

Planning Committee

Agenda Packet

March 15, 2016 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

March 15, 2016 – 5:00 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approve February 16, 2016 Minutes. *Attachment 1*

3. M.R. #16-11: Proposal by Charlotte-Mecklenburg Schools (CMS) to Sell Four Surplus Parcels

Background: Charlotte-Mecklenburg Schools proposes to sell four surplus properties located throughout the City of Charlotte at the following locations:

- a. Approximately 3.8 acres located at 1546 Walton Road (Tax Parcel 145-103-23 p/o) adjacent to Barringer Academy.
- b. Approximately 8.4 acres located at 4911 Hucks Road (Tax Parcel 027-153-18 p/o) adjacent to Croft Elementary School.
- c. Approximately 14 acres located at 19801 Mallard Creek Road (Tax Parcel 027-264-31 p/o) adjacent to Mallard Creek Elementary School.
- d. Approximately 2.7 acres located on Alleghany Street (Tax Parcel 067-113-42) near Phillip O. Berry Academy of Technology.

Staff Resources: Alberto Gonzalez, Planning

Peggy Hey, Charlotte-Mecklenburg Schools Facility Planning & Mgmt.

Action Requested: Approve Planning staff's recommendation for M.R. #16-11.

4. M.R. #16-12: Proposal by Charlotte-Mecklenburg Schools (CMS) to Sell Twelve Surplus Parcels

Background: Charlotte-Mecklenburg Schools proposes to sell twelve surplus properties located in the City of Charlotte, Matthews and Mint Hill at the following locations:

- a. Approximately 34.5 acres located at 3301/3401 Stafford Drive (Tax Parcel 061-266-01) near Charlotte-Mecklenburg Schools Auxiliary Services facility.
- b. Approximately 0.13 acres located at 1425 Tenth Street (Tax Parcel 081-114-23) adjoining Piedmont Middle School.
- c. Approximately 0.39 acres located on Rumple Road (Tax Parcel 047-361-05) adjoining Derita School.
- d. Approximately 11.62 acres located at 10801 Plaza Road Extension (Tax Parcel 105-142-34) adjoining Reedy Creek Elementary School.
- e. Approximately 0.43 located at 7400 Harrisburg (Tax Parcel 108-031-14) adjoining J. H. Gunn Elementary School.
- f. Approximately 6.4 acres located at 7242 Highland Creek Parkway (Tax Parcel 029-281-09) adjoining Highland Creek Elementary School.

- g. Approximately 3.7 acres located at 2700 Dorchester Place (Tax Parcel 147-081-78) adjoining Sedgfield Middle School.
- h. Approximately 0.78 acres located on Belmeade Road (Tax Parcel 053-061-12) near Whitewater Middle School.
- i. Approximately 19 acres located at 3335 Sam Newell Road in Matthews (Tax Parcel 193-062-04) adjoining Crown Point Elementary School.
- j. Approximately 6 acres located at 121 Elizabeth Lane in Matthews (Tax Parcel 227-034-91) adjoining Elizabeth Lane Elementary School.
- k. Approximately 2 acres located at 7800 Lebanon Road in Mint Hill (Tax Parcel 135-221-08) adjoining Lebanon Road Elementary School.
- l. Approximately 20 acres located at 11501 Idlewild Road in Mint Hill (Tax Parcel 135-321-07) adjoining Mint Hill Middle School.

Staff Resources: Bryman Suttle, Planning
Peggy Hey, Charlotte-Mecklenburg Schools

Action Requested: Approve Planning staff's recommendation for M.R. #16-12.

5. Proposal by Mecklenburg County to Acquire Land for the Expansion of Cowan's Ford Wildlife Refuge

Background: Mecklenburg County proposes to purchase approximately 10 acres of vacant land located on Neck Road in Huntersville's Extraterritorial Jurisdiction (Tax Parcel 013-041-02) to expand Cowan's Ford Wildlife Refuge.

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

Action Requested: Approve Planning staff's recommendation for M.R. #16-13.

6. Livability Principles

Background: The Committee will continue to discuss livability principles.

Action Requested: For Committee discussion.

