

# Planning Committee

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## Agenda Packet

April 18, 2023 |  
Room 280  
5:00 p.m.



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 280

April 18, 2023 | 5 p.m.

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**1. Call to Order and Introductions**

**2. Approval of March 21, 2023 Minutes. Attachment 1**

**3. M.R. #23-12** | Charlotte Water proposes to acquire ~5 acres (a portion of PID # 021-061-04) located at 15744 Huntersville-Concord Road as part of the Clarke Creek PS & FM Project. **Attachment 2.**

Staff Resource: Kathy Cornett, Planning  
Chuck Bliss, Charlotte Water

**4. M.R. #23-13** | Charlotte Water proposes to acquire ~.184 acres (8,000sf) (a portion of PID # 047-011-10) at 1408 W. Sugar Creek Road as part of a project to improve water pressure in the Hidden Valley community. **Attachment 3.**

Staff Resource: Kathy Cornett, Planning  
Chuck Bliss, Charlotte Water

**5. M.R. #23-14** | Mecklenburg County Park and Recreation proposes to acquire ~31.9 acres (PID #s 017-021-04 + 017-021-05) located in the Town of Huntersville near Gar Creek Nature Preserve for a future regional park. **Attachment 4.**

Staff Resource: Kathy Cornett, Planning  
Bethany Fritts, Asset and Facility Management

**6. M.R. #23-15** | Mecklenburg County Park and Recreation proposes to acquire ~2.050 acres (PID # 067-082-10) located between Highland + Camp Greene streets + with frontage on Marlow Avenue, in the Camp Greene community, for a future local park. **Attachment 5.**

Staff Resource: Kathy Cornett, Planning  
Bethany Fritts, Asset and Facility Management

**7. M.R. #23-16** | Mecklenburg County Park and Recreation proposes to acquire ~13.186 acres (PID #027-062-04) east of I-77 + inside I-485 + with frontage on Dearmon Road, to add to the County's existing landholdings along Clarks Creek. **Attachment 6.**

Staff Resource: Kathy Cornett, Planning  
Bethany Fritts, Asset and Facility Management

**8. M.R. #23-17** | Mecklenburg County Park and Recreation proposes to accept a land donation of ~12.34 acres (PID # 141-171-01) located on Dixie River Road + southwest of I-485, for inclusion into the existing Berewick Park + Beaverdam Creek Greenway. **Attachment 7.**

Staff Resource: Kathy Cornett, Planning

Bethany Fritts, Asset and Facility Management

- 9. M.R. #23-18** | Mecklenburg County Park and Recreation proposes to acquire ~17.409 acres (PID #s 031-152-27 + 031-152-28) located just below Mountain Island Dam for future passive recreation uses.

**Attachment 8.**

Staff Resource: Kathy Cornett, Planning  
Bethany Fritts, Asset and Facility Management

- 10. M.R. #23-19** | The City of Charlotte proposes to acquire ~4.328 acres (PID #s 089-064-31 + 089-064-47) on Regan Drive, located southwest of the Tom Hunter Road + Reagan Drive intersection + near the W Sugar Creek Road/I-85 Interchange, as part of the Corridors of Opportunity. **Attachment 9.**

Staff Resource: Kathy Cornett, Planning  
Caroline Fortney, General Services – Real Estate

**11. Meck Playbook Implementation Update (20 minutes)**

Staff Resource: Bert Lynn, Mecklenburg County Park and Recreation

**12. Community Area Plan Update (20 minutes)**

Staff Resource: Kathy Cornett, Planning

**13. Adjournment**

**DRAFT Minutes**

March 21, 2023 – 5:00 p.m.

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**Attendance**

**Planning Committee Members Present:** Chairperson Keba Samuel, Vice Chairperson Andrew Blumenthal; and Commissioners Shana Neely, Clayton Sealy (5:09 pm), Rebekah Whilden, and Frederick Winiker

**Planning Staff Present:** Kathy Cornett, Zenia Duhaney, Erin Hinson, Maria Floren, Alberto Gonzalez, and Alysia Osborne

**Other Staff:** Bethany Fritts, Asset and Facility Management and Anna Radcliff, General Services

**Welcome and Introductions**

Chairperson Keba Samuel called the meeting to order at 5:09 p.m., welcomed everyone, and introduced each commissioner and staff member.

**Virtual Meeting Rules and Guidelines**

The meeting was livestreamed on YouTube. A link for the public to view the meeting's livestream is posted on the Planning, Design & Development Department's webpage.

