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# Planning Committee

## Agenda Packet

September 17, 2019 |  
Room 280  
5:00 p.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

September 19, 2019 | 5 p.m.

CMGC – 2<sup>nd</sup> Floor, Room 280

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1. Call to Order and Introductions
2. Approval of July 16, 2019 Minutes. *Attachment 1*
3. M.R. #19-16 | Mecklenburg County proposes to acquire approximately 0.91 acres of vacant land located near Sharon Road for the construction of Briar Creek Greenway (Tax Parcel 181-042-05). *Attachment 2*

Staff Resources:        Scott Correll - Planning, Design & Development  
                                 Katie Daughtry - County Asset & Facility Management

4. M.R. #19-17 | Charlotte Mecklenburg Library proposes to dispose of a 5 acre vacant parcel located on the south side of Shopton Road extending from Steele Creek Place Drive to Gable Road (Tax Parcel 201-072-27). *Attachment 3*

Staff Resources:        Alberto Gonzalez - Planning, Design & Development  
                                 David Dillard - Charlotte Mecklenburg Library

5. M.R. #19-18 | The City of Charlotte proposes to dispose of a parcel totaling approximately 0.8 located at 705 East Seventh Street (Tax Parcel 080-104-02). *Attachment 4*

Staff Resources:        Scott Correll - Planning, Design & Development  
                                 Roberta Whitner - General Services Division

6. M.R. #19-19 | The City of Charlotte proposes the lease, transfer or sale of several parcels located in Lincoln Heights Park for the construction of affordable housing with deed restrictions to ensure long-term affordability (see mandatory referral for tax parcel numbers). *Attachment 5*

Staff Resources:        Charlotte Lamb - Planning, Design & Development  
                                 Roberta Whitner - General Services Division

7. M.R. #19-20 | Mecklenburg County proposes to acquire approximately 71 acres of vacant land located east of Trails End Land and north of Asbury Chapel Road in the Town of Huntersville's extraterritorial jurisdiction for Asbury Chapel area park gap (tax parcels 019-341-10, 17 & 019-351-08). *Attachment 6*

Staff Resources:        Dave Hill - Town of Huntersville  
                                 Jennifer Morell - County Asset & Facility Management

8. M.R. #19-21 | Mecklenburg County proposes to acquire 4 parcels of land totaling approximately 7 acres located north of Wilkinson Blvd and the County's Iswa Nature Preserve near the Catawba River and the Mecklenburg/Gaston County Line for park land (tax parcels 053-241-01, 02 & 053-242-03, 05). *Attachment 7*

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

9. M.R. #19-22 | Mecklenburg County proposes to acquire approximately 57 acres of vacant land located in the Palisades area, south of York Road and east of the South Carolina state line and Lake Wylie for park land (tax parcel 217-241-20). *Attachment 8*

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

10. M.R. #19-23 | Mecklenburg County proposes to acquire approximately 1.1 acres of vacant land located on Riverside Drive in close vicinity to Mountain Island Lake for park land (tax parcels 031-152-14 - 17). *Attachment 9*

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

11. Recommendation on the Sign Ordinance Text Amendment

The Committee is asked to make a recommendation to City Council on the draft sign regulations.

Staff Resources:        Kevin May and Laura Harmon - Planning, Design & Development

12. Adjournment

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

**ATTACHMENT #1**  
**DRAFT**

July 16, 2019 – 5:00 p.m.  
CMGC – 2nd Floor, Room 267

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**Planning Committee Members Present:** Chairperson Keba Samuel, Vice-Chairperson Douglas Welton, Commissioners Erin Barbee, Peter Kelly, and Elizabeth McMillan

**Planning Committee Member Absent:** Commissioner John Fryday

**Zoning Committee Member Present:** Commissioner Phillip Gussman

**Planning Staff Present:** Kathy Cornett, Scott Correll, Zenia Duhaney, Garet Johnson, Charlotte Lamb, Melony McCullough, Candice Rorie, and Emiko LeNeave (Intern)

**Other Staff Present:** Jennifer Morrell, County Asset & Facility Management and Roberta Whitner, Charlotte General Services

**Welcome and Introductions**

Chairperson Keba Samuel called the meeting to order at 5:11 p.m., welcomed those present, and asked everyone to introduce themselves.

**Election of Vice-Chairperson**

Chairperson Samuel opened the floor for the nomination of the Planning Committee Vice-Chairperson. Commissioner Barbee nominated Commissioner Welton. There were no other nominations.

*A motion was made by Commissioner Barbee and seconded by Commissioner Kelly to approve the nomination of Commissioner Welton for Vice-Chairperson. The motion was unanimously approved.*

**Approval of Minutes**

*A motion was made by Commissioner McMillan and seconded by Commissioner Barbee to approve the June 18, 2019 minutes. The minutes were unanimously approved.*

**Mandatory Referrals**

Candice Rorie (Planning) gave a brief overview of the mandatory referral process for the benefit of new Planning Committee members. She explained that mandatory referrals are required by state law. The state statute requires federal, state and local governments to review proposed development projects and ensure that they are compatible with adopted public policies, capital plans, surrounding land uses, and public projects. Ms. Rorie stated that approximately 25 to 30 mandatory referrals are processed each per year. She explained that she manages the mandatory referral process and that requests are also reviewed by the Joint Use Task Force.

M.R. #19-13 | Mecklenburg County proposes to acquire approximately 21 acres of land located on Plott Road between Plaza Road Extension and Robinson Church Road (Tax Parcels 107-231-04 & 06) for East Charlotte Park.

M.R. #19-14 | Mecklenburg County proposes to acquire approximately 32 acres of land located off Frank Vance Road, slightly west of Beatties Ford Road, adjacent to Hornet’s Nest Park (Tax Parcel 037-101-19) for sports fields.

M.R. #19-15 | City of Charlotte proposes to sale a vacant one-acre parcel of land located on Johnston Oehler Road (Tax Parcel 029-303-49). The property was acquired for the Johnston-Oehler Farm-to-Market road infrastructure improvement project. The project is complete and the parcel is no longer needed.

The Chairperson asked Committee members if they would like to discuss any of the mandatory referrals. Vice-Chairperson Welton stated that he did not see any reason to pull any of the mandatory referrals. The Commissioners all agreed that a review of the mandatory referrals was not necessary.

*A motion was made by Vice-Chairperson Welton and seconded by Commissioner McMillan to state that the Planning Committee reviewed M.R. #19-13, M.R. #19-14, and M.R. #19-15 on July 16, 2019 and has no additional comments for the submitting agencies. The motion was unanimously approved.*

#### **Charlotte Future 2040 Comprehensive Plan – Playing the Growing Better Places Growth Game with Plan Ambassadors**

Chairperson Samuel informed the Committee that the rest of the meeting would be devoted to playing the 2040 Comprehensive Plan’s Growth Game. Gareth Johnson (Planning) thanked the Planning Committee for hosting a game night with the Charlotte Future 2040 Comprehensive Plan Ambassadors. She also thanked the ambassadors for attending.

Ms. Johnson gave an overview of the comprehensive planning process, reviewed the vision and goals framework, and explained the purpose of the game. She informed participants that the comprehensive plan will serve as a blueprint for the future. A lot of growth is coming to Charlotte and a plan is needed that will respond to that growth.

The purpose of the game is to gather input as well as help people understand the impact of growth and its tradeoffs. Ms. Johnson reviewed the gameboard and its components. After playing the game, a “Final Thoughts” form was completed by group facilitators and pictures of the game boards were taken. This information will be used to help develop growth scenarios.

#### **Adjournment**

The meeting adjourned at 7:05 p.m.

**MANDATORY REFERRAL | REPORT NO. 19-16**  
**Proposal to acquire property near Sharon Road for Briar Creek Greenway**

**PROJECT PROPOSAL AND LOCATION:**

The County would like to acquire tax parcel 181-042-05 (+/- 0.091 acres) located near Sharon Road in Charlotte for the future construction of Briar Creek Greenway. Zoned R4 Single-family Residential according to the City of Charlotte Zoning Ordinance, the property is vacant and surrounded by single-family residential properties and other vacant properties already owned by the County.

**PROJECT JUSTIFICATION:**

Portions of Briar Creek Greenway currently exist to the southwest and northeast of this property. This portion of the Briar Creek Greenway is not on a current Capital Improvement Plan. However, acquisition of this property for a future greenway project is important. In addition to owning the property for greenway purposes, acquisition of the property will also assist with any future storm water projects on Briar Creek.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this property is consistent with the Park and Recreation Master Plan which identifies Briar Creek as a greenway corridor. Greenways consistently rank as the most desired recreational amenity in the County.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted future land use for this parcel as recommended in the Central District Plan (1993) is "greenway." Greenways are generally considered compatible land uses in and near single family neighborhoods.

**PROJECT IMPACT:**

Once constructed this greenway trail will provide a park and recreation amenity to the area.

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

There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this parcel is expected to be complete in FY20.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

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

**PLANNING STAFF REVIEW:**

Conclusions:

- The parcel is along and part of Briar Creek Greenway.
- Park and open space are generally considered compatible land uses in and near single family neighborhoods.

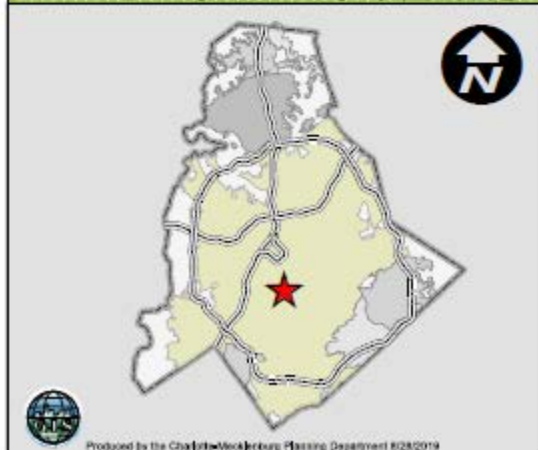
Adopted Goals and Policies:

- The adopted future land use for this parcel as per the Central District Plan (1993) is "greenway."