7. Adjourn

Attendance

Commissioners Present: Planning Commission Chairperson Tony Lathrop, Planning Committee Chairperson Dionne Nelson, Planning Committee Vice-Chairperson Cozzie Watkins; Commissioners John Fryday, Bolyn McClung, Deborah Ryan and Sam Spencer

Commissioner Absent: Commissioner Emma Allen

Planning Staff Present: Laura Harmon, Monica Holmes, Garet Johnson, Sonda Kennedy, Catherine Mahoney, Melony McCullough, Grant Meacci, Ed McKinney, Cheryl Neely and Jonathan Wells

Other Staff Present: Katie Daughtry and Jacqueline McNeil, County Asset and Facility Management and Brian Nadolny, CATS

Call to Order and Introductions

Planning Committee Chairperson Nelson called the meeting to order at 5:02 pm, welcomed those present and asked everyone to introduce themselves.

Approve January 19, 2015 Minutes

A motion was made by Commissioner Spencer and seconded by Planning Committee Vice-Chairperson Watkins to approve the January 19, 2015 minutes. The vote was unanimous to approve the minutes.

M.R. #16-03: Proposal by Mecklenburg County to Acquire Land Located in the Wilmore Neighborhood for Wilmore Centennial Park

Mecklenburg County proposes to acquire a 0.124 acre parcel located at 1712 Hawkins Street (Tax Parcel 123-062-09) to assemble with other properties in the area for Wilmore Centennial Park at South End.

M.R. #16-04: Proposal by Mecklenburg County to Accept the Donation of Land Located on Bilmark Avenue for Hidden Valley Neighborhood Park Expansion

Mecklenburg County proposes to accept the donation of a 1.5 acre parcel located at 726 Bilmark Avenue (Tax Parcel 089-103-04), next to Hidden Valley Neighborhood Park, to allow for expansion of the park and an increase in the buffer.

M.R. #16-05: Proposal by Mecklenburg County to Accept the Donation of Land Located off of Brooktree Drive for Paw Creek Greenway Expansion

Mecklenburg County proposes to acquire the rear portion of a 0.45 acre parcel located off of Brooktree Drive (Tax Parcel 057-061-25) adjacent to previously assembled property for Paw Creek Greenway

M.R. #16-07: Proposal by Mecklenburg County to Acquire Land Located on McCoy Road (Huntersville) for the expansion of Gar Creek Nature Preserve

Mecklenburg County proposes to acquire 47 acres located on McCoy Road in the Town of Huntersville (Tax Parcels 015-461-10 and 015-252-27) for the expansion of Gar Creek Nature Preserve.

M.R. #16-08: Proposal by Mecklenburg County to Acquire Land Located on Riverside and Lake Drives for Catawba River Park/Nature Preserve

Mecklenburg County proposes to acquire 85 acres located on Riverside and Lake drives near the Catawba River (Tax Parcels 031-471-09 and 031-163-03) to provide park and nature preserve type amenities to this area of the County

A motion was made by Commissioner McClung and seconded by Commissioner Fryday to approve by consent Planning staff's recommendations for M.R. #16-03, M.R. #16-04, M.R. #16-05, M.R. #16-07, and M.R. #16-08. The vote was unanimous to approve staff's recommendation for M.R. #16-03, M.R. #16-04, M.R. #16-05, M.R. #16-07, and M.R. #16-08.

M.R. #16-06: Proposal by the City of Charlotte to Sale Two Properties Located on Harrill Street and Belmont Avenue in the Belmont Neighborhood

The City of Charlotte proposes to sell a 0.52 acre parcel property located at 1025 and 1035 Harrill Street (Tax Parcel 081-124-10) and a 0.32 acre parcel located at 919 and 923 Belmont Avenue (Tax Parcel 081-129-02) for redevelopment.

Catherine Mahoney (Planning) explained the request and described what is located on the parcels. The parcels were acquired by the City in 2013; however, plans have changed and Neighborhood & Business Services (N&BS) desires to sell the parcels for redevelopment. Commissioner Fryday asked if this mandatory referral will come back to the Committee since there is not a buyer. Ms. Mahoney answered that the mandatory referral is for the sale of the property and is not for the Request for Proposals (RFP). Jonathan Wells (Planning) explained that the City intends to advertise the parcels for redevelopment through the RFP process and not the upset bid process. N&BS will include a Planning Department representative on the RFP selection committee.

A motion was made by Commissioner Fryday and seconded by Commissioner McClung to approve staff's recommendations for M.R. #16-06. The vote was unanimous to approve staff's recommendation for M.R. #16-06.