**Approval of Minutes**

*A motion was made by Commissioner Winiker and seconded by Commissioner Neely to approve the February 21, 2023, minutes. The minutes were unanimously approved. 5-0*

**Mandatory Referrals**

Chairperson Samuel asked to pull Mandatory Referral #23-10 for review and discussion. Commissioner Winiker expressed concern about the availability of detailed information about Meck Playbook, including the amount information that the County is willing to share with the City and other communities about their plans for future parks. For example, how many parcels have been acquired over the past 3 – 4 years and where are they located? Bert Lynn, Division Director for Park & Rec will provide a presentation to Commission in the upcoming weeks. Chairperson Samuel will follow-up on Commissioner Winiker's request.

**M.R. #23-02 |** Mecklenburg County Park and Recreation proposes to acquire ~4.5 acres (PID #s 043-104-84, 043-104-07 + 043-104-08) located in the City of Charlotte + situated east of I-77 + north of I-85 with frontage on W. Sugar Creek Road for a future neighborhood park.

**M.R. #23-03 |** Mecklenburg County Park and Recreation proposes to acquire ~75.21 acres (PID # 017-381-06) in the Town of Huntersville, near Gar Creek Nature Preserve, for a future regional park. The property is located west of I-77 + north of I-85 with street frontage on both Mt. Holly-Huntersville + Kerns roads.

**M.R. #23-04 |** Mecklenburg County Park and Recreation proposes to acquire ~4.5 acres (PID #s 043-104-84, 043-104-07 + 043-104-08) located in the City of Charlotte + situated east of I-77 + north of I-85 with frontage on W. Sugar Creek Road for a future neighborhood park.

**M.R. #23-05 |** Mecklenburg County Park and Recreation proposes to acquire ~27.44 acres (PID # 007-271-10) in the Town of Davidson for a future local park. The property is located between E. Rocky River Road + Davidson-Concord roads.

**M.R. #23-06** | Mecklenburg County Park and Recreation proposes to acquire ~21.552 acres (PID # 105-211-02) in east Charlotte, directly west of I-485 + north of Plaza Road Extension for a future local park.

**M.R. #23-07** | Mecklenburg County Park and Recreation proposes to acquire ~11.36 acres (PID # 139-012-11) located in the Town of Mint Hill for a future local park. The property sits north of Fairview Rd + west of I-485.

**M.R. #23-08** | Mecklenburg County Park and Recreation proposes to acquire ~15.07 acres (PID # 055-101-02) in west Charlotte between I-485 + Mount Holly Road, with frontage on Old Moores Chapel Road for a future local park.

**M.R. #23-09** | Mecklenburg County Park and Recreation proposes to accept the donation ~6.562 acres (PID # 051-462-46) located off Back Creek Church Road + west of I-485 for inclusion into the existing Back Creek Park.

**M.R. #23-10** | Mecklenburg County Park and Recreation proposes to acquire a portion of PID # 019-351-09 in the Town of Huntersville for inclusion into Ferrelltown Park.

**M.R. #23-11** | The City of Charlotte proposes to acquire ~2.27 acres (PID # 143-211-34) located at 3232 Beam Road for Charlotte-Mecklenburg Police Department uses.

*A motion was made by Commissioner Winiker and seconded by Vice Chairperson Blumenthal stating that the Planning Committee reviewed M.R. #23-02, #23-03, #23-04, #23-05, #23-06, #23-07, #23-08, #23-09, #23-10, and #23-11 on March 21, 2023, and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0*

### **Community Area Plan Update**

Erin Hinson, Long Range Planner provided an update on the community area planning, the engagement strategy, a review of the 5-phase process schedule which began in the winter 2023 and is planned for completion in winter of 2025 with the review and adoption of the Community Area Plans.

Kathy, Cornett, Community Area Program Manager, followed with an update on the schedule of workshops and workshop training, and the call to action for commissioners to promote the workshops, attend, and assist in the facilitation at the in-person workshops.

### **2040 Planning Academy Update**

Maria Floren, Long Range Planning Coordinator updated committee members on the 2040 Planning Academy. In 2023-2024 we will switch to a virtual option to help maximize attendance, record the course, and create a passport for participants to document their attendance and include an incentive.

Following discussion, the meeting adjourned.