**CMPC PLANNING COMMITTEE REVIEW:**

At their September 17<sup>th</sup> meeting, the Planning Committee reviewed the proposed request....

**LOCATION MAP**



Produced by the Charlotte-Mecklenburg Planning Department 8/28/2019

**Mandatory Referral 19-16**

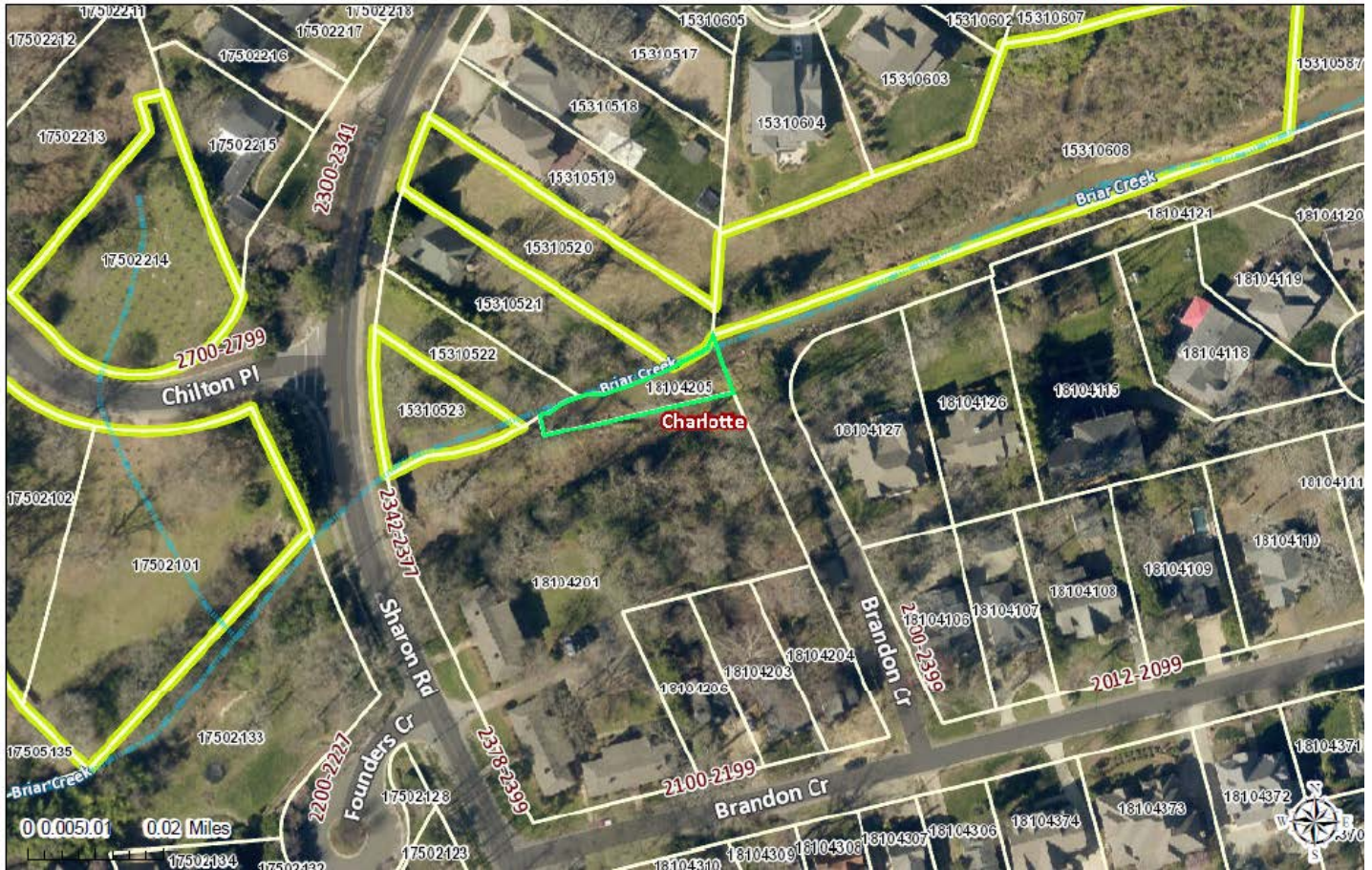
**Initiated By: Park & Recreation**

**Submitted By: Asset & Facility Management**

-  **Mandatory Referral**
-  **County Property**
-  **City Property**
-  **Greenway - Proposed**

Briar Creek Greenway Acquisition - Tax Parcel 181-042-05

Date Printed: 8/13/2019 2:58:49 PM





**MANDATORY REFERRAL REPORT NO. 19-17**  
**Proposal to dispose of a parcel on Shopton Road**

**PROJECT PROPOSAL AND LOCATION:**

The 5.0-acre vacant land parcel is located on the south side of Shopton Road extending from Steele Creek Place Drive to Gable Road. The street address is 8509 Steele Creek Place Drive, Charlotte, NC 28217 and the parcel ID # 20107227. The parcel is zoned I-1 (CD). There is a multi-tenant industrial building on the adjacent parcel (to the south), a multi-tenant industrial building across Steele Creek Place Drive (to the west), vacant land across Shopton Road (to the north), and two residential structures across Gable Road (to the east).

**PROJECT JUSTIFICATION:**

Since acquiring the land in 2009 to construct a 20,000-sf community library, the surrounding area has not grown as anticipated, with more industrial and retail development than residential. Therefore, there is not an adequate population in the area to meet the requirements to construct a library. The Charlotte Mecklenburg Library would like to sell a parcel of land that is no longer an appropriate location upon which to construct a new community library.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The residential population in the area can access library services at the existing Steele Creek and Scaleybark branches and utilize the Charlotte Mecklenburg Library's digital branch.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The Steele Creek Area Plan (adopted 2012) recommends industrial land use for this site and surrounding area on the south side of Shopton Road. The site is also located within the Shopton Road Industrial Activity Area, as per the Centers, Corridors and Wedges Growth Framework.

**PROJECT IMPACT:**

The residential population in the area can access library services at the existing Steele Creek and Scaleybark branches and utilize the Charlotte Mecklenburg Library's digital branch.

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

The only public project in close proximity is State Transportation Improvement Program Project No. U-5766-Proposed Widening of NC 160 from two to four lanes from the South Carolina line to I-485.

**ESTIMATED PROJECT COMPLETION DATE:**

The library would like to see a transaction completed by the end of 2019.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

At their September meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

- CDOT would like to request that 50 feet of right-of-way from centerline of Shopton road be dedicated for future road improvements prior to the disposal of the parcel.

**PLANNING STAFF REVIEW:**

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

**Conclusions:**

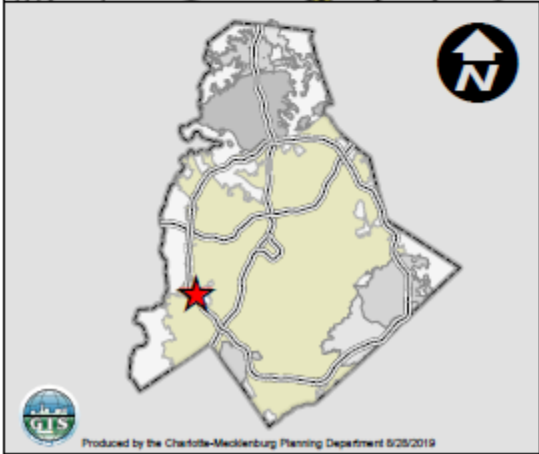
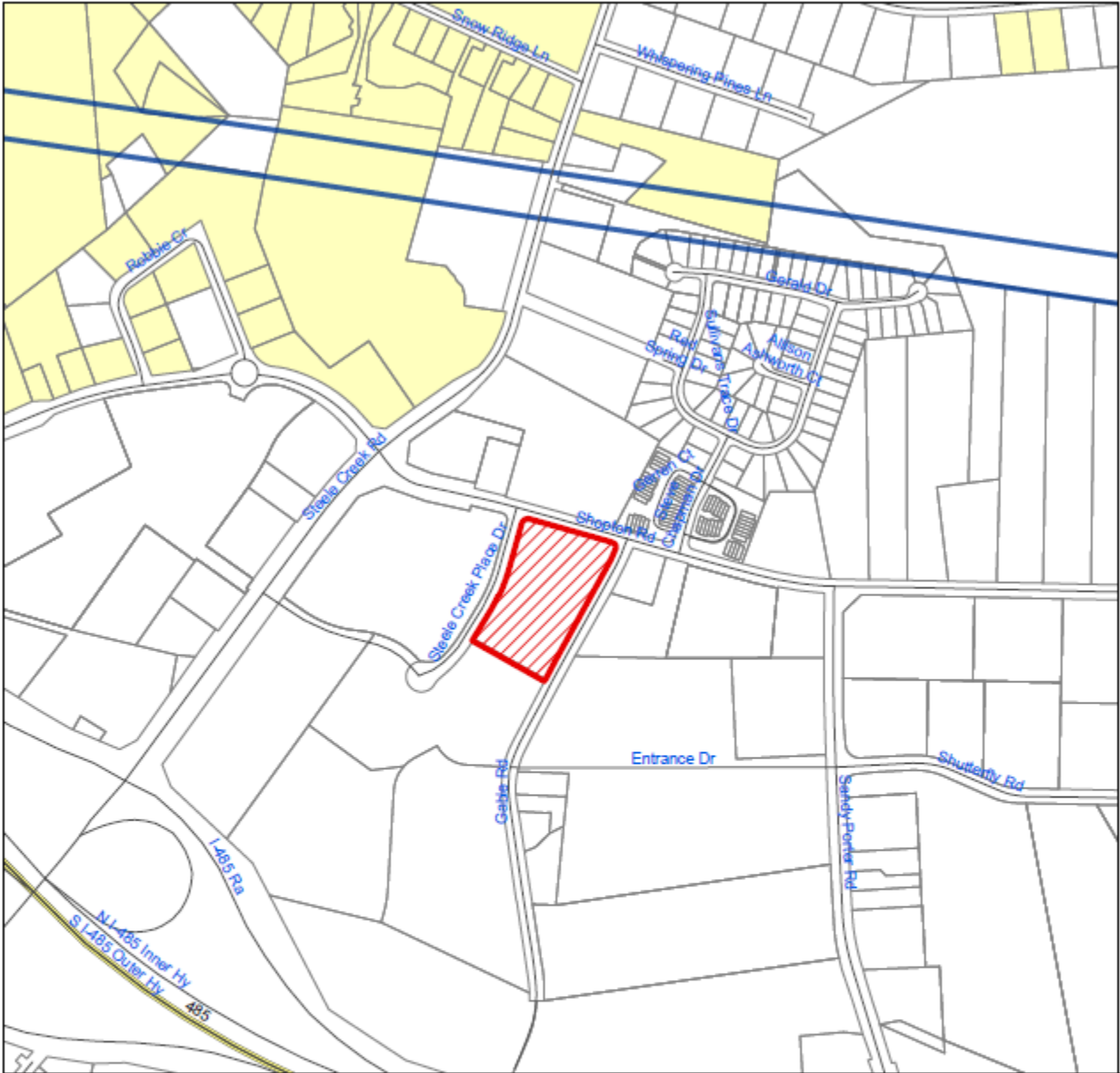
- Industrial uses would be considered consistent uses for this location based on the adopted future land use, and current development pattern in the area.