M.R. #16-09: Proposal by Charlotte Area Transit System (CATS) to Acquire Land for the CityLYNX Gold Line Phase 2 Project

CATS is implementing a Right-Of-Way (ROW) Acquisition Program for the CityLYNX Gold Line Phase 2 Project. The Gold Line Phase 2 project will extend west from Charlotte Transportation Center along Trade Street to Johnson C. Smith University. It will also extend northeast along Hawthorne Lane to Sunnyside Avenue.

Ms. Mahoney explained the assemblage of parcels for the Gold Line Extension. Publicly adopted plans recognize plans for the street car. Acquisition of this property is consistent with area plans. Commissioner McClung asked if taking the property leaves any land unusable. Brian Nadolny (CATS) said that 20 of the 27 parcels are for easements and utilities. There are no partial takes. Planning Commission Chairperson Lathrop asked if the Committee is approving condemnation of the parcels. Mr. Nadolny explained that CATS is acquiring temporary construction easements, with the exception of two parcels. CATS is working with those two property owners to negotiate the purchase of their

land. Mr. Ed McKinney (Planning) added that the charge is for the Committee to recommend approval or denial based on consistency with land use policies. After further discussion, Planning Committee Chairperson Nelson clarified that the request is for temporary construction easements for property located in the City right-of-way. Mr. Nadolny added that other parcels will come forth later.

A motion was made by Planning Committee Vice-Chairperson Watkins and seconded by Planning Commission Chairperson Lathrop to approve Planning staff's recommendations for M.R. #16-09. The vote was unanimous to approve staff's recommendation for M.R. #16-09.

Transit Oriented Development (TOD).

Planning Committee Chairperson Nelson said that the Committee will continue to discuss TOD. At this meeting, the Committee agreed to share a list of their *"Top 5 Transit Oriented Development Priorities"* and then follow up with discussion.

Below is a combined list of the "Top 5 Transit Oriented Development Priorities" that were shared by Committee members.

Design

1. Promote a mix of land uses.
2. Build welcoming, vibrant and activity-filled public streets and open spaces.
3. Construct active uses at street level - prohibit parking and blank walls (minimum dimensions, usability, and a certain % of active uses).
4. Require building fronts to be located along the rail trail and consider prototype or preferred design guidelines for development.
5. Allow diversity in the types of building materials used.
6. Increase minimum densities and require a mixture of density types.
7. Use architectural features to break up large buildings.
8. Diversify architectural styles within and adjacent to other developments.
9. Give more consideration to the public realm and architectural form.

Connections

10. Create a state of the art transportation system.
11. Provide pedestrian access to buildings and amenities.
12. Require pedestrian enhancements such as painted crosswalks, better signage, speed tables, narrow roads and space for bike lanes.
13. Improve rail to bus and bus to rail connections.
14. Improve transit connections between ride share, rail, bus and trails through better signage.
15. Increase the number of ride share locations – bays and pickup areas.

Parking

16. Allow visitor parking, near single family, to count toward parking maximums.
17. Develop parking lot lighting cutoff requirements to reduce spillover onto adjacent property.
18. Develop parking standards that minimize conflicts between residents (size, quantity and location).
19. Locate all parking behind buildings and provide access and entrances directly to the street.

Buffers and Streetscape

20. Require larger street trees that are planted closer together and located on both sides of the street.
21. Add evergreen planting (f) to buffer requirements option 12.302(9)(b).

Other

22. Regulate trash and dumpster locations. Also, review the impact of screening and on-street pickup.
23. Determine ways to increase affordable housing options; within legal authority.

Planning Committee Vice-Chairperson Watkins reemphasized that most development projects look alike. Planning Committee Chairperson Nelson asked staff for their suggestions. Mr. McKinney stated that the Committee covered most things. Grant Meacci (Planning) mentioned some of staff's concerns such as on street activity and parking.

Commissioner Ryan asked what is keeping the Committee from making changes. Commissioner Fryday stated that two years ago a stakeholders group was formed to modify the TOD ordinance. He asked about an update to that process and if the process can be rejuvenated. Mr. McKinney responded that the list of recommendations from the process are to be combined with the zoning ordinance rewrite and will require a broad discussion with the community. Council's Transportation and Planning Committee (TAP) agreed that the process should be included in the rewrite of the ordinance. Mr. McKinney also noted that that the process to review and update the TOD ordinance only, would likely take 12 to 18 months. This could take away from broader efforts.