**Adjourn** – The meeting adjourned at 6:05 pm

## MANDATORY REFERRAL | REPORT NO. 23-12

Proposal to acquire property on 15744 Huntersville-Concord Road for Charlotte Water sewer pump station use

### PROJECT PROPOSAL AND LOCATION:

The proposal is to purchase a 5-acre tract for the Clarke Creek PS & FM Project to be used for the construction and operation of a sewage pump station site. The 5-acre portion will be subdivided from an existing larger +/- 217-acre parcel identified as PID# 021-061-04 and located at 15744 Huntersville-Concord Road. The site is currently zoned 'R' with a Land Use Code of '5310, Agricultural – Commercial Production' and is abutted by property that is owned and operated by Metrolina Greenhouses, Inc.

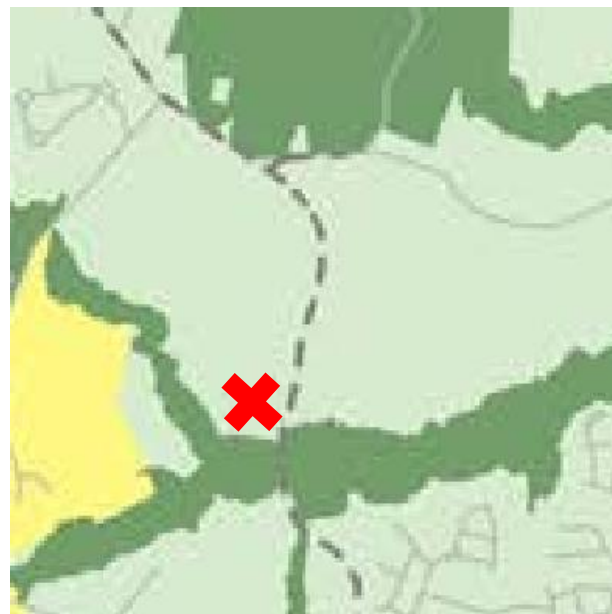
### PROJECT JUSTIFICATION:

The Clarke Creek Basin flows are tributary to the WSACC RRWWTP in Cabarrus County. CLT Water currently has 6 MGD permitted capacity with an additional 3 MGD anticipated by October 2027. The current capacity is at its limit and an initial expansion of the RRWWTP (2024 Phase 3) will add 1.4 MGD with the remaining 1.6 MGD in October 2027 (Phase 4). The initial 1.4 MGD will easily be exhausted from substantial increases in new development in the area. The Clarke Creek Basin PS and FM will allow a portion of Clarke Creek Basin Flows to be diverted to the McDowell Creek WWTP as an alternative. This will be coordinated with improvements at the McDowell WWTP and receiving sewer within the McDowell Basin.

### CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Charlotte Water holds an Inter-basin Transfer Certificate which is regulated by the NCDEQ as per North Carolina Legislature General Statute G.S. §143-215.221. This certificate limits the amount of water which can be transferred from the Catawba to the Rocky River basin. Because the flows from this pump station will transfer flow from the Rocky River to the Catawba basin, it will help reduce the sum of water transferred out of the Catawba basin.

### CONSISTENCY WITH ADOPTED LAND USE PLANS:



The location of the proposed pump station does not interfere with the adopted Huntersville 2040 Community plans future land use designation of Rural Conservation. Public infratrsture is an allowed use in the Hunterville Zoing Ordinance.

**PROJECT IMPACT:**

The construction of this pump station will allow new development to continue in the Rocky River basin. The location of the pump station is behind Metrolina Greenhouses and will have very limited impact on their operation. Because the pump station is so far from any large developments, odor problems and noise pollution are unlikely to be a major concern.

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

Because of a lack of capacity at the Rocky River Treatment Plant, there are numerous private developments that are reliant on this pump station being installed before they can finish construction. The only public project related to this pump station is Charlotte Water's McDowell Basin Trunk Sewer project. The Trunk Sewer project will need to be constructed before any potential future expansion of flow generated at the pump station.

**ESTIMATED PROJECT COMPLETION DATE:**

The target date for final completion of project is 12.31.2024. Acquisition of the subject 5-acre tract is planned for April, 2023. This project was funded in FY22 out of Charlotte Water's capital budget.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal during their April 5<sup>th</sup> meeting and offered the following comments: None

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed and has the following comments: None

Conclusions: The proposed pump station is an allowed use by right in the Rural Zoning District.

Adopted Goals and Policies: The use is consistence with the Towns adopted plans and policies.