**Adopted Goals and Policies:**

- Industrial Activity Centers are considered appropriate locations for more intense economic activity, especially for more commercial and/or industrial development.




**CMPC PLANNING COMMITTEE REVIEW:**

LOCATION MAP



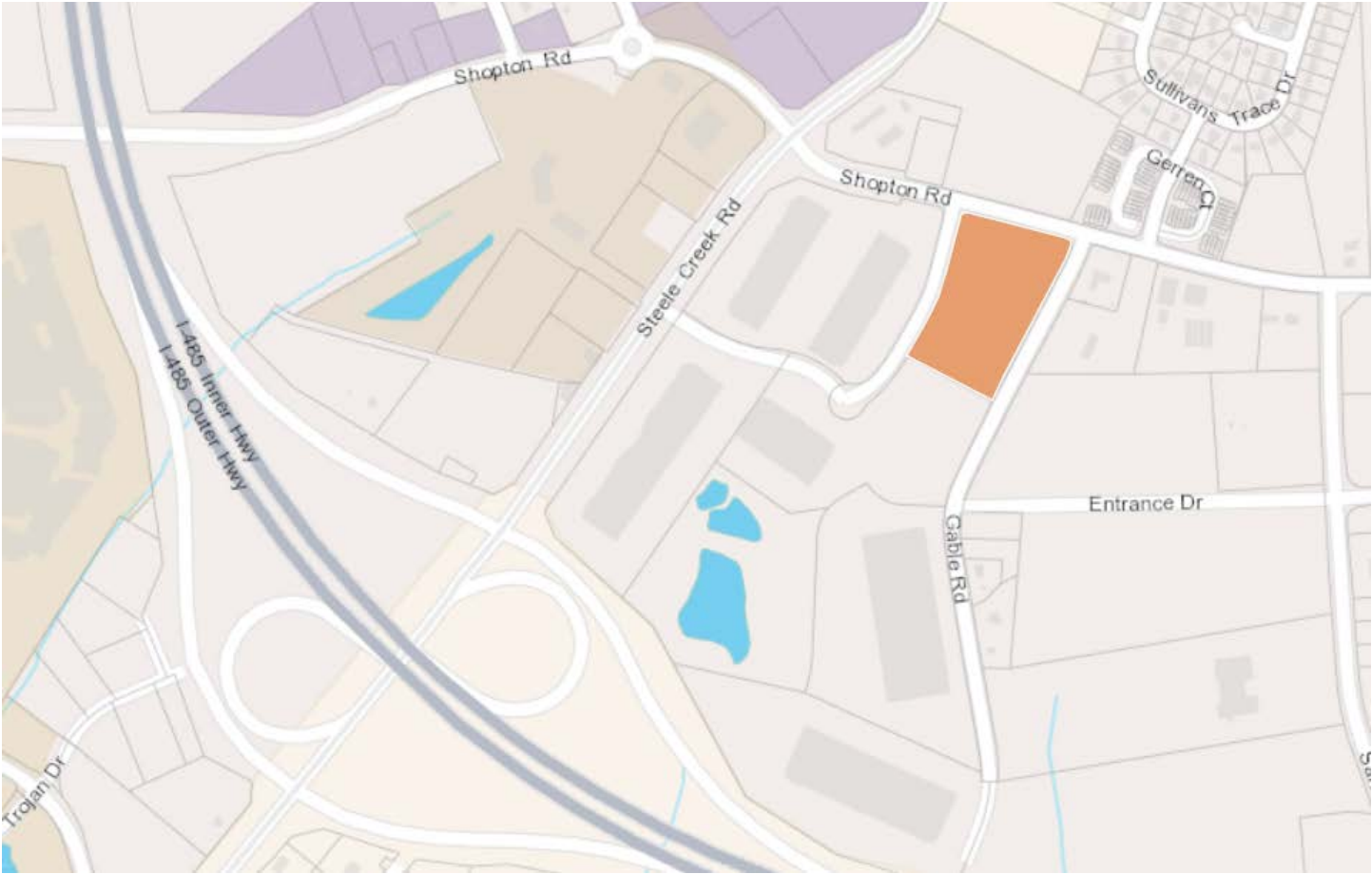
Mandatory Referral 19-17

Initiated By: Charlotte Mecklenburg Library  
Submitted By:  
Charlotte Mecklenburg Library Real Estate

-  Mandatory Referral
-  City Property
-  Overhead Electrical Transmission Lines



Produced by the Charlotte-Mecklenburg Planning Department 5/25/2019





**MANDATORY REFERRAL | REPORT NO. 2019-18**  
**Proposal to dispose of City-owned property for affordable housing**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte proposes to transfer a vacant City-owned parcel (parcel identification number 080-104-02) located at 705 East 7<sup>th</sup> Street in Council District 1. The parcel is currently zoned TOD-CC (transit oriented development community center) with 0.826 total acres. The parcel currently accommodates two historic shotgun houses owned by the Harvey B. Gantt Center which will be relocated and the City-owned parcel will be used for the construction of affordable housing with deed restrictions to ensure long-term affordability.

Housing and Neighborhood Services (H&NS) works with experienced non-profit organizations and Community Development Corporations (CDC) to partner to create and preserve affordable housing in neighborhoods throughout the City. The subject property will be used to develop an affordable mixed-income community that will provide its low to moderate income households access to noteworthy amenities.

**PROJECT JUSTIFICATION:**

The property has been in the City's inventory since 1980 and is not needed for City use or operations. The City incurs the expenses of year-round mowing and maintenance. H&NS works with non-profit organizations and CDCs in order to transfer properties for development of affordable housing. Additionally, transferring would place the property back on the tax roll.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The proposed transfer of this parcel supports City Council's commitment to develop affordable housing, stated in *A Letter to the Community*, dated October 3, 2016, and aligns with the following City Council adopted policies and guidelines:

- *City-Owned Real Estate and Facilities Policy* on June 12, 2017, repealing the *Guidelines for Asset Management* established by the Privatization/Competition Advisory Committee (PCAC) adopted by City Council on July 25, 1994,
- *Housing Charlotte Framework* on August 27, 2018, which recommends expanding the supply of high-quality rental housing by building new affordable housing, preserving existing naturally occurring affordable housing and leveraging City-owned land, and
- *Guidelines for the Evaluation and Disposition of City-Owned Land for Affordable Housing* on February 25, 2019.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *First Ward Master Plan (1997)* recommends a mixture of housing types, including townhomes and multi-family buildings for this parcel.

The *Charlotte Center City 2020 Vision Plan* does not make specific land use recommendations for the subject site. The plan includes a goal of providing "housing and amenities for people and families of all cultures, ages, and incomes." To accomplish this goal, the plan recommends a number of actions including the following:

- Provide a mix of housing options to residents in Center City;
- Stimulate redevelopment of surface parking; and
- Encourage active uses at the ground floor of buildings.

**PROJECT IMPACT:**

The project provides support for affordable housing opportunities and neighborhood revitalization.

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

The Cross Charlotte Trail Project will close the gap in the Little Sugar Creek Greenway at the interchange of US-74 and I-277, by connecting from the current trail terminus at 7<sup>th</sup> Street near Kings Drive to existing trail at Greenway Crescent Green near 12<sup>th</sup> Street.

**ESTIMATED PROJECT COMPLETION DATE:**

Interest in the property for use by a non-profit organization or community development corporation and the availability of funds for these organizations to undertake development will dictate the completion of the transfer.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

At their September meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

- Charlotte Water stated that water and sewer facilities are approximately 2000 to 3000 feet away from the site.
- CDOT noted that NCDOT has a bridge project on Wilkinson Blvd that may affect the site.

## MANDATORY REFERRAL | REPORT NO. 2019-18

- CATS stated the current light rail alignment is proposed to parallel the new NCDOT bridge over the Catawba River, on the north side of Wilkinson Blvd.