Planning Commission Chairperson Lathrop asked if it is feasible to form a parallel track for a smaller effort. Mr. McKinney explained that the dialogue for approval could take at least a year. The guidelines make be easy to write but the dialogue required for adoption takes time.

Commissioner McClung told the Committee that he and Commissioner Spencer represent Charlotte-Mecklenburg Schools (CMS). CMS has a problem keeping up with the population. He would like for schools, police, fire, churches and others to be included and informed of plans for future growth.

Mr. Meacci mentioned the *Centers, Corridors and Wedges Growth Framework* and *Long Range Transportation Plan* as tools to plan for growth. He added planning for place types will help this and noted that CONNECT is a useful tool. Mr. McKinney said the zoning ordinance is not the tool to solve this but other tools such as area plans address this issue.

Commissioner Ryan said the Committee needs to determine how to move forward. She is concerned about waiting and suggested that there be activist commissioners who would move this forward. Commissioner Fryday agreed and said that maybe as activist they can go to Council to get their buy-in.

Commissioner Spencer cautioned the Committee that activism requires a lot of work and asked for clarification on what's being proposed. Commissioner Ryan stated that a response can be made in two ways. Six months is better than three years and questioned if it is possible to adopt urban activation that address street life as a separate document and take it to City Council. Commissioner Fryday said the Commission does not know if it is going to be an activist commission yet. Commissioner McClung said the Commission should not fear failure.

Planning Commission Chairperson Lathrop stated that there are two points that really need immediate attention and asked how to get the resources to address them. Commissioner Fryday stated that staff could list three things that they would get fixed if they could, but clarify that they are not volunteering to fix them. The Commission could then rally behind those three things. Planning Committee Chairperson Nelson stated that it needs to be decided what should be addressed next. Planning Commission Chairperson Lathrop said that it appears that TOD has been rolled into the rewrite by default. Commissioner Fryday stated that could be three or four years out. Planning Committee Chairperson Nelson clarified that it was a decision to roll TOD into the zoning ordinance rewrite and said that if that was the right decision at the time; is it still the right decision. She further said that she sensed a clear desire from the Committee not to lose momentum. It needs to be decided what, if anything can be done to move forward. Planning Committee Chairperson Nelson asked staff what can be done to move the ball forward quickly. She also asked staff to organize the list of TOD priorities and suggest what can be accomplished from the list. Mr. McKinney said that staff will take the list categorize and organize it. Staff will identify what may be a short term or long term efforts and if it falls under the zoning ordinance or another process. He advised that if this is not handled correctly, it could derail other efforts and emphasized the importance of staying on track.

Adjourn: 7:02 pm

Initiated & Submitted by: Peggy Hey, Ex. Director, Facility Planning & Management, CMS

MANDATORY REFERRAL REPORT NO. 16-11

Proposed Conveyance of Four Parcels of Surplus Charlotte Mecklenburg Schools Land in the City of Charlotte

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to convey four parcels of surplus vacant property located at various locations identified on the table below, all within the City of Charlotte. The properties were declared as surplus by the Charlotte-Mecklenburg Board of Education on October 13, 2015 and were shared with the Joint Use Task Force at their October 2015 meeting and sent to members of the Task Force via electronic mail.

	<u>Property</u>	<u>Address</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Zoning</u>	<u>Area Plan</u>
1	Land adjacent to Barringer Academy	1546 Walton Road Charlotte	portion of 145-103-23	3.8	R22MF multi-family	<i>Central District Plan</i> (adopted 1993)
2	Land adjacent to Croft Elementary School	4911 Hucks Road Charlotte	portion of 027-153-18	8.4	R-3 residential	<i>Prosperity Hucks Plan</i> (adopted 2015)
3	Land adjacent to Mallard Creek Elementary School	9801 Mallard Creek Rd. Charlotte	portion of 027-264-31	14	R-3 residential	<i>Northeast District Plan</i> (adopted 1996)
4	Land near Phillip O. Berry Academy of Technology	Alleghany St., Charlotte	067-113-42	2.7	Institutional	<i>Central District Plan</i> (adopted 1993)

City staff has expressed specific interest in acquisition of Parcels 1, 3 and 4 for the purpose of preservation of the tree canopy, and Mecklenburg County Park & Recreation has expressed interest in Parcel 2 in order to add it to adjoining Hucks Road Park.

