

Planning Committee

Agenda Packet

May21, 2019 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

May 21, 2019 | 5 p.m.

CMGC – 2nd Floor, Room 280

1. Call to Order and Introductions

2. Approval of March 19, 2019, April 16, 2019, and May 6, 2019 Minutes. Attachments 1, 2 and 3

3. M.R. #19-05 | Mecklenburg County Proposes to Acquire Property Located in the Town of Huntersville for Expansion of the Stephens Road Nature Preserve

The County would like to acquire approximately 0.5 acres located along the Mountain Island Lake portion of the Catawba River with the Gaston County line immediately east of this parcel, across the river (Tax Parcel 013-042-11) to expand the Stephens Road Nature Preserve. **Attachment 4**

Staff Resources: Alberto Gonzalez - Planning, Design & Development
Jennifer Morell - County Asset & Facility Management

4. M.R. #19-06 | Mecklenburg County Proposes to Acquire Property Located in the Town of Huntersville for Expansion of Auten Nature Preserve

The County would like to acquire approximately 0.5 acres located on Pamela Street Ext. (unopened right-of-way) as an addition to Auten Nature Preserve (Tax Parcel 013-024-12). **Attachment 5**

Staff Resources: Alberto Gonzalez - Planning, Design & Development
Katie Daughtry - County Asset & Facility Management

5. M.R. #19-07 | Charlotte-Mecklenburg Board of Education (CMBE) Proposes to Acquire Property Located at 7421, 7431, and 7511 The Plaza for a New School Site

CMBE proposes to acquire residential structures and its associated 5.4 acres located at 7421, 7431, and 7511 The Plaza (Tax Parcels 105-091-19, 21, & 27) for the construction of a future relief elementary school. **Attachment 6**

Staff Resources: Kathy Cornett - Charlotte Planning, Design & Development Department
Dennis Rorie - Charlotte-Mecklenburg Schools

6. Adjournment

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Minutes

Attachment 1

March 19, 2019 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attendance

Planning Committee Members Present: Chairperson Victoria Nwasike, Vice-Chairperson Sam Spencer and Commissioners Dionne Nelson, Rajahm Sellers, and Douglas Welton

Planning Committee Members Absent: Commissioners Michael Sullivan and Commissioner Nancy Wiggins

Other Planning Commissioners Present: Commissioner Phillip Gussman

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Taiwo Jaiyeoba, Laura Harmon, Monica Holmes, Garet Johnson, Melony McCullough, and Sandy Montgomery

Welcome and Introductions

Chairperson Nwasike called the meeting to order at 5:09 p.m., welcomed those present and asked everyone to introduce themselves.

Approval of Minutes

A motion was made by Commissioner Spencer and seconded by Commissioner Welton to approve the February 19, 2019 minutes. The minutes were unanimously approved.

Transit Oriented Development Ordinance (TOD) Zoning Districts Update

Staff reviewed their proposed revisions to the new Chapter 15, “Transit Oriented Development Districts”, and the rationale for the changes. Changes were made to page 16 to clarify entrance requirements and to allow for adjustments when extreme sidewalk grades exists. This would allow the City Engineer to make changes as an alternative to having a separate process utilizing alternative compliance. Some revisions addressed comments received from the development and construction community about the Minority Women and Small Business Enterprises (MWSBE) program. Others were clarifications of language and processes.

Commissioner Nelson asked about the 10-foot minimum step-back. Monica Holmes (Planning) explained, that there are several treatments for parking garages. The step-back is the second highest level of treatment which allows for an active ground floor that goes back 10-feet and then placement of the parking structure. Consequently, page 26, includes revised language proposed to meet the intent of active ground floors with occupiable space. On page 27, revised text is clarified along with the cross section to include buffered bike facilities.

Ms. Holmes explained, all other changes are clarifications to the language and are part of staff recommendations. The Chairperson asked if any of the revisions were substantial changes, and if these revisions will be publicized. Laura Harmon (Planning) responded that all recommended changes (revisions list) will be carried forward and noted throughout the adoption process. Staff also agreed to send a copy of the changes to Chairperson Nwasike for review.