### **PLANNING STAFF REVIEW:**

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

#### **Conclusions:**

The proposed development is consistent with the intent of the Transit Oriented Development – Community Center (TOD-CC) district, and will add affordable housing in uptown. This is consistent with the Charlotte Center City 2020 Vision Plan goal of providing housing and amenities for people and families of all cultures, ages, and incomes by providing a mix of housing options, redeveloping surface parking lots, and providing active ground floor uses. This is also consistent with Mecklenburg County's Affordable Housing Policy.

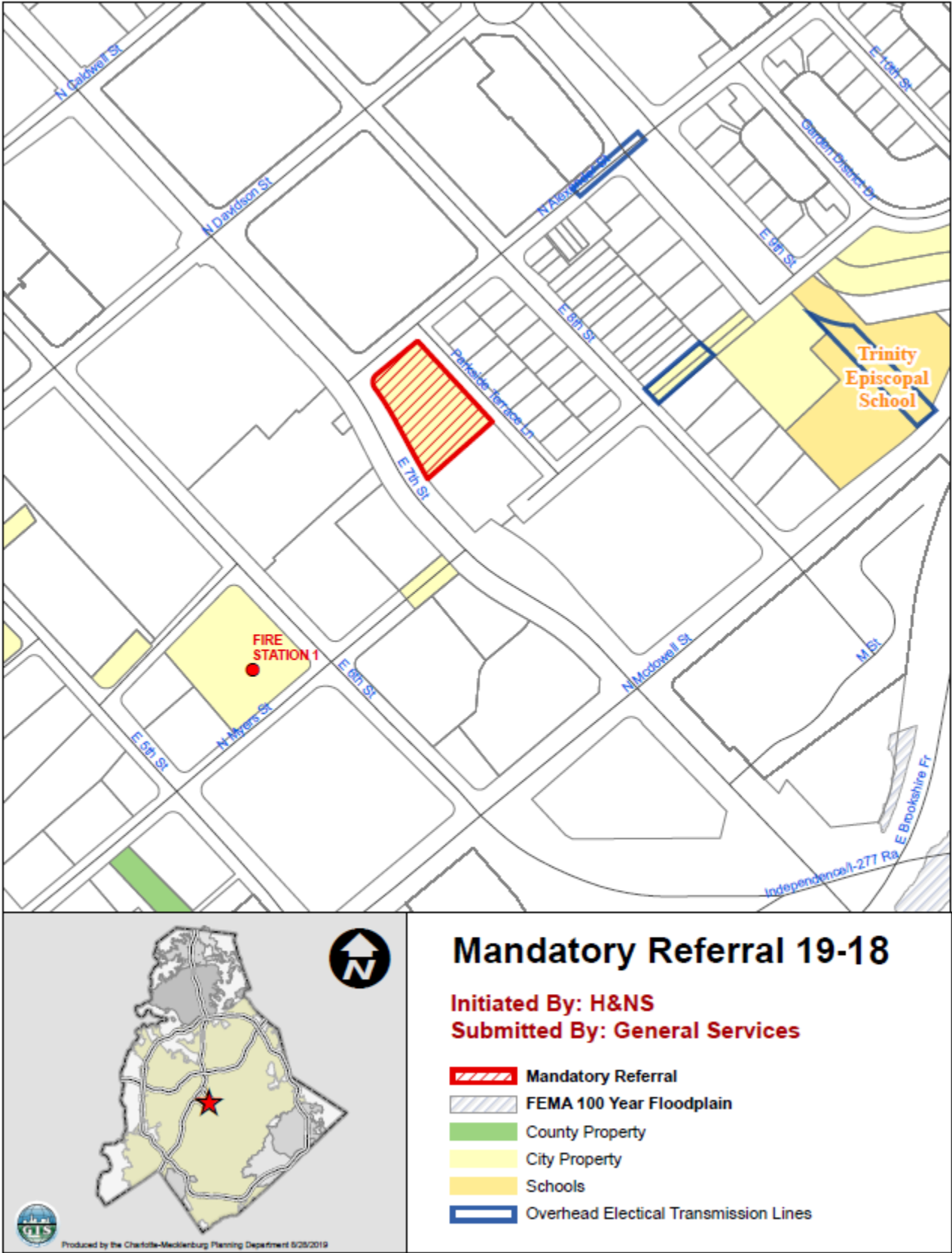
#### **Adopted Goals and Policies:**

- The First Ward Master Plan recommends moderate to high density residential land uses along East 7<sup>th</sup> Street.
- The Charlotte Center City 2020 Vision Plan has a goal of providing housing and amenities for people and families of all cultures, ages, and incomes by providing a mix of housing options, redeveloping surface parking lots, and providing active ground floor uses.
- Both the City and Mecklenburg County have Affordable Housing Policies.

### **CMPC PLANNING COMMITTEE REVIEW:**

Insert...

LOCATION MAP





**MANDATORY REFERRAL | REPORT NO. 19-19**  
**Proposal to dispose of City-owned properties for affordable housing**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte proposes lease, transfer or sale of the following City-owned parcels located in Council District 2 for the construction of affordable housing with deed restrictions to ensure long-term affordability.

<b>PARCEL SUMMARY</b>				
<u>Parcel No.</u>	<u>Address</u>	<u>Zoning</u>	<u>Current Use</u>	<u>Lot Size (AC)</u>
075-036-69	2131 Lasalle Street	UR-2 (urban residential)	Unimproved	0.5
075-036-75	2205 Lasalle Street	UR-2 (urban residential)	Unimproved	0.2
075-036-74	2063 Custer Street	UR-2 (urban residential)	Unimproved	0.3
075-036-73	2023 Custer Street	UR-2 (urban residential)	Unimproved	0.28
075-036-72	2005 Custer Street	UR-2 (urban residential)	Unimproved	0.26
075-036-71	2015 Custer Street	UR-2 (urban residential)	Unimproved	0.42
075-036-70	2046 Custer Street	UR-2 (urban residential)	Unimproved	0.49
075-037-35	2037 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-36	2033 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-37	2029 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-38	2025 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-39	2021 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-40	2017 Catherine Simmons	UR-2 (urban residential)	Unimproved	0.031
075-037-15	2121 Madrid Street	UR-2 (urban residential)	Unimproved	0.033
075-037-16	2119 Madrid Street	UR-2 (urban residential)	Unimproved	0.034
075-037-17	2117 Madrid Street	UR-2 (urban residential)	Unimproved	0.034
075-037-18	2115 Madrid Street	UR-2 (urban residential)	Unimproved	0.034
075-037-19	2113 Madrid Street	UR-2 (urban residential)	Unimproved	0.034
075-037-20	2111 Madrid Street	UR-2 (urban residential)	Unimproved	0.034
077-061-13	1654 Newland Road	R-12MF (multi-family residential)	Unimproved	1.338

Housing and Neighborhood Services (H&NS) works with experienced non-profit organizations, Community Development Corporations (CDC), and private developers to create and preserve affordable housing in neighborhoods throughout the City. The subject property was part of a Request for Qualifications (RFQ) that resulted in several affordable housing developers expressing an interest in acquiring the property to develop affordable housing.

**PROJECT JUSTIFICATION:**

These properties were acquired by foreclosure or in rem liens and are not needed for City use or operations. The City incurs the expenses of year-round mowing and maintenance. H&NS works with non-profit organizations, CDCs and private developers in order to transfer or sale properties for development of affordable housing. Additionally, transferring would place the properties back on the tax roll.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The proposed transfer of these parcels supports City Council's commitment to develop affordable housing, stated in *A Letter to the Community*, dated October 3, 2016, and aligns with the following City Council adopted policies and guidelines:

- *City-Owned Real Estate and Facilities Policy* on June 12, 2017, repealing the *Guidelines for Asset Management* established by the Privatization/Competition Advisory Committee (PCAC) adopted by City Council on July 25, 1994,
- *Housing Charlotte Framework* on August 27, 2018, which recommends expanding the supply of high-quality rental housing by building new affordable housing, preserving existing naturally occurring affordable housing and leveraging City-owned land, and
- *Guidelines for the Evaluation and Disposition of City-Owned Land for Affordable Housing* on February 25, 2019.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The adopted land use policies for these parcels are located within the *Central District Plan* (1993). The plan recommends multi-family development for parcel 077-061-13. The approval of rezoning petition 2000-124 revised the adopted future land use for the remaining parcels as specified by the *Central District Plan* (1993) to multi-family residential uses up to 25 dwelling units per acre. All parcels in questions are currently zoned and recommended for multi-family residential uses. Area plans do not typically identify sites

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for future affordable housing, as affordable housing falls under the broader residential land use categories. Residential uses are considered compatible with the surrounding neighborhood.

### **PROJECT IMPACT:**

The project provides support for affordable housing opportunities and neighborhood revitalization.

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

The Lincoln Heights Drainage Improvements Project is located within the Lincoln Heights Neighborhood. It is a Storm Water Minor Capital Improvements Project. Project limits are bounded by Gilbert Street to the North, Interstate 77 to the East, St. Luke to the South, and Beatties Ford Road to the West. Improvements to the existing infrastructure are needed to prevent flooding and spread issues.

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

Interest in the property for use by a non-profit organization, community development corporation or private developer and the availability of funds for these organizations to undertake development will dictate the completion of the transfer.

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

At their September meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

- Insert... (if applicable)

### **PLANNING STAFF REVIEW:**

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

#### **Conclusions:**

- All parcels in questions are currently zoned and recommended for multi-family residential uses
- The project's proposed land use is consistent with the adopted future land use.
- The project's proposed land use is compatible with the surrounding neighborhood.