PROJECT JUSTIFICATION:

CMS has determined that there isn't a current or anticipated school district need for these properties. Any proceeds from the sale of surplus real property will be used in accordance with NC General Statute 115C-518.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The NC General Statutes allow for local Boards of Education to dispose of real estate when it determines that the real estate is unnecessary or undesirable for future public school purposes.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

Below is a list of the adopted land use recommendation for the subject properties:

1. Single Family up to 4 dwellings/acre (DUA) and Park/Open Space
2. Institutional
3. Institutional
4. Institutional

The proposed uses for tree save preservation and a park are consistent and/or compatible with the adopted future land uses for the sites.

PROJECT IMPACT:

Sale of these properties will relieve maintenance costs and bring sales revenue to CMS and will provide a public benefit in maintaining them as tree canopy resources.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by these sales.

ESTIMATED PROJECT COMPLETION DATE:

This is unknown at this time.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their March 2, 2016 meeting and had no comments.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land transfers for the stated land uses.

CMPC PLANNING COMMITTEE RECOMMENDATION:

Staff resource: Alberto Gonzalez

Barringer Academy (Site 1)



Croft Elementary School (Site 2)

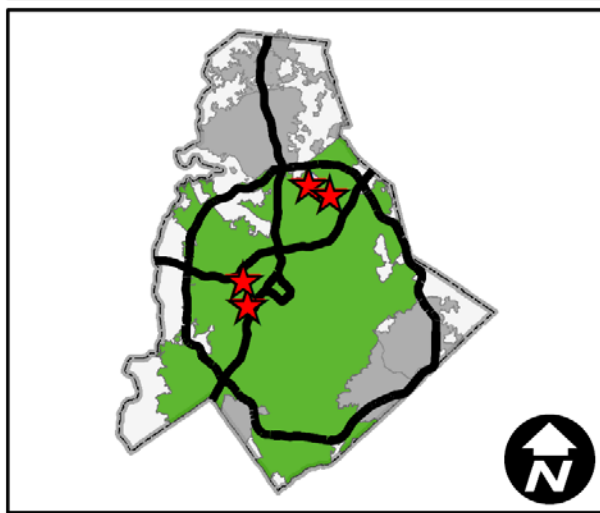
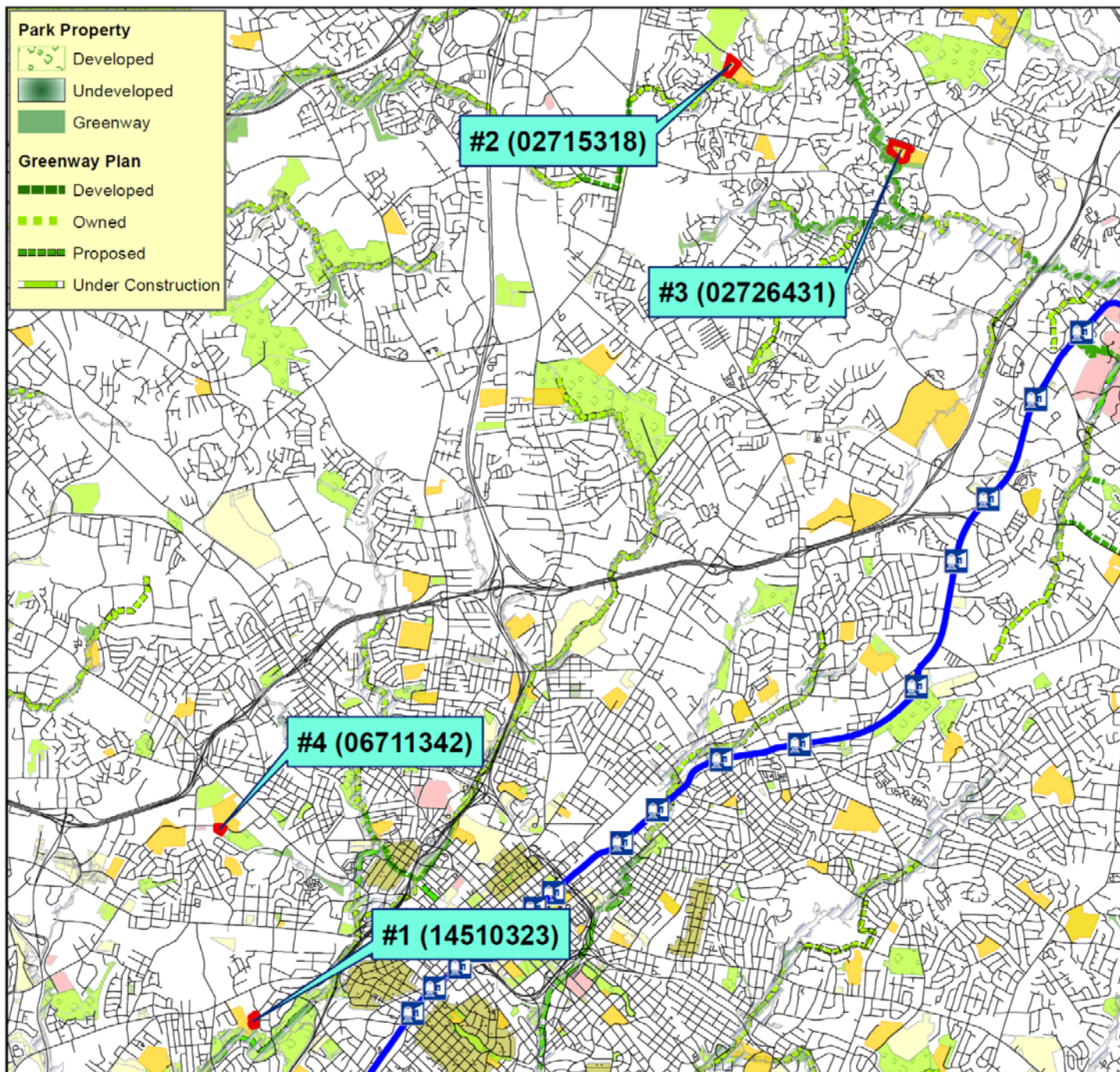