The revisions list will be sent to the Ordinance Advisory Committee (OAC), Transportation and Planning Committee of City Council, and placed on the website. Staff stated that If the OAC recommends any changes, additional revisions can be added to the list. The Planning Committee will be informed of any revisions.

Vice-Chairperson Spencer asked for the addition of another bullet to the consistency statement based on commentary received from the public. All agreed to add the requested bullet to the consistency statement. Subsequently, after discussion, questions, and review by the Planning Committee, Vice Chairperson Spencer stated, "having reviewed the petition and considered the consistency statement prepared by staff to approve this petition, I move that we recommend approval of Petition No. 2018-169 as modified as follows with a bullet point which states that "represents thousands of hours of work from a diverse group of community members, stakeholders, and Planning staff that reflects the priorities and aspirations of the City of Charlotte."

Staff asked that the recommendation also include as amended by staff revisions.

A motion was made by Vice-Chairperson Spencer and seconded by Commissioner Nelson to approve petition number 2018-169. Vice-Chairperson Spencer stated that having reviewed the petition and considered the consistency statement prepared by staff, he moved that that Committee recommend approval of petition number 2018-169 as presented by staff on March 19, 2019 with the amended staff revisions to the Public Hearing Draft of the Transit Oriented Development (TOD) ordinance, adopt the consistency statement, and add the following text to the consistency statement: represents thousands of hours of work from a diverse group of community members, stakeholders, and Planning staff that reflects the priorities and aspirations of the City of Charlotte. The motion was unanimously approved.

Commissioner Sellers asked if another draft copy of Chapter 15 will be prepared prior to adoption. Ms. Harmon explained the errata sheet which will be used to track all changes. She stated that once the text amendment is adopted, the revisions will be reflected in the final document. There will be no additional draft.

The Committee thanked Planning staff and the Planning Director for a job well done.

Adjournment

The meeting adjourned at 5:29 pm.

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Minutes

Attachment 2

April 16, 2019 – 5:00 p.m.
CMGC – 2nd Floor, Room 280

Attendance

Planning Committee Members Present: Chairperson Victoria Nwasike, Commissioners: Rajahm Sellers, Douglas Welton, and Nancy Wiggins

Planning Committee Members Absent: Vice-Chairperson Sam Spencer, Commissioners: Dionne Nelson and Michael Sullivan

Other Staff Present: Amanda Byrum, City Engineering & Property Management and John Howard, Charlotte Area Transit System

Planning Staff Present: Charlotte Lamb, Kathy Cornett, Zenia Duhaney, Alberto Gonzalez, Garet Johnson, and Melony McCullough

Welcome and Introductions

Chairperson Nwasike called the meeting to order at 5:10 p.m., welcomed those present, and asked everyone to introduce themselves.

Approval of Minutes

The approval of the April 16 minutes was rescheduled to June 2016 due to the absence of a quorum.

Mandatory Referrals

Chairperson Nwasike asked if any of the mandatory referrals are time sensitive. Amanda Byrum (City Engineering & Property Management) stated that M.R.# 19-04 is time sensitive. This is a proposal for Charlotte Water to acquire property located on Old Statesville Road for an elevated water storage tank

Chairperson Nwasike said that a special meeting of the Planning Committee to discuss M.R. #19-04 will take place Monday, May 6, 2019 before or after the Planning Commission's Work Session. Melony McCullough (Planning) will work with the Committee to schedule the meeting.

The Chairperson encouraged commissioners to forward any questions about the mandatory referral to Ms. McCullough prior to the meeting.

Mandatory referrals #19-05 and #19-06 will be added to the agenda for the Planning Committee's May meeting.