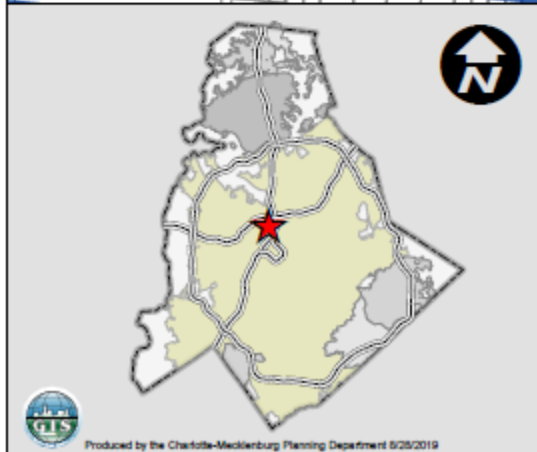
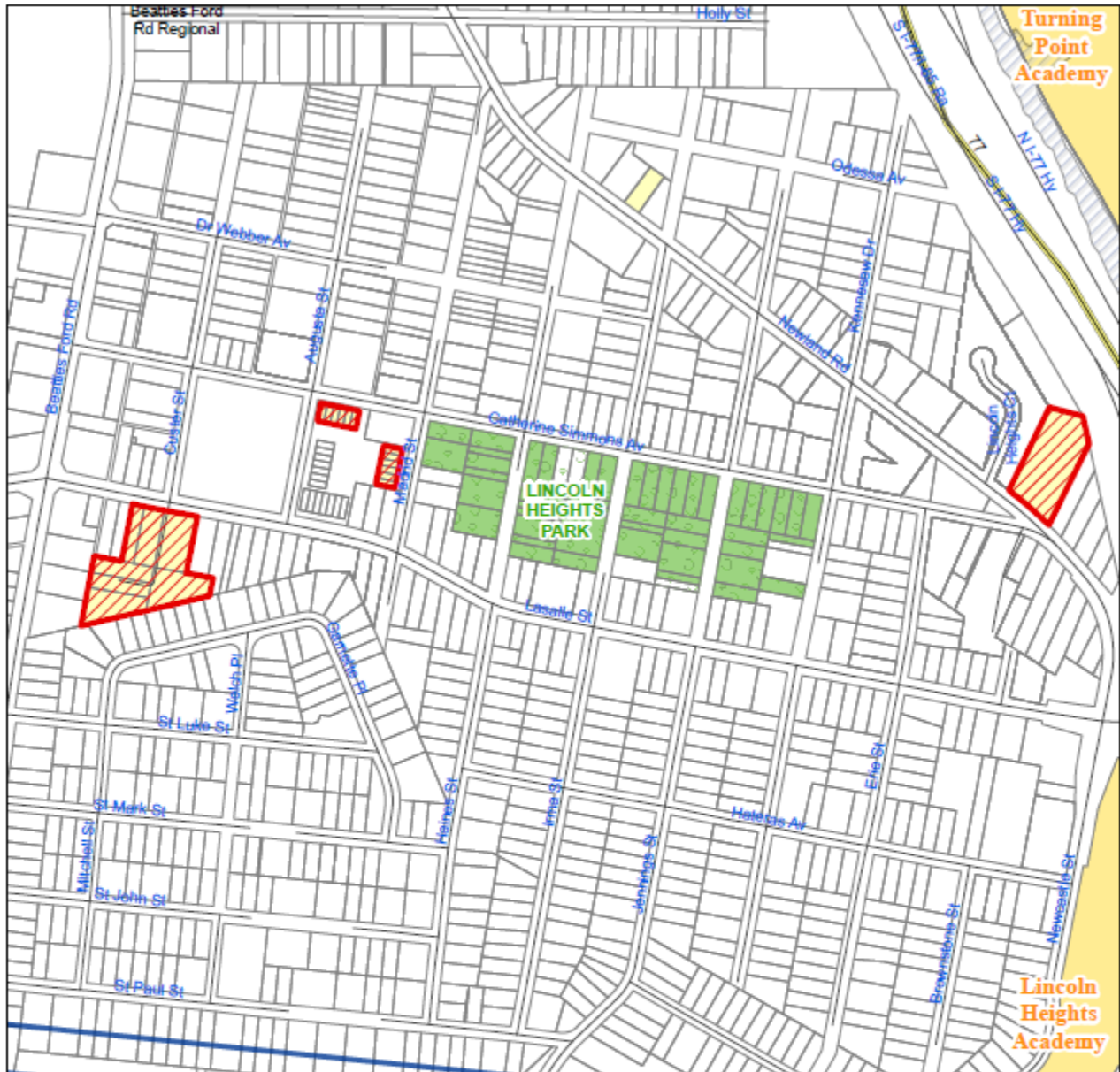
#### **Adopted Goals and Policies:**

- The adopted land use policies for these parcels are located within the *Central District Plan* (1993).
- The plan recommends multi-family development for parcel 077-061-13.
- The approval of rezoning petition 2000-124 revised the adopted future land use for the remaining parcels as specified by the *Central District Plan* (1993) to multi-family residential uses up to 25 dwelling units per acre.

### **CMPC PLANNING COMMITTEE REVIEW:**

At their September 17, 2019 meeting, the Planning Committee reviewed the proposed acquisition






**LOCATION MAP**



**Mandatory Referral 19-19**

**Initiated By: H&NS**

**Submitted By: General Services**

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



**MANDATORY REFERRAL | REPORT NO. 19-20**  
**Proposal to acquire property for Asbury Chapel Area Park Gap**

**PROJECT PROPOSAL AND LOCATION:**

The County would like to acquire tax parcels 019-341-10, 019-341-17 and 019-351-08 (+/- 71.385 acres) in the Town of Huntersville's ETJ. The parcels are contiguous and located east of Trails End Lane and north of Asbury Chapel Road. The parcels are zoned Transitional Residential (TR) according to the Town of Huntersville's zoning ordinance and are mostly wooded with the exception of tax parcel 019-351-08 where the southern portion of the parcel fronted on Asbury Chapel Road is cleared for a single-family home. The surrounding land uses are residential and rural.

**PROJECT JUSTIFICATION:** The parcels located within an identified, rapidly growing park gap area in Asbury Chapel Road area of Huntersville. While not yet master planned, potential features may include community park amenities such as a park shelter, half-court basketball, sports fields and a play structure.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:** Acquisition of this property is consistent with the County's Park & Recreation Master Plan which recommends the acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved gap areas.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The parcels proposed for County acquisition are significantly impacted by two future minor thoroughfares on the Charlotte Regional Transportation Planning Organization's (CRTPO) adopted Comprehensive Transportation Plan (CTP) Highway Map.

The two roadways are known as the Verhoeff Drive Extension and Ferrelltown Parkway (formerly known as Asbury Chapel Rd realignment). Maps are attached showing the officially adopted alignments for both roadways. Both routes were adopted after significant public engagement and environmental screening. These approved routes were aligned to enable other adjacent development to design around them and preserve right-of-way for the future road construction. Any alteration of these routes will require similar levels of analyses and public engagement as originally conducted, and must conclude with action by the CRTPO Board after advice from the Town of Huntersville.

The Verhoeff Drive Extension passes through the Commerce Station economic development project, a unique mutual effort by Mecklenburg County, Huntersville, Cornelius, and Davidson to pool resources and share return on investment. The alignment was adopted in 2002. It will be the sole east-west corridor for travel in this area. The Town is currently preparing a submittal package to CRTPO for funds to extend the road from its current terminus to existing Asbury Chapel Rd. Action on this request will not occur until early 2020.

Ferrelltown Parkway was originally known as the Asbury Chapel Road realignment. The route was established in 2006 during the analysis for Prosperity Church Road Extension. The route was chosen in part due to the Oehler Nature Preserve blocking the ability to connect through to Ramah Church Road. A team of volunteers including County and Catawba Lands Conservancy staff did an environmental screening on the alternatives and the chosen route was judged to be the least objectionable. Right-of-way has been dedicated and reserved in various locations, a developer is constructing part of the roadway, and the Town shows \$1,000,000 in its CIP budget for partnership in this construction.

Finally, during the environmental work for the Verhoeff Drive Extension, several populations of *Helianthus Schweinitzii* (federally endangered species) were discovered along Trails End Lane. The general habitat area is shown on the Asbury preferred route map. It is believed that many of them were moved to the demonstration prairie site at Latta Plantation Park. Chris Matthews with County Park and Recreation may be familiar with this and have further information.

Town of Huntersville staff strongly recommends that before moving further into the acquisition process, Mecklenburg County Parks & Recreation should engage in a planning process to see if their proposed use of the land is compatible with the future thoroughfares. Huntersville staff is available if further discussion is needed.