Mallard Creek Elementary (Site 3)



Phillip O. Berry Academy (Site 4)





Mandatory Referral 16-11

Initiated & Submitted by: CMS

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



Initiated & Submitted by: Peggy Hey, Ex. Director, Facility Planning & Management, CMS

MANDATORY REFERRAL REPORT NO. 16-12
Proposed Sale of Surplus CMS Land in Charlotte, Matthews and Mint Hill

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to sell surplus property located at various locations identified on the table below. The properties were declared as surplus by the Charlotte-Mecklenburg Board of Education on October 13, 2015 and were shared with the Joint Use Task Force members in October 2015 at the meeting and sent to members of the Task Force via electronic mail.

	<u>Property</u>	<u>Address/ municipality</u>	<u>Parcel #</u>	<u>Acres</u>	<u>Zoning</u>	<u>Area Plan and Prescribed Future Land Use</u>
CHARLOTTE						
1	Land near Auxiliary Services facility	3301/3401 Stafford Drive, Charlotte	061-266-01	38.56	I-2 ⁽¹⁾	Southwest District Plan (1991) - a mix of Office/Industrial for this location.
2	Land adjoining Piedmont Middle School	1425 10 th Street, Charlotte	081-114-23	0.13	B-2 ⁽¹⁾	Plaza-Central Pedscape Plan (2003) – Retail for this location.
3	Land adjoining Derita School	Rumple Road, Charlotte	047-361-05	0.39	R-3 ⁽¹⁾	Northeast District Plan (1996) - Residential <= 8 DUA for this location.
4	Land adjoining Reedy Creek Elementary School	10801 Plaza Rd. ext., Charlotte	105-142-34	11.62	R-3 ⁽¹⁾	Rocky River Road Area Plan (2006) - Institutional for this location.
5	Land adjoining J.H. Gunn Elementary School	7400 Harrisburg Rd., Charlotte	108-031-14	0.43	R-3 ⁽¹⁾	East District Plan (1990) Park/Open Space for this location.
6	Land adjoining Highland Creek Elementary School	7242 Highland Creek Pkwy, Charlotte	029-281-09	6.40	R-3 ⁽¹⁾	Prosperity Hucks Area Plan (2015) - Residential <= 4 DUA for this location.
7	Land adjoining Sedgfield Middle School	2700 Dorchester Pl., Charlotte	147-081-78	3.72	R-17 MF ⁽¹⁾	Park Woodlawn Area Plan (2013) - Institutional for this location.
8	Land near Whitewater Middle School	Belmeade Rd., Charlotte	053-061-12	0.78	MX-3 (Innov) ⁽¹⁾	Catawba Area Plan (2010) - Utility for this location (due to overhead transmission lines in area that could limit development potential)
MATTHEWS						
9	Land adjoining Crown Point Elementary School	3335 Sam Newell Road, Matthews	193-062-04	18.79	R/I (CD) ⁽²⁾	Matthews Land Use Plan (2012) - Residential or Institutional use.
10	Land adjoining Elizabeth Lane Elementary School	121 Elizabeth Lane, Matthews	227-034-91	6.21	R/I (CD) ⁽²⁾	Matthews Land Use Plan (2012) - Residential or Institutional use at this location;
MINT HILL						
11	Land adjoining Lebanon Rd. Elementary School	7800 Lebanon Rd., Mint Hill	135-221-08	1.83	I ⁽³⁾	Mint Hill Land Use Plan (2010) - Institutional for this location.
12	Land adjoining Mint Hill Middle School	11501 Idlewild Rd. Mint Hill	135-321-07	20.66	I (CD) ⁽³⁾	Mint Hill Land Use Plan (2010) - Institutional for this location.

(1) Per Charlotte Zoning Ordinance
(2) Per Matthews Zoning Ordinance
(3) Per Mint Hill Zoning Ordinance

All properties above with the exception of parcel #5 will be publicly marketed. Mecklenburg County Park & Recreation has expressed interest in acquiring parcel #5 in order to add it to the adjoining Charles T. Myers golf course property.

PROJECT JUSTIFICATION:

CMS has determined that there isn't a current or anticipated school district need for these properties. The proceeds from the sales will be used in accordance with NC General Statute 115C-518.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The NC General Statutes allow for local Boards of Education to dispose of real estate when it determines that the real estate is unnecessary or undesirable for public school purposes.

Parcel 5: A future thoroughfare will split this parcel to construct new road segment for the Eastern Circumferential road. The project is currently unfunded, but in the 2030 horizon year in the *2045 Metropolitan Transportation Plan* adopted in 2014 by the Charlotte Regional Transportation Planning Organization (CRTPO).

Parcel 9: The portion of this parcel identified for prospective sale has been identified as a necessary piece of the County greenway plan and for the Carolina Thread Trail in the *Mecklenburg County Park & Recreation Plan* (2015) where it is ranked as a Tier 1 priority for funding by the County. The site is also subject to a conditional site plan requiring rezoning and subdivision approval for the property to be sold. The portion identified for sale is located almost entirely within the 100-year floodplain, severely limiting development opportunity.

The site is also subject to a conditional site plan requiring 100 foot perimeter tree buffer. Removal of this buffer would require a rezoning, but the Subdivision Ordinance would require a 50 foot setback on the front and side yards and tree save, severely limiting the development potential of an already narrow site.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

This cannot be determined since the submitter does not have potential buyers for most of these properties except for parcel #5 (**Land adjoining J.H. Gunn Elementary School**). In this case, Mecklenburg County Park & Recreation has expressed interest in acquiring the land in order to add it to the adjoining Charles T. Myers golf course property. This is consistent with the adopted future land use prescribing Park/Open Space for this location.

PROJECT IMPACT:

Sale of these properties will provide potential tax revenue to the City and County and bring sales revenue to CMS.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Parcel 3: This parcel is adjacent to a State roadway project to widen Mallard Creek Road that is currently under construction.

Other than the above, there are no known public or private projects that will be impacted by these sales.

ESTIMATED PROJECT COMPLETION DATE:

Unknown at this time. CMS is negotiating with potential purchasers on some of the properties.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their March 2, 2016 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

City of Charlotte properties

Planning staff supports disposition of parcels 1 through 4 and 6 through 8 on the condition that the intended use by the purchaser is consistent with the adopted future land use or existing zoning for each property.

Planning staff further supports disposition of parcel 5 for the intended use, conditioned upon County staff working with CRTPO and other transportation officials in establishing and reserving right-of-way through the parcel for the future Eastern Circumferential roadway.

Town of Matthews properties

Parcel 9: Planning staff recommends the sale of parcel 9 conditioned that it be conveyed to Mecklenburg County for future greenway property. Planning staff does not recommend sale of the property for development inasmuch as Town of Matthews' staff opposes the sale. The Town is not in support of the sale of this parcel for future development because development of the parcel would violate its land development codes with respect to development within a floodplain.