M.R. #19-05 | Mecklenburg County Proposes to Acquire Property Located in the Town of Huntersville for Expansion of the Stephens Road Nature Preserve

M.R. #19-06 | Mecklenburg County Proposes to Acquire Property Located in the Town of Huntersville for Expansion of Auten Nature Preserve

CATS Transit Oriented Development (TOD) Planning Study (This is a study of the land uses around the Silver Line corridor)

John Howard (Charlotte Area Transit System) stated that CATS in partnership with Charlotte Planning, Design & Development Department, City of Gastonia, City of Belmont, Town of Matthews, Town of Stallings, and Town of Indian Trail received a \$920,000 planning grant for TOD planning from the Federal Transit Administration.

Mr. Howard explained that the project timeline depends on funding and that more information will be available later in the year. He said that the regional transit study could take three years. Joint development will include Charlotte, Mecklenburg County, Charlotte-Mecklenburg Schools, Belmont, and Gastonia. Jurisdictions such as Mathews, Indian Trail, and Stallings are all at different stages of planning. He explained the need for infrastructure conversations with North Carolina Department of Transportation and Charlotte Department of Transportation as well as receiving feedback from an advisory group such as the Planning Committee.

Click [here](#) to view the full presentation.

Chairperson Nwasike thanked Mr. Howard for his presentation.

Adjournment

The meeting adjourned at 6:00 pm.

Planning Committee Meeting Minutes

May 6, 2019 | 2 p.m.

CMGC – 2nd Floor, Room 267

Attendance

Planning Committee Members Present: Chairperson Victoria Nwasike, Vice-Chairperson Sam Spencer
Commissioners: Dionne Nelson, Rajahm Sellers, Mike Sullivan, Douglas Welton, and Nancy Wiggins

Planning Staff Present: Kathy Cornett, Alyson Craig, Zenia Duhaney, Alberto Gonzalez, Garet Johnson, Charlotte Lamb, Melony McCullough, Candice Rorie, and Mandy Rosen

Welcome and Introductions

Chairperson Nwasike called the meeting to order at 2:02 p.m., welcomed those present and asked everyone to introduce themselves. This special meeting of the Planning Committee was scheduled to discuss a time sensitive mandatory referral. M.R. #19-04 was not discussed at the last Planning Committee meeting because of the lack of a quorum.

M.R. #19-04 | Charlotte Water Proposes to Acquire Property Located on Old Statesville Road for an Elevated Water Storage Tank

The City of Charlotte Water Department proposes to acquire two parcels totaling approximately 7.5 acres located at 6420 and 6430 Old Statesville Road for an elevated water storage tank to enable Charlotte Water to enhance service in the area.

Staff gave an overview of M.R. #19-04. Commissioners asked questions about the intended use, the zoning designation, and how the proposed use will impact adjacent properties. Chairperson Nwasike shared her concern about locating a storage tank in the middle of residential development and asked about surrounding land uses. Charlotte Lamb (Planning) stated that the proposed use is considered compatible with residential development.

Commissioner Sellers asked why the property was never developed with multi-family land uses as recommended in the adopted plan. He referenced previous discussions about the need for affordable housing units. He said that he also understands the need for infrastructure.

A motion was made by Commissioner Wiggins and seconded by Vice-chairperson Spencer to state that the Planning Committee reviewed M.R. #19-04 on May 16, 2019 and has no additional comments for the submitting agencies. The motion was unanimously approved.

Adjournment

The meeting adjourned at 2:11 pm.

MANDATORY REFERRAL | REPORT NO. 19-05

Proposal to acquire land in Huntersville for expansion of the Stephens Road Nature Preserve

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire Tax Parcel 013-042-11 (+/- .499 acres) in the Town of Huntersville to expand the Stephens Road Nature Preserve. This undeveloped parcel is located along the Mountain Island Lake portion of the Catawba River with the Gaston County line immediately east of this parcel, across the river. It abuts Stephens Road Nature Preserve to the east and south and is zoned Rural according to the Town's Zoning Ordinance. Surrounding uses are residential and open space.