**PROJECT IMPACT:** This property is located within a park gap area in Asbury Chapel Road area in North Mecklenburg County and would meet Park and Recreation's goal to provide additional parkland and amenities for County residents.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:** Acquisition of this property should be complete in FY20.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed

Conclusions:

- 

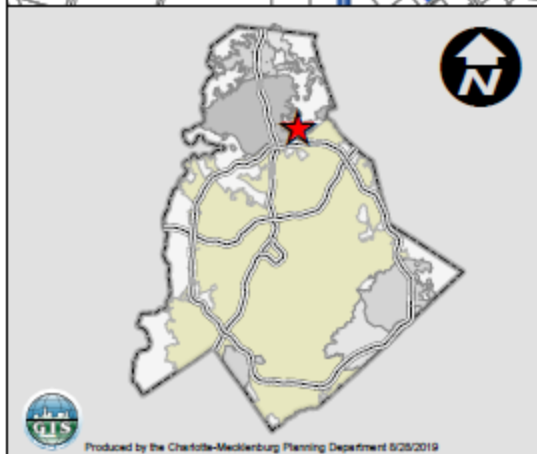
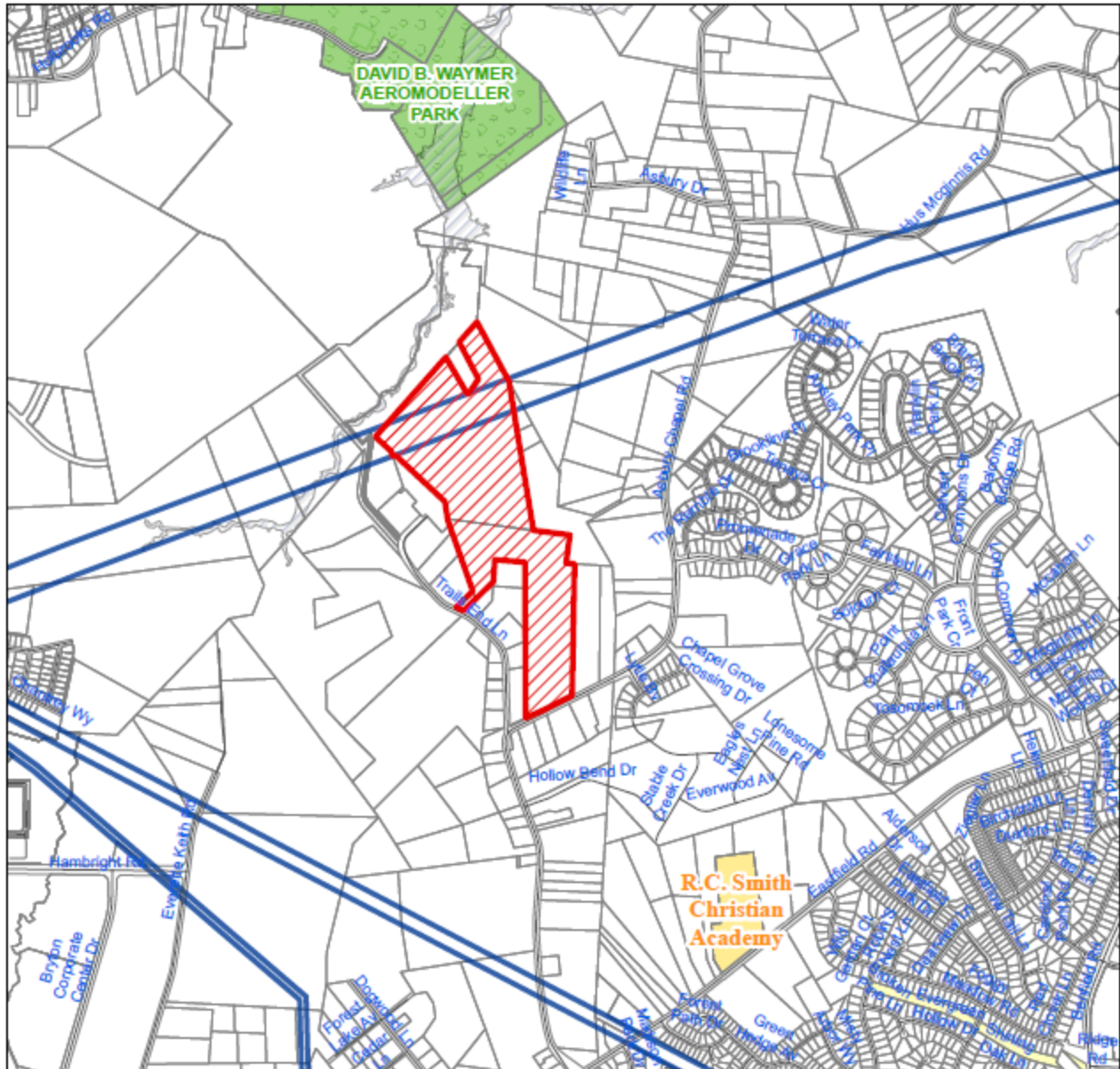
Adopted Goals and Policies:

- 

**CMPC PLANNING COMMITTEE REVIEW:**

At their September 17<sup>th</sup> meeting, the Planning Committee reviewed the proposed request....

**LOCATION MAP**



## Mandatory Referral 19-20

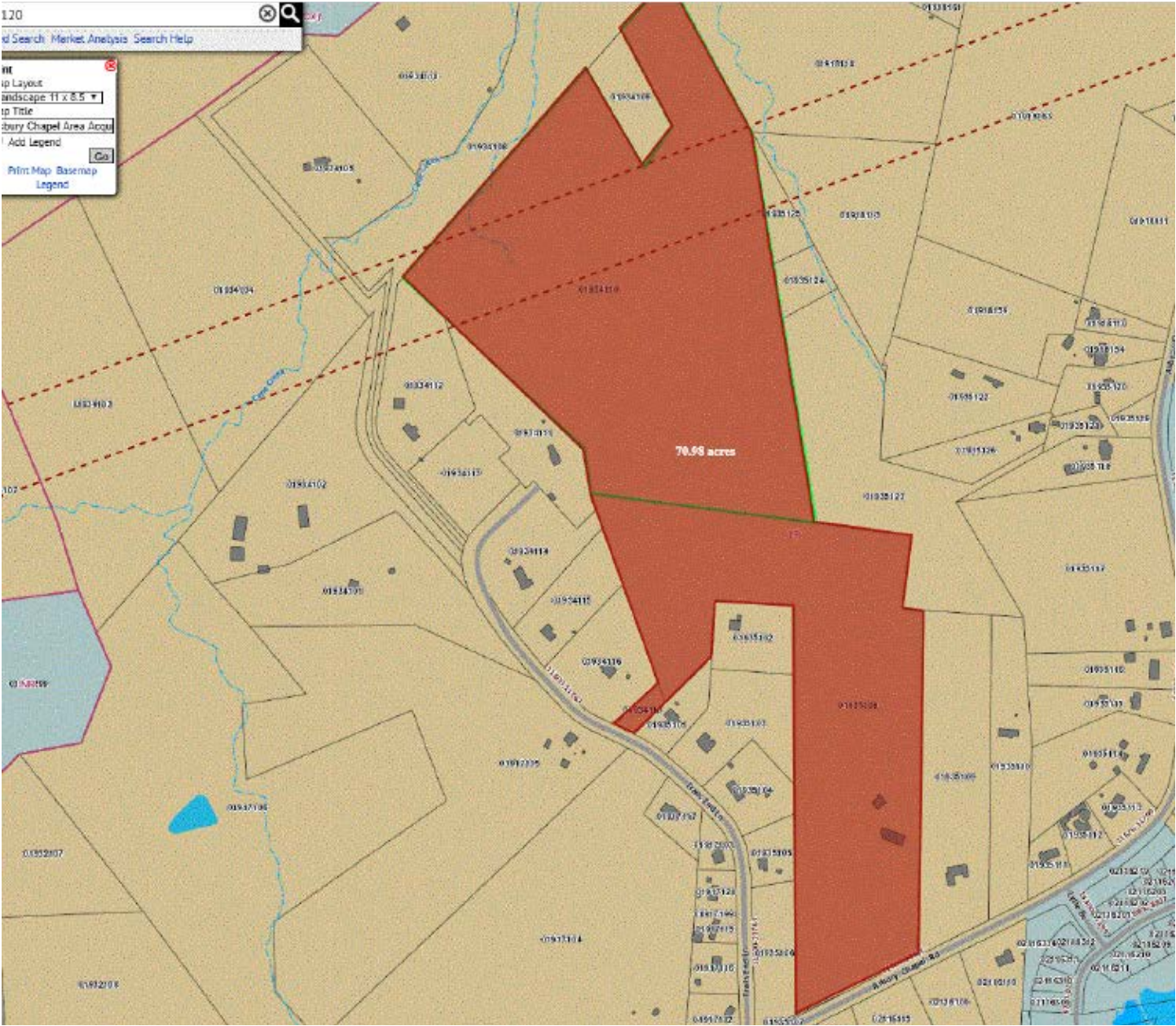
Initiated By: Park & Recreation

Submitted By: Asset & Facility Management

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property
- Schools
- Overhead Electrical Transmission Lines



Produced by the Charlotte-Mecklenburg Planning Department 5/25/2019



**MANDATORY REFERRAL | REPORT NO. 19-21**  
**Proposal to acquire property near Moores Chapel Loop/Catawba Riverfront Acquisitions**

**PROJECT PROPOSAL AND LOCATION:**

The County would like to acquire four tax parcels 05324101, 05324102, 05324203, 05324205 (+/-7.158 acres) in the City of Charlotte's ETJ on Moores Chapel Loop near the Catawba River and Mecklenburg-Gaston County line. The parcels are located just north of Wilkinson Blvd and the County's Iswa Nature Preserve along Wilkinson Blvd. All parcels are zoned B-2, according to the City of Charlotte's zoning ordinance. Tax parcels 05324101 and 05324102 border the Catawba River. Tax parcels 05324102 and 05324205 used for a restaurant business. Land uses are residential moving north toward Moores Chapel Road, and are business related closer to the Wilkinson Blvd corridor.

**PROJECT JUSTIFICATION:** The proposed acquisitions are located along the Catawba River and the surrounding area, where there are limited opportunities for public access to the river. These acquisitions would provide increased public access to the riverfront and provide more public opportunities for kayaking and rowing for County residents. Future amenities could include a shelter, boat launch, and restrooms/changing area.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:** Acquisition of this property is consistent with the County's Park & Recreation Master Plan which recommends the acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional park amenities.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The Dixie Berryhill Strategic Plan (adopted 2003) recommends Greenway/Park Open Space for this site.

**PROJECT IMPACT:** This property acquisition presents a rare opportunity to acquire park property along the riverfront for public use as well as meet Park and Recreation's goals of open space and habitat protection.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:** Acquisition of this property is expected to be complete in FY20.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

At their September meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed

Conclusions:

- Greenway and Park/open spaces would be appropriate land uses for this site along the Catawba River.