**CMPC PLANNING COMMITTEE REVIEW:**

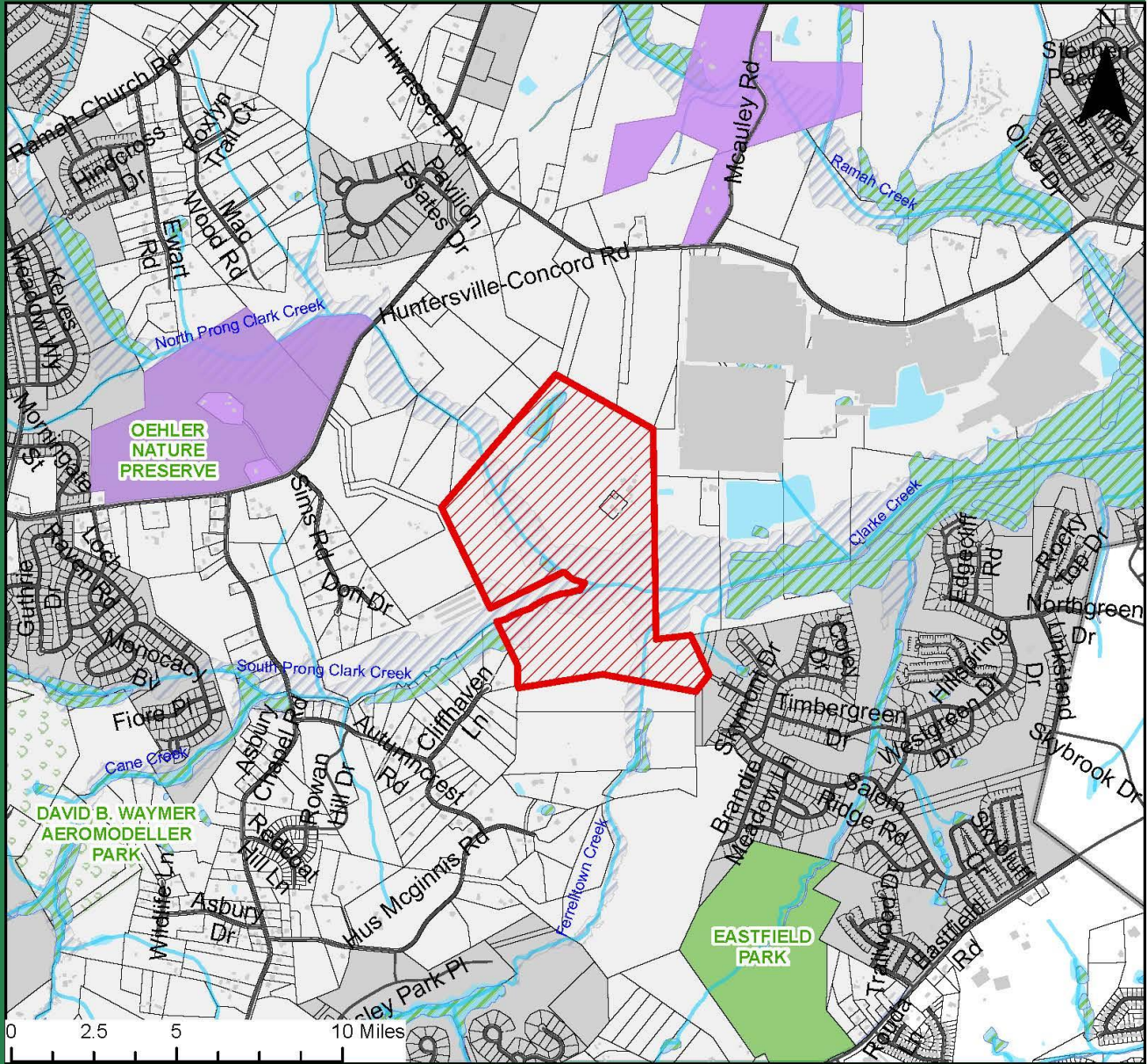
At their April 18<sup>th</sup> meeting, the Planning Committee reviewed the proposed request and had the following comments:



# Mandatory Referral 23-12

Initiated by: Charles M. Bliss, PE, Charlotte Water

Submitted by: Charles M. Bliss, PE, Charlotte Water



-  Mandatory Referral
-  Building Footprints
-  Road
-  Proposed Thoroughfare Improvement
-  Local Historic Landmark
-  Streams
-  Wetland
-  Ponds
-  Greenway - Developed
-  Greenway - Proposed
-  FEMA 100 Year Floodplain
-  Developed Park
-  County Property