PROJECT JUSTIFICATION:

In the mid-1990s, the County and City entered into a conservation and management agreement by which the County agreed to manage property along Stephens Road as a nature preserve. The County has continued efforts to purchase land in this area for open space, habitat protection and water quality as Mountain Island Lake is the County's source of drinking water. This acquisition would continue those efforts.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of this property is consistent with the County's Park & Recreation Master Plan which recommends the acquisition of land to provide linkages between nature preserves, especially in the vicinity of Mountain Island Lake.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Huntersville 2030 Community Plan includes as a policy the support for the preservation and enhancement of the natural environment, along with its scenic and cultural assets.

PROJECT IMPACT:

Acquisition of this property would allow expansion of Stephens Road Nature Preserve and add to the land holdings along the Mountain Island Lake watershed. Acquisition of this parcel protects open space, the natural habitat, and water quality.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: No known relationship to other projects.

ESTIMATED PROJECT COMPLETION DATE: Acquisition of this property should be complete in FY19.

JOINT USE TASK FORCE REVIEW COMMENTS:

At their April 3, 2019 meeting, the Joint Use Task Force reviewed this proposal and offered no additional comments.

PLANNING STAFF REVIEW:

Conclusions:

- The acquisition of this parcel for the expansion of the Stephens Road Nature Preserve is consistent with the vision set forth in the Town of Huntersville 2030 Community Plan.

Adopted Goals and Policies:

- The expansion of the Stephens Road Nature Preserve meets the objective of 2030 Community Plan to support the preservation and enhancement of the natural environment in the Town of Huntersville.

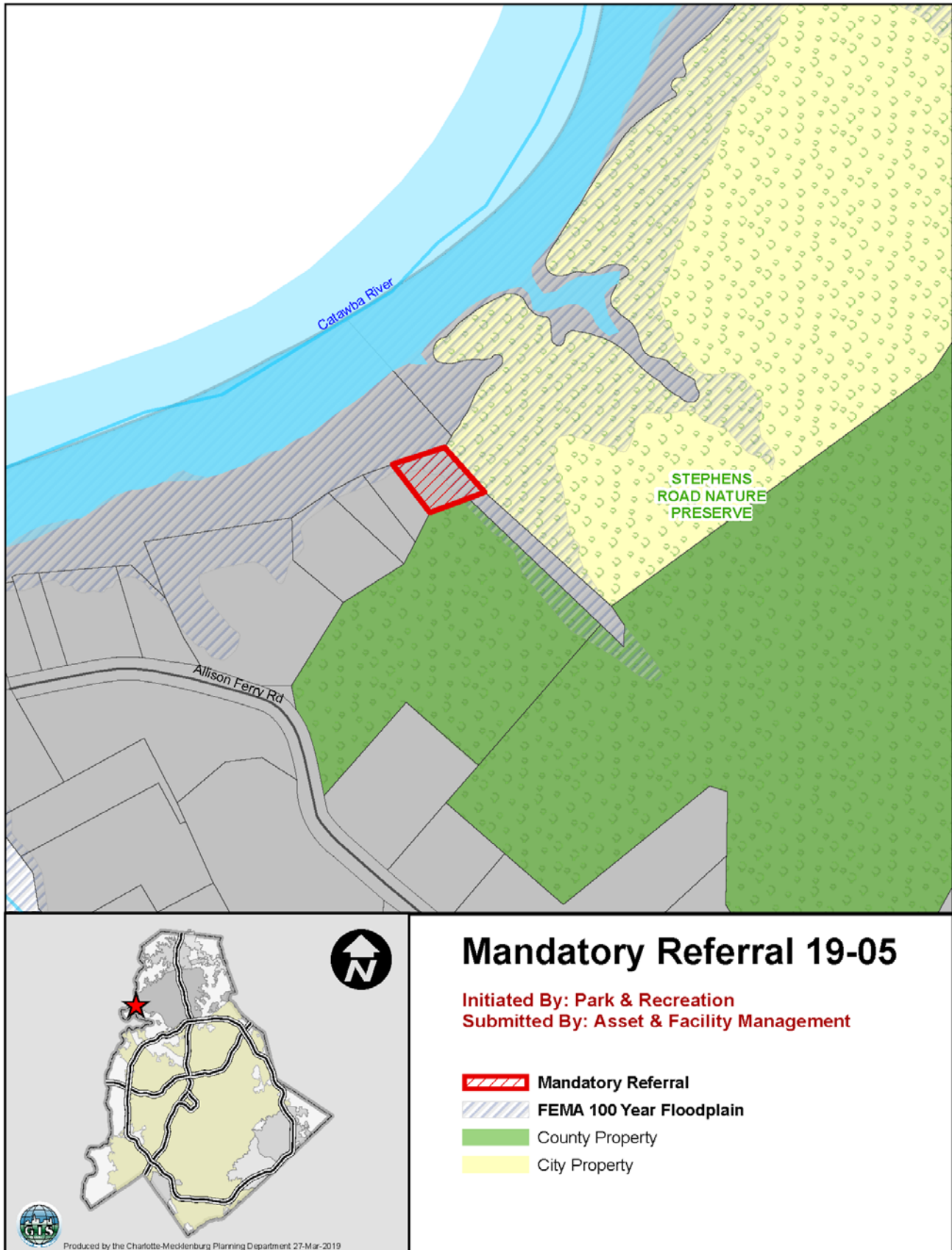
CMPC PLANNING COMMITTEE REVIEW:

At their April 16, 2019 meeting, the Planning Committee reviewed the proposed acquisition and has the following comments....

MANDATORY REFERRAL | REPORT NO. 19-05

Proposal to acquire land in Huntersville for expansion of the Stephens Road Nature Preserve

LOCATION MAP



MANDATORY REFERRAL | REPORT NO. 19-05

Proposal to acquire land in Huntersville for expansion of the Stephens Road Nature Preserve



MANDATORY REFERRAL | REPORT NO. 19-06
Proposal to acquire land in Huntersville for expansion of Auten Nature Preserve

PROJECT PROPOSAL AND LOCATION:

The County would like to acquire tax parcel 013-024-12 (+/- 0.454 acres) located on Pamela Street Extension (unopened right of way) as an addition to Auten Nature Preserve. Zoned GR General Residential according to the Town of Huntersville Zoning Ordinance, the property is vacant and surrounded by single-family residential properties and County-owned nature preserve properties.

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 takes steps toward achieving continuous uninterrupted property ownership for the nature preserve. Park and Recreation has found that nature preserves function better with large uninterrupted stretches of property so that plant and animal life can be maintained and protected.

In addition to expanding the nature preserve, acquisition of this property contributes to the County's water quality. The property is located within the McDowell Creek Watershed, Critical Area Three and feeds into Mountain Island Lake, the County's source of drinking water. Acquisition of the property removes the risk of future development that could contribute to downgrading the area's drinking water.

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, the Mountain Island Lake Memorandum, the Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines as well as several other water improvement ordinance and floodplain development ordinances.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The Huntersville 2030 Community Plan includes as a policy the support for the preservation and enhancement of the natural environment, along with its scenic and cultural assets.

PROJECT IMPACT:

Acquisition of this property eliminates the opportunity for future development and expands the area protected by Auten Nature Preserve.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: No known relationship to other projects.

ESTIMATED PROJECT COMPLETION DATE: Acquisition of this property is expected to be complete in FY19.

JOINT USE TASK FORCE REVIEW COMMENTS:

At their April 3, 2019 meeting, the Joint Use Task Force reviewed this proposal and offered no additional comments.

PLANNING STAFF REVIEW:

Conclusions:

- The acquisition of this parcel for the expansion of the Auten Nature Preserve is consistent with the vision set forth in the Town of Huntersville 2030 Community Plan.

Adopted Goals and Policies:

- The expansion of the Auten Nature Preserve meets the objective of 2030 Community Plan to support the preservation and enhancement of the natural environment in the Town of Huntersville.