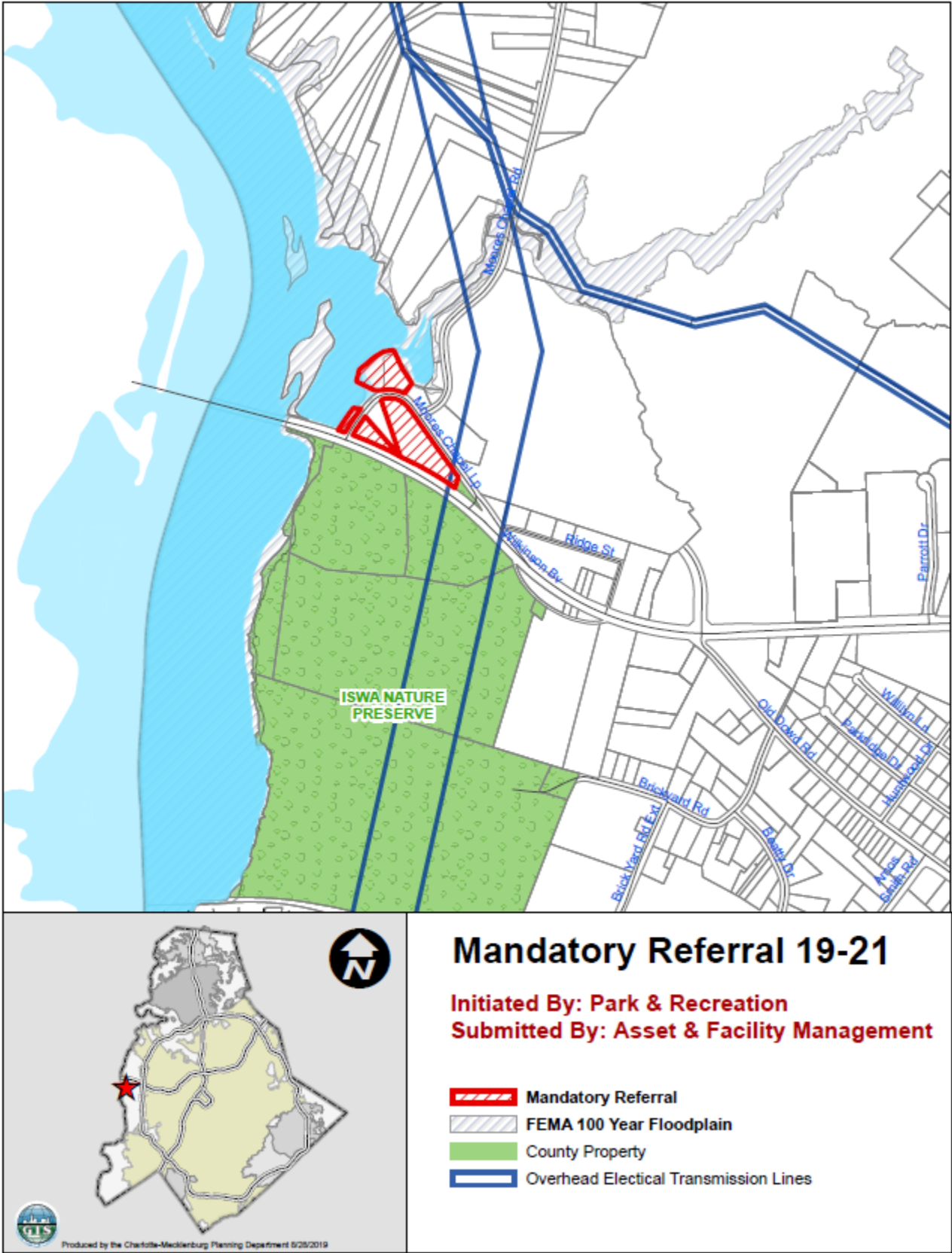
Adopted Goals and Policies:

- The site is just south of the study area for the Catawba Area Plan (adopted 2010), which included as an implementation strategy to develop more public access points to the Catawba River, including boat ramps, picnic areas and public open space.

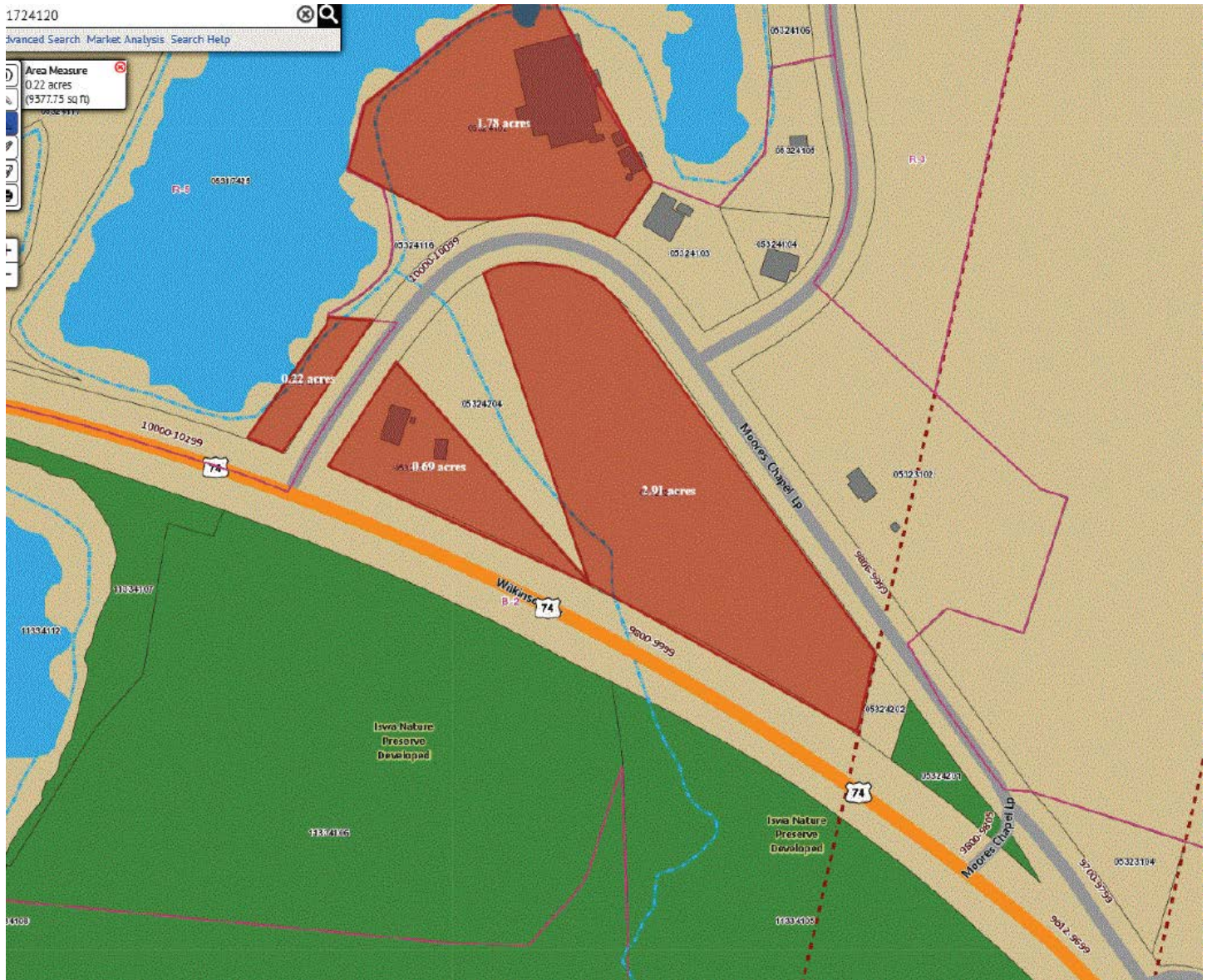
**CMPC PLANNING COMMITTEE REVIEW:**

At their September 17<sup>th</sup> meeting, the Planning Committee reviewed the proposed request....

LOCATION MAP



## MANDATORY REFERRAL | REPORT NO. 19-21





**MANDATORY REFERRAL | REPORT NO. 19-22**  
**Proposal to acquire property for Palisades Area Park**

**PROJECT PROPOSAL AND LOCATION:**

The County would like to acquire tax parcel 21724120 (+/- 57 acres) in the City of Charlotte's ETJ. The parcel is vacant and is located in the Palisades area, south of York Road and east of the South Carolina state line and Lake Wylie. The parcel is zoned R-3 according to the City of Charlotte's zoning ordinance and is undeveloped. There are two subdivisions immediately north of this parcel. South of this parcel are other residential uses with larger lots.

**PROJECT JUSTIFICATION:** The proposed acquisition is located within an identified park gap area in southwest Mecklenburg County's Palisades area. While not yet master planned, potential features may include community park amenities such as a park shelter, half-court basketball, sports fields and a play structure.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:** Acquisition of this property is consistent with the County's Park & Recreation Master Plan which recommends the acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved gap areas.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The Steele Creek Area Plan (adopted 2012) recommends residential up to 4 dwelling units per acre for this site and surrounding area. The site is within a Wedge area, as per the Centers, Corridors and Wedges Growth Framework which normally includes low density residential development and supporting uses.

**PROJECT IMPACT:** This property is located within a park gap area in the Palisades Area of southwest Mecklenburg County and would meet Park and Recreation's goal to provide additional parkland and amenities for County residents in this area.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:** Acquisition of this property should be complete in FY20.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

At their September meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed

Conclusions:

- Parks are considered compatible land uses within residential areas.