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 3/31/2023

## MANDATORY REFERRAL | REPORT NO. 23-13

### Proposal to acquire property on W. Sugar Creek Road for a Pressure Relief Valve station (PRV) use

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

The proposal is to purchase a 0.184-acre (8,000 SF) tract of land out of an existing PID# 047-011-10 which totals 3.014 acres of a slightly irregular shape currently and is located at 1408 W. Sugar Creek Road. The property is currently zoned B-2, General Business. The property surrounding the proposed tract for purchase is improved with a hotel. The site is immediately north of I-85, topography is level and the site has access to municipal utilities.

#### **PROJECT JUSTIFICATION:**

The North Tryon Pressure Zone Boundary Change will bring improved water pressure to the Hidden Valley neighborhood. Charlotte Water (CLTWater) will replace large valves and install a new water main under Tom Hunter Road from W Sugar Creek Road to N Tryon Street. This maintenance project is needed to increase pressure to customers. After construction, the valves will be activated, delivering a water pressure increase of approximately 20 psi to customers.

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

The current water system in the Hidden Valley basin dates back to the 1960s and is in need of an update. Historically, the community has experienced low water pressure. This project consists of installing new water pipes and replacing large valves that will help increase the pressure to customers in the Hidden Valley neighborhood. The average pressure increase is approximately 20 psi, roughly 50% more pressure than customers see today. Approximately 15,000 linear feet of water main will be installed under Tom Hunter Road from W Sugar Creek Road to N Tryon Street with a streetscape project following. Replacing 12 valves in the streets and public right-of-way within the Hidden Valley neighborhood.

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

The *CLT Future 2040 Policy Map* recommends the Commercial place type for this site.

#### **PROJECT IMPACT:**

This Charlotte Water project will increase water pressure and enhance service quality for customers in the area. Areas near construction will be notified before construction. There will be planned water outages. Property owners will be notified in advance. If there is an unplanned water outage, crews will work to fix it immediately.

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

This project is combined under one design build contract along with the 960 North South Transmission Main which will improve the connection between pump stations and elevated storage tanks. With this project, Charlotte Water (CLTWater) will install a new water main under Plott Road and on E WT Harris Boulevard between Hickory Grove and Idlewild roads. The project will enhance water system reliability in the area.

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

Construction start planned for Spring, 2022 with a duration of 24+ months

Indicate estimated date when transaction would be completed and date project "build out" will occur/be completed; also include: Funding Status (Is this project currently funded?); Funding year, funding/revenue source (bond, capital budget etc.), and phasing (if any); Land banking (wherein no build out date may be available)

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

The Joint Use Task Force reviewed this proposal during their April 5<sup>th</sup> meeting and offered the following comments: None

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed and has the following comments: None

Conclusions: Acquisition of this parcel is appropriate considering it will provide needed infrastructure for the area.

Adopted Goals and Policies: Supported by CLT Future 2040 Comp Plan Goal #10: Fiscally Responsible.

**CMPC PLANNING COMMITTEE REVIEW:**

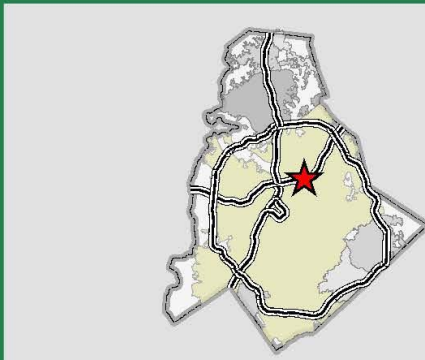
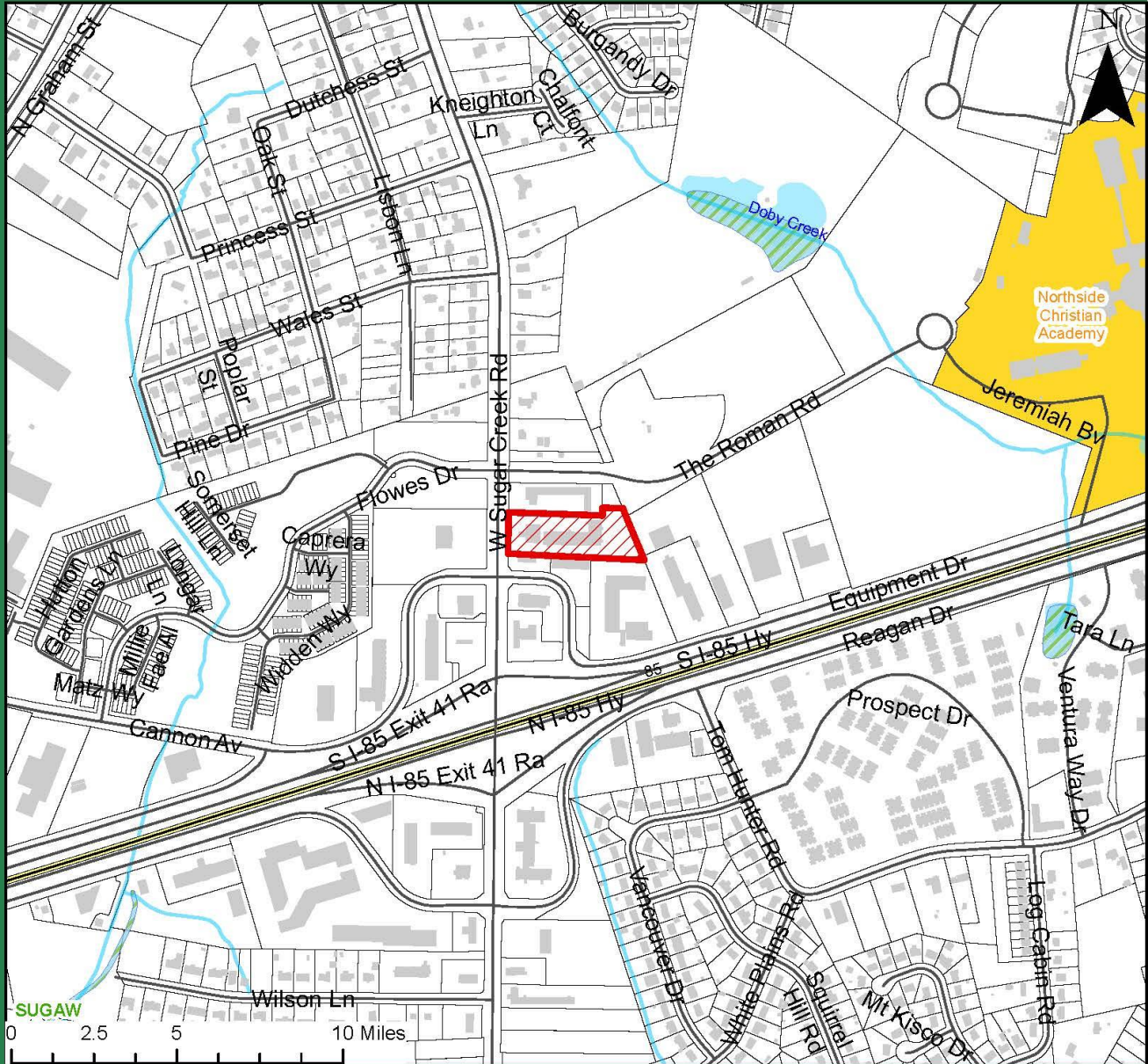
At their April 18<sup>th</sup> meeting, the Planning Committee reviewed the proposed request and had the following comments:



# Mandatory Referral 23-13

Initiated by: Charles M. Bliss, PE, Charlotte Water

Submitted by: Charles M. Bliss, PE, Charlotte Water



- Mandatory Referral
- Building Footprints
- Road
- Interstate Highway
- Proposed Thoroughfare Improvement
- Streams
- Wetland
- Ponds
- Greenway - Developed
- Greenway - Proposed
- Developed Park
- Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 3/31/2023

**MANDATORY REFERRAL | REPORT NO. 23-14**  
**Proposal to acquire property on Kerns Road for Park and Recreation use**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park and Recreation would like to acquire Tax Parcels 017-021-04 and 017-021-05 in the Town of Huntersville near Gar Creek Nature Preserve. The parcels combined make up +/- 31.9 acres of vacant wooded land, located west of I-77 and North of I-485 with street frontage on Kerns Road, adjacent to recently purchased County property. It is zoned as Rural District (R) according to the town's zoning ordinance.

**PROJECT JUSTIFICATION:**

