



Catawba

area plan

Advisory Group Summary

Meeting Notes for October 23, 2008

Shady Brook Baptist Church/Fellowship Hall

6:00 – 7:30 pm

Advisory Group Attendees: Mike Hanberry, Lesa Houchins, Duke Jones, Elaine Powell, John Springsteed, Kathy Sparrow, Donald Tyson, and Taren Wilkinson

Charlotte-Mecklenburg Planning Department Staff: Wendy Martz, Alberto Gonzalez, Melony McCullough, Alysia Osborne, and Garet Johnson

Charlotte Department of Transportation (CDOT) Staff: Brian Horton

Consultants: Frank Warren, Kevin Hall, Warren & Associates

1. Welcome and Introductions

Wendy Martz (Planning Staff) welcomed everyone, reviewed the ground rules and purpose of the parking lot. She then gave a brief overview of the project to date. She noted that this meeting will focus on market trends and future land use concepts. She then introduced consultants Kevin Hall and Frank Warren.

2. Market Analysis

Kevin Hall – (Consultant) Mr. Hall gave an overview of the number of existing residential units and commercial and industrial square footage in the study area. He then provided information on the amount of approved development, but not yet constructed.

The table below summarizes future development activity forecasted through 2030:

Completed, Approved, and Additional Residential and and Commercial Development, Study Area, 2008-2030				
Land Use	2008 Completed	2008 Approved	2008-2030 Additional	Total
Single-Family	1,312	2,314	1,336	4,962
Townhouse/Condominium	32	380	130	542
Apartment	0	0	859	859
Undisclosed Unit Mix	0	800	0	800
Total	1,344	3,494	2,325	7,163
Industrial	2,534,310	1,310,000	1,100,000	4,944,310
Office	195,649	163,800	430,000	789,449
Retail	40,291	869,100	440,000	1,349,391
Total	2,770,250	2,342,900	1,970,000	7,083,150
Sources: Mecklenburg County, Warren & Associates				

The following insights were also provided:

Residential

Most of the existing and planned housing units are single-family. Cedar Mill townhomes are the only other type of residential development at present. There are no apartments.

Commercial

Future commercial development will most likely be local-serving retail (no “big-box” retail).

Office

The area may develop with small, professional offices. Large corporate offices prefer locations with greater visibility (ie along I-77 corridor) and close to “executive” housing. This may change over time.

Industrial

The area is competitive for new industrial development due to its location at the intersection of two interstates. New “flex space” is attractive for many reasons, including higher ceiling heights, new dimensions for truck bays and the like.

The following issues were raised from the Advisory Group:

Need to protect residential areas from non-residential uses.
Impact of the airport expansion on the area.
Location of the Plantation Pipe Line - how will this impact future development.
Future of Clairant property.

3. Land Use Exercise

Alberto Gonzalez (Planning Staff) then explained that the first step in developing land use recommendations is to develop a concept plan. He showed an example of a concept plan and, with feedback from the Advisory Group, began to draw “bubble” areas for various land use categories, such as parks (recognizing Historic Tuckaseegee park and the USNWC), the industrial corridor (area along I-485), residential neighborhoods (existing and approved residential areas) retail nodes (at appropriate locations with road network in place).

4. Wrap Up and Next Steps

Alberto Gonzalez wrapped up the exercise by indicating that staff will further refine the concepts discussed tonight and will present them to the Advisory Group at the next meeting. The next meeting date is not yet finalized.