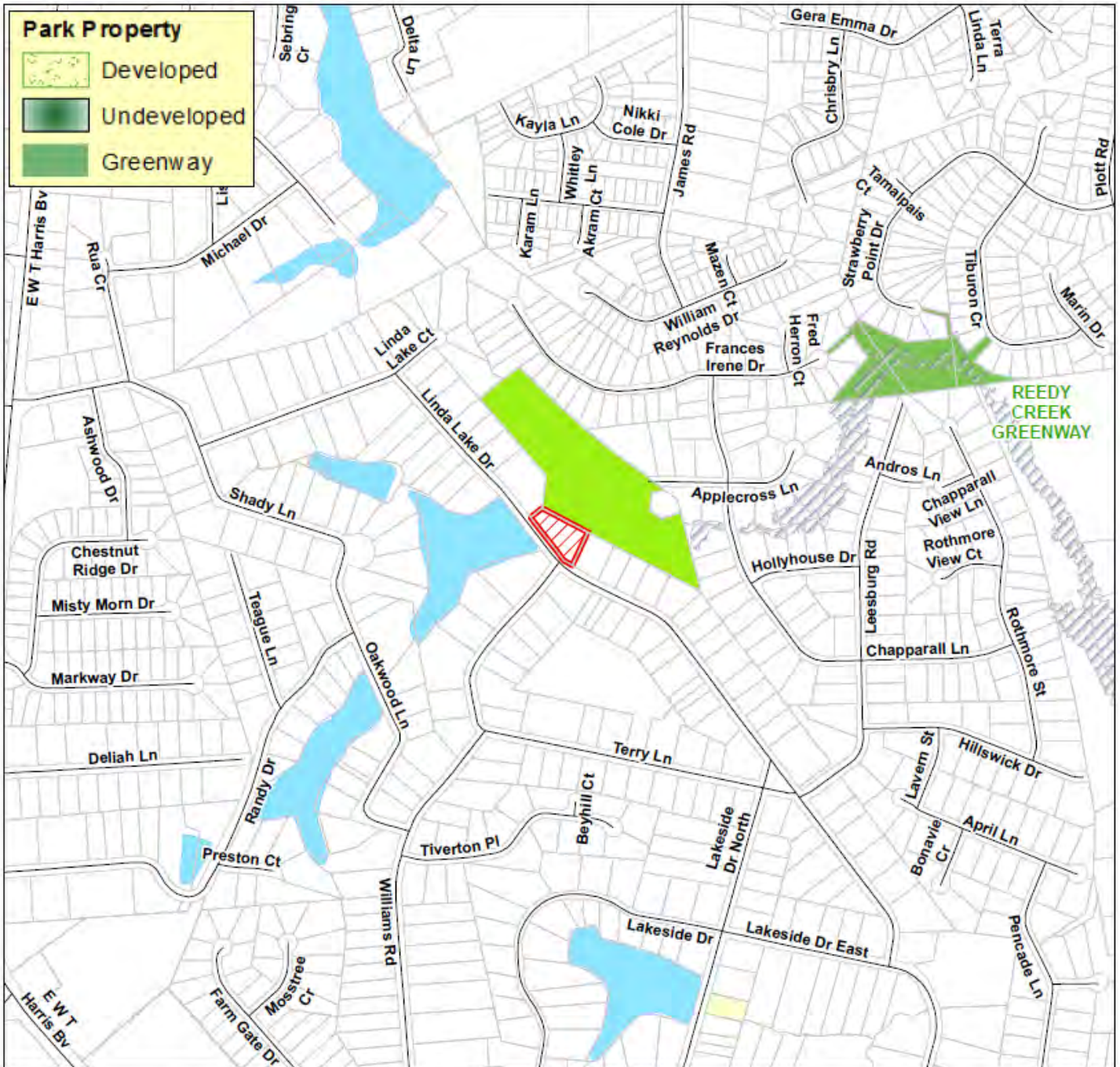
The Joint Use Task Force discussed this matter at their September 2, 2015 meeting and no joint use comments were offered.

##### **PLANNING STAFF RECOMMENDATION:**

The proposed use of the property as open space and a future neighborhood park is consistent with adopted land use policies. Staff recommends approval of the land acquisition.

##### **CMPC PLANNING COMMITTEE RECOMMENDATION:**

Staff resource: Amanda Vari



# Mandatory Referral 15-44

Initiated by: Park & Recreation

Submitted by: Asset & Facility Management

- Mandatory Referral
- Ponds
- City Property
- County Property
- FEMA 100 Year Floodplain





Initiated and Submitted by: Dennis LaCaria, Mecklenburg County Manager's Office

**MANDATORY REFERRAL REPORT NO. 15-45**  
**Proposed Acquisition by Mecklenburg County of Property on Wilkinson Blvd.**  
**to Serve as Future Site of Medic Facility**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase a former warehouse facility and its associated parcel to support the work underway to relocate Medic. Medic, the Mecklenburg County Emergency Medical Services Agency, is currently housed in a leased space at 4525 Statesville Road. The parcel proposed for acquisition is located on Wilkinson Blvd. in west Charlotte. Tax Parcel 11509105 consists of 5.6 acres located at 4423 Wilkinson Boulevard, and contains improvements consisting of 139,341 square feet of usable space. This parcel will be combined with Tax Parcels 11509101, 11509102, and 11509104 (4301-4403 Wilkinson Blvd. – presented in March 2015 as Mandatory Referral MR15-06) to serve as the long-term home for Medic operations.

Subsequent to the decision to acquire 4301-4403 Wilkinson Blvd. in spring 2015, and as schematic designs were being developed for the property, it was determined that the property initially acquired would be insufficient to meet the long-term (i.e. 50+ year) needs of the agency. During that time, 4423 Wilkinson (that the recently-acquired property abuts) became available, and it was determined that the addition of 4423 would address the site size shortcomings experienced by 4301-4403. In addition, addition of the subject parcel will allow the Post Construction Controls ordinance requirements to be more effectively addressed with on-site detention.

The zoning of this parcel (as well as the other three previously-acquired parcels) is I-2 (Industrial) according to the City of Charlotte Zoning Ordinance. The intended use of the property should not require a re-zoning.

**PROJECT JUSTIFICATION:**

Mecklenburg County's approved Capital Investment Plan included the relocation of Medic from leased space on Statesville Road. The intent of this relocation is to create operating efficiencies and eliminate a lease expenditure while providing a facility that would support Medic's service to the community for the next 50 years. With the development of the County's new Comprehensive Facilities Master Plan and pending expiration of the current leases on Statesville Road, it was determined that the relocation of Medic could be accelerated. One of these leases has since expired. The original plan for relocation of Medic identified vacant property as the site for a newly constructed facility, but given the widespread availability of existing "large box" structures, the focus shifted to acquiring and renovating instead. As Medic has strategic size and location needs, assets were considered through those lenses. Other existing alternatives included warehouse facilities on Rotary Drive and the former Hercules missile plant on Statesville Avenue, each of which presented challenges related to upfit; other new construction options included the parcels adjacent to the former Charlotte School of Law.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The proposed transaction is consistent with Mecklenburg County Capital Investment Plan and Mecklenburg County Comprehensive Government Facility Master Plan.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Southwest District Plan (1991)* calls for a land use pattern that will strengthen Wilkinson Boulevard as an employment corridor. Both light industrial and office uses are appropriate for the property in question. The proposed use will function as an office use and therefore, is consistent with adopted land use policy.

**PROJECT IMPACT:**

The current target parcel is home to a cold storage facility which was originally developed by the Sara Lee Corporation, which evolved into PYA/Monarch. One tenant is currently operating in the facility, on a month-to-month basis. Cold storage facilities of this vintage do not trade well; other facilities in and around the nearby Chemway Business Park are under- or not utilized. This area of Wilkinson Boulevard has not yet benefitted from activity around Charlotte/Douglas Airport nor redevelopment in FreeMoreWest. Absorption of unutilized assets and the creation of an employment center may have positive impacts on surrounding real estate uses. Ambulances are forward-deployed (i.e., they circulate and station remotely like police cars and are not stationed at the site like fire trucks), thereby minimizing impacts on surrounding businesses due to call response. Shift changes will see traffic as ambulances arrive and depart, with personally owned vehicles conveying EMTs and office staff to and from the site.

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

The renovation of these buildings and the modification of the grounds will significantly improve the streetscape along this portion of Wilkinson Boulevard. It is anticipated that bringing this facility on-line could allow Medic to close Post 64, which is currently on the grounds of the CMPD Freedom Division diagonally across Wilkinson Boulevard. This will be a secure facility; however, joint use opportunities may arise through scheduled use of facility amenities.

**ESTIMATED PROJECT COMPLETION DATE:**

The project is funded from the currently adopted Mecklenburg County CIP; work will begin after closing and is anticipated to last six months.

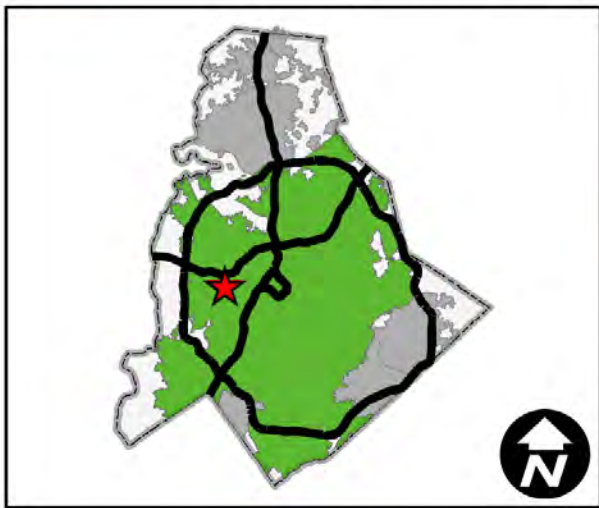
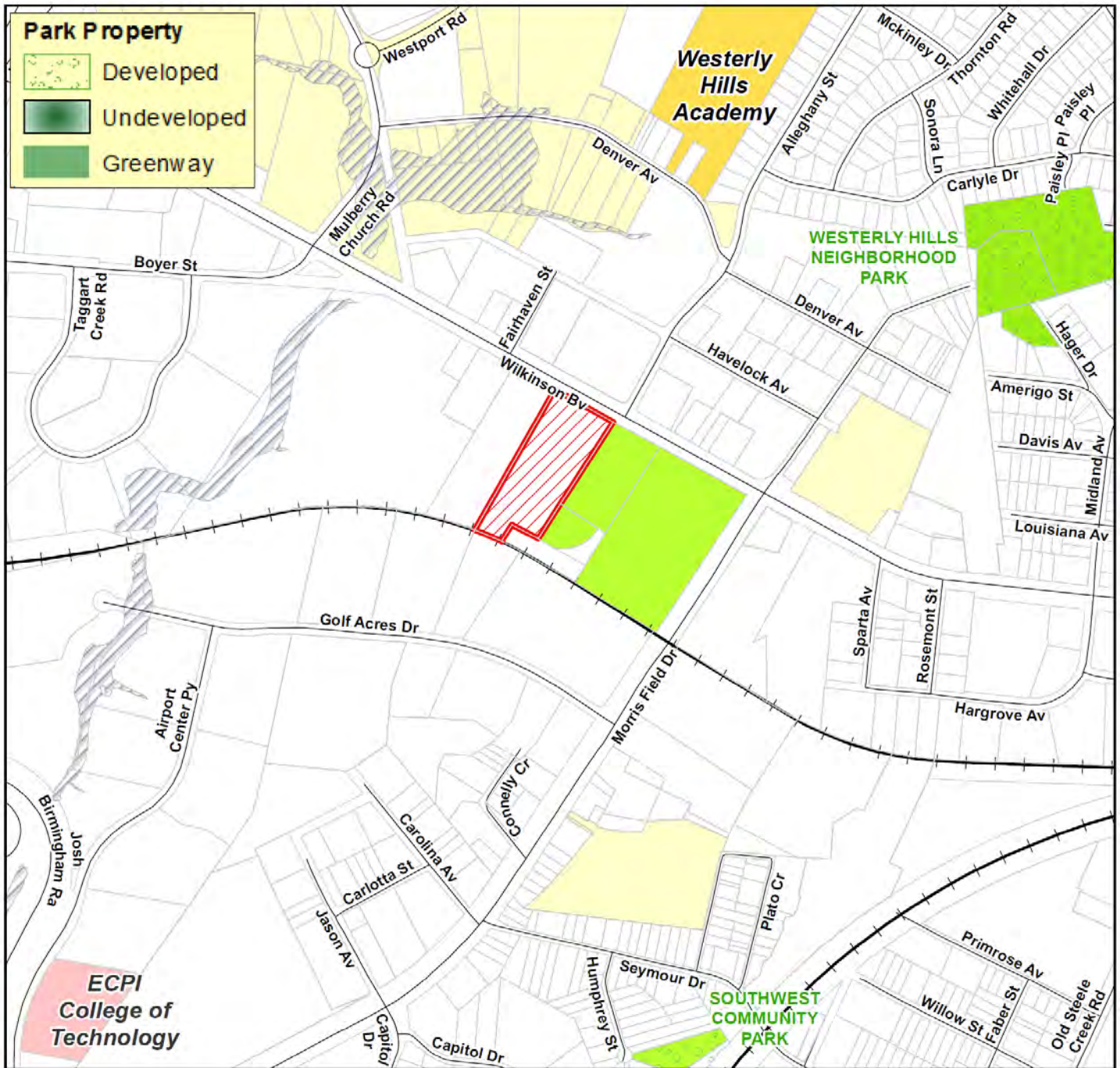
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their September 2, 2015 meeting and no comments were received.

**PLANNING STAFF RECOMMENDATION:**

The proposed land use is consistent with the *Southwest District Plan (1991)*; therefore, staff recommends approval of the proposed transaction.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 15-45

**Initiated & Submitted by:**  
**Mecklenburg County Manager's Office**

- Mandatory Referral
- Schools
- Colleges
- City Property
- County Property
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department