Parcel 10: Planning staff recommends deferring Mandatory Referral action on the sale of parcel 10 to enable Town of Matthews and CMS staffs to collaboratively develop a means of marketing the property to result in a development suitable to town plans and policies. Currently, Town staff reports they cannot support the transaction of Parcel 10 because the current conditional zoning on the site includes a 100 foot tree buffer on the site perimeter. The narrow dimensions of the lot make site development unlikely without reduction or elimination of the buffer accomplished by rezoning the property, which Town staff reports they would not support.

Town of Mint Hill properties

Planning staff recommends sale of the two Mint Hill properties, conditioned upon the positions articulated by Mint Hill staff (and represented below):

Parcel 11: The Town would support either institutional redevelopment (which would require a conditional rezoning) or large-lot residential (which would require a rezoning).

Parcel 12: The Town would support institutional (which would require a conditional rezoning) or large lot residential (which would require a rezoning). The Town would also want to address the long term possibility for greenway connection in the area, as a tributary of Irvin's Creek runs through the property.

CMPC PLANNING COMMITTEE RECOMMENDATION:



Auxiliary Services site (Site 1)



Piedmont Middle School site (Site 2)



Derita School site (Site 3)



Reedy Creek Elementary School site (Site 4)



J.H. Gunn Elementary School site (Site 5)



Highland Creek Elementary School site (Site 6)



Sedgfield Middle School site (Site 7)



Whitewater School site (Site 8)



Crown Point Elementary School site (Site 9)



Elizabeth Lane Elementary School site (Site 10)



Lebanon Road Elementary School site (Site 11)
(note subject parcel is the smaller of the two parcels shown)



Mint Hill Middle School site (Site 12)

Submitted by: Jacqueline McNeil, Asset and Facility Management

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

MANDATORY REFERRAL-REPORT NO. 16-13
Proposed Acquisition to Serve as Expansion of Cowan's Ford Wildlife Refuge

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to purchase approximately 10 acres of the 17.5-acre Tax Parcel 013-041-02 to expand the adjoining 887-acre County-owned Cowan's Ford Wildlife Refuge. The property, located on Neck Road in Huntersville's Extraterritorial Jurisdiction, is vacant and primarily forested (a house is located on the portion of the parcel not proposed for acquisition). The property is zoned R (Rural district) with MIL-O (Watershed Overlay) by the Town of Huntersville. The Town Zoning Ordinance contains the Mountain Island Lake Watershed Overlay District (MIL-O), CL-4 Lake Front sub-area. This zoning classification is intended to provide for the protection of public water supplies as required by the NC Water Supply Watershed Classification and Protection Act, within that geography that contributes surface drainage into Mountain Island Lake. The intent of these watershed regulations is to require more stringent development standards in the critical areas of the watershed due to the relatively greater risk of water quality degradation associated with physical development.

PROJECT JUSTIFICATION:

As the County continues to develop, the opportunity to preserve the area's natural habitat and vegetation will become increasingly rare. Acquisition of this property allows the County to preserve open space, increase wildlife habitat protection and water quality protection.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with several Mecklenburg County adopted policies and plans such as the *Park and Recreation Master Plan* which seeks to expand open space and habitat protection. The acquisition is also consistent with the County's goal of protecting the watershed.

The Town of Huntersville *Greenway Master Plan* recommends a wide paved shoulder on Neck Road (adjacent to the proposed parcel to be acquired) to provide bike access to the Wildlife Refuge, and acquisition of this parcel for addition to the Wildlife Refuge will complement this goal.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property falls within the boundaries of the Town of Huntersville's *Beatties Ford Corridor Small Area Plan*, which recommends maintaining the rural character of the area and encourages preservation of existing open space by adding more land to the open space inventory where possible. The proposed acquisition of parcel to expand the Cowan's Ford Wildlife refuge aligns with the intent of the *Beatties Ford Corridor Small Area Plan*. The expansion will also provide seamless transition onto the adjacent Rural Hill Nature Preserve across Allison Ferry Road.

PROJECT IMPACT:

This property is to be utilized as nature preserve land. It does not affect any other known public projects in this area.

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 the spring 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their March 2, 2016 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

This property is located within the Town of Huntersville's planning jurisdiction. As part of the staff analysis, Huntersville planning staff was consulted, who issued a statement that "We do not see any issues or conflict with town policies and are in favor of the proposed acquisition." Therefore, Planning staff recommends approval of the proposed transaction for the intended land use.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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Cowan's Ford Wildlife Refuge Expansion