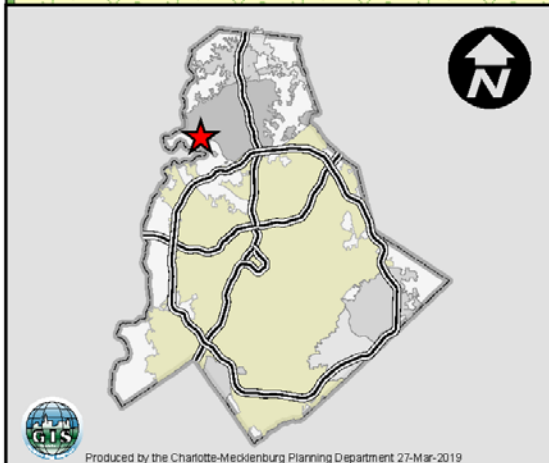
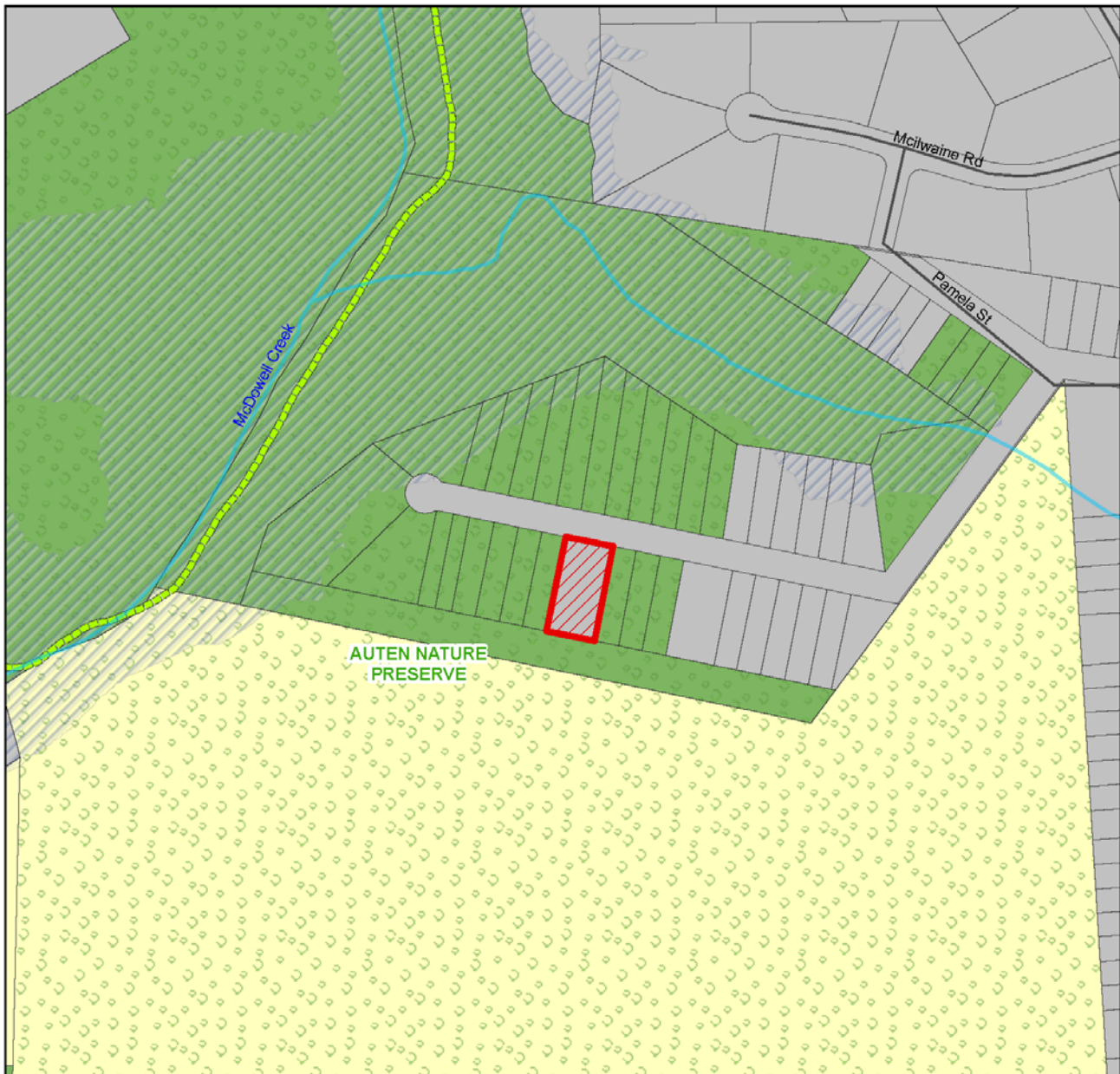
CMPC PLANNING COMMITTEE REVIEW:

At their April 16, 2019 meeting, the Planning Committee reviewed the proposed acquisition and has the following comments....

MANDATORY REFERRAL | REPORT NO. 19-06

Proposal to acquire land in Huntersville for expansion of Auten Nature Preserve

LOCATION MAP








Produced by the Charlotte-Mecklenburg Planning Department 27-Mar-2019

Mandatory Referral 19-06

Initiated By: Park & Recreation

Submitted By: Asset & Facility Management

-  **Mandatory Referral**
-  **FEMA 100 Year Floodplain**
-  **County Property**
-  **City Property**
-  **Greenway - Proposed**

MANDATORY REFERRAL | REPORT NO. 19-06

Proposal to acquire land in Huntersville for expansion of Auten Nature Preserve



MANDATORY REFERRAL | REPORT NO. 19-07

Proposal to acquire properties at 7421, 7431, and 7511 The Plaza Charlotte, NC 28215 for a new school site

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Board of Education (CMBE) intends to acquire residential structures and its associated 5.388 acres located at 7421, 7431, and 7511 The Plaza Charlotte, NC 28215 (parcel #s 10509127, 10509119, 10509121). Each parcel is currently zoned R-3, and abuts existing Charlotte-Mecklenburg Board of Education (CMBE) owned R-3 property on the northern and eastern property lines. Parcel 10509127 abuts O-1(CD) and BD (CD) property along its western property line. Additionally, each parcel has public street frontage on The Plaza.

PROJECT JUSTIFICATION:

CMBE has determined that acquisition of the three parcels will serve as additional area, that when acquired, will be available for use for the construction of a future relief elementary school.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The North Carolina General Statutes allow Boards of Education to acquire real estate when it determines that the real estate is needed for the school systems' use. This proposed acquisition is supported in CMS' 2016 Capital Needs Assessment, and the 2017 Bond Project List.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The three sites are recommended for multi-family residential uses in the Northeast District Plan (1996). The intersection of The Plaza and WT Harris is identified as a Neighborhood Center, so a mix of compatible and complementary uses in the area is encouraged.

PROJECT IMPACT:

CMBE will fund the acquisition of this property via funds from project funding allocated for the proposed relief Elementary School.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

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

ESTIMATED PROJECT COMPLETION DATE:

The purchase of these properties is scheduled for Summer of 2019.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered the following comments:

- As a part of any future permitting process, the Charlotte Department of Transportation will request various site improvements pertaining to access and connectivity.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed and has the following comments:

Conclusions:

- The sites are contiguous to the existing Northridge Middle School and provide opportunity for CMS expansion in the future.
- The proposed use for a potential future school expansion is compatible with the surrounding area.

Adopted Goals and Policies:

- Sites for future schools and other institutional land uses are not typically identified in district/area plans. Rather, institutional uses are evaluated on a case-by-case basis for compatibility with their surroundings. Although recommended for multi-family uses in the district plan, institutional uses are considered compatible with existing surrounding area along The Plaza.

CMPC PLANNING COMMITTEE REVIEW:

At their May 21st, 2019 meeting, the Planning Committee reviewed the proposed acquisition and has the following comments....