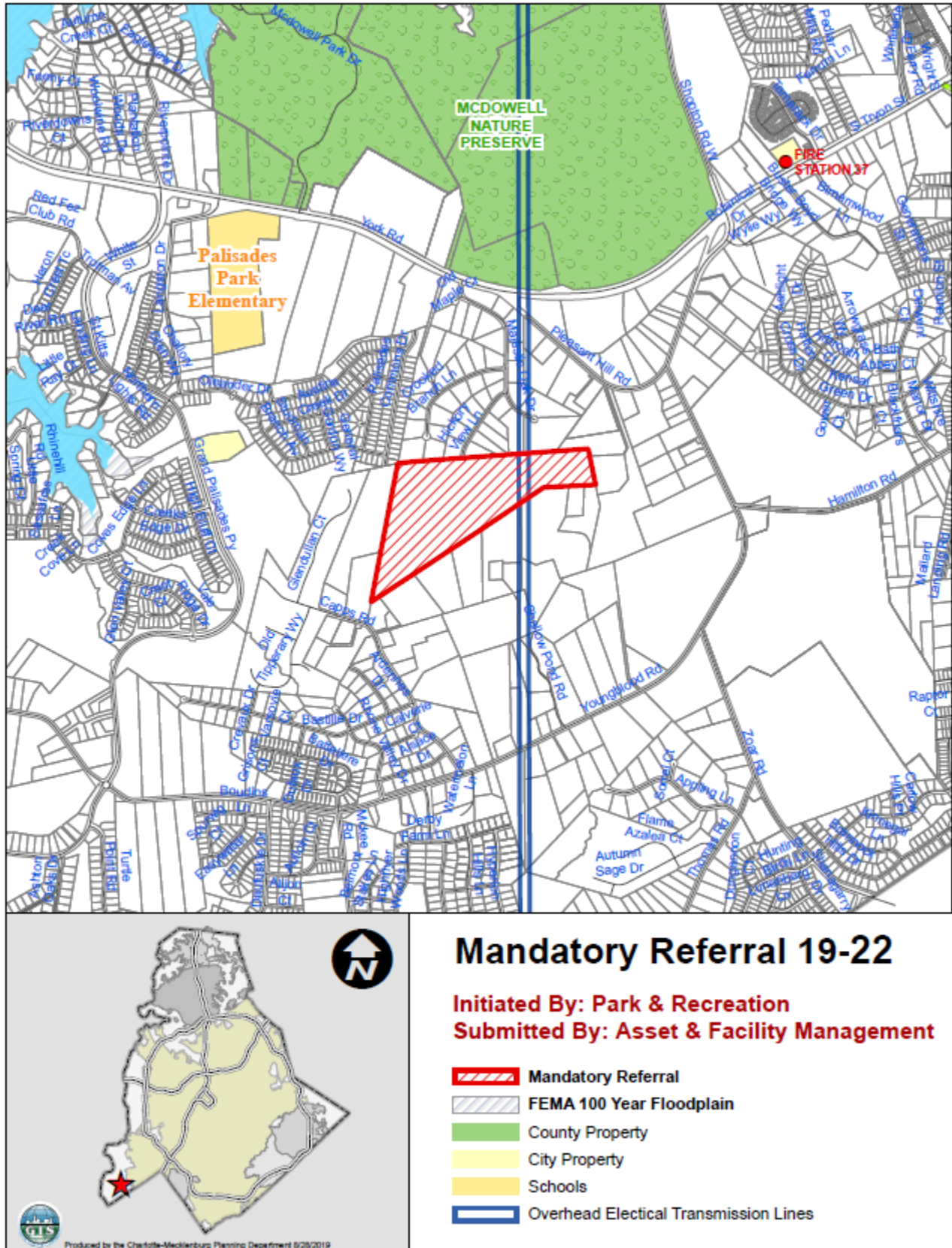
Adopted Goals and Policies:

- The Steele Creek Area Plan included as a policy recommendation, that park and open space land uses should be provided throughout the Wedge area.

**CMPC PLANNING COMMITTEE REVIEW:**

At their September 17<sup>th</sup> meeting, the Planning Committee reviewed the proposed request....

**LOCATION MAP**



Palisades Area Acquisition - Tax Parcel 21724120

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**MANDATORY REFERRAL | REPORT NO. 19-23**  
**Proposal to acquire property near Mountain Island Lake/Riverside Drive**

**PROJECT PROPOSAL AND LOCATION:**

The County would like to acquire tax parcels 03115214, 03115215, 03115216, and 03115217 (+/-1.185 acres) in northwest Charlotte. The parcels are contiguous and located on Riverside Drive in close vicinity to Mountain Island Lake, which serves as the border between Gaston and Mecklenburg County. The parcels are zoned R-5 according to the City of Charlotte's zoning ordinance and are mostly vacant with some vegetation throughout. The surrounding land uses are residential with many homes in the area possessing waterfront access to Mountain Island Lake.

**PROJECT JUSTIFICATION:** This acquisition presents an opportunity to acquire park property in very close proximity to the Mountain Island Lake waterfront area. While not yet master planned, this acquisition would preserve open space near Mountain Island Lake and provide additional recreational opportunities for County residents

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:** Acquisition of this property is consistent with the County's Park & Recreation Master Plan which recommends the acquisition of additional park land to meet the standard acreage goals per number of County residents, preserve open space, and provide additional recreational opportunities for County residents.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The Northwest District Plan (adopted 1990) recommends single-family up to 4 dwelling units per acre for this site and surrounding area.

**PROJECT IMPACT:** This acquisition presents an opportunity to acquire public property in the Catawba River Basin and Mountain Island Lake area in close proximity to the riverfront. Water quality would also be protected as the properties are located entirely within the floodplain and almost entirely within the 100' SWIM buffer.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:** Acquisition of this property should be complete in FY20.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

At their September meeting, the Joint Use Task Force reviewed this proposal and offered the following comments:

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed

**Conclusions:**

- Park and open space are considered compatible land uses in residential areas.

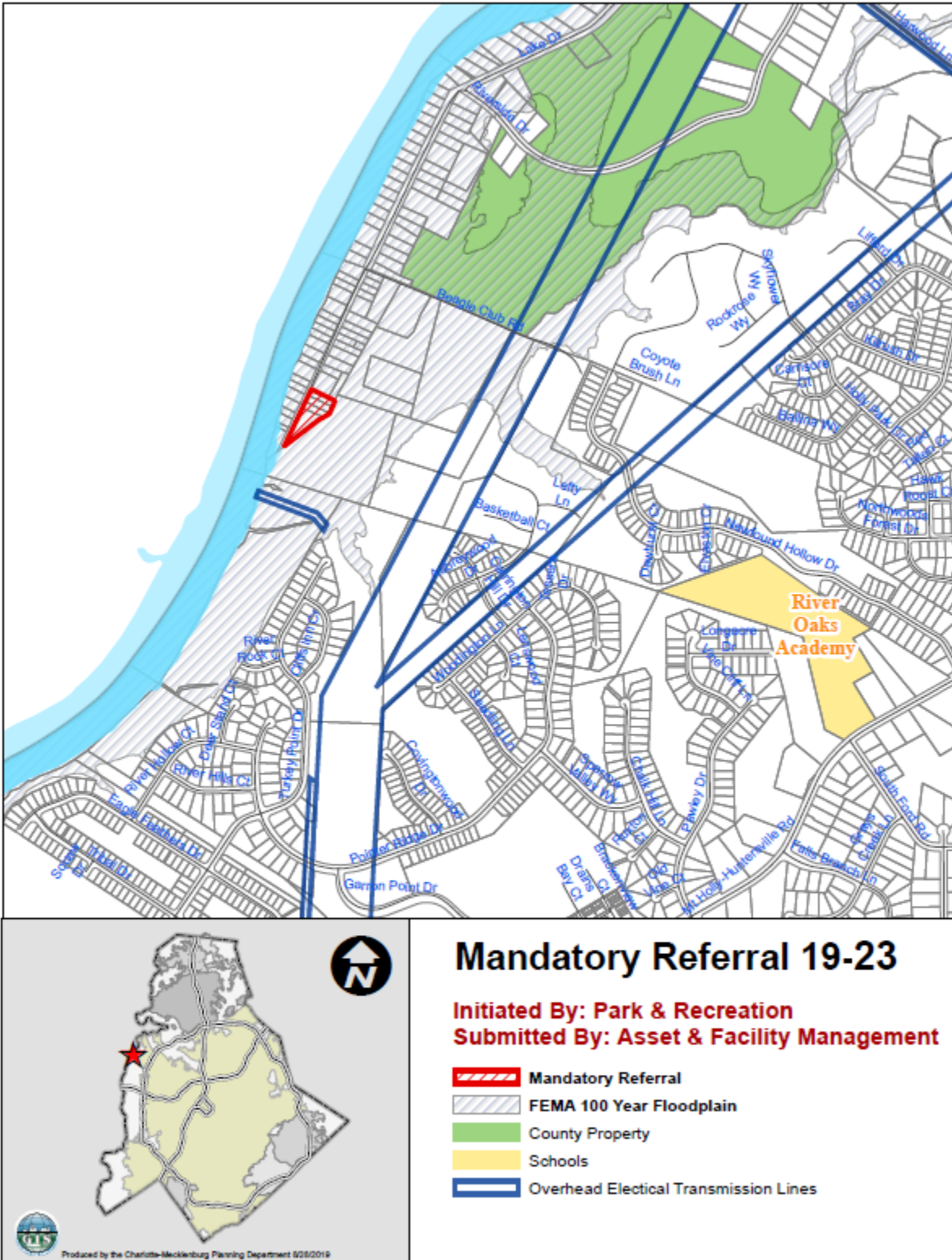
**Adopted Goals and Policies:**

- The Northwest District Plan recommends policies and criteria in order to ensure a livable community for the area. The plan specifies, that the establishment of a network of public open spaces be distributed throughout the area as part of establishing a balanced land use pattern.

**CMPC PLANNING COMMITTEE REVIEW:**

At their September 17<sup>th</sup> meeting, the Planning Committee reviewed the proposed request....

### LOCATION MAP



Riverside Drive Acquisitions - Tax Parcels 03115214-17

1.17 acres(50993.86 sq ft)

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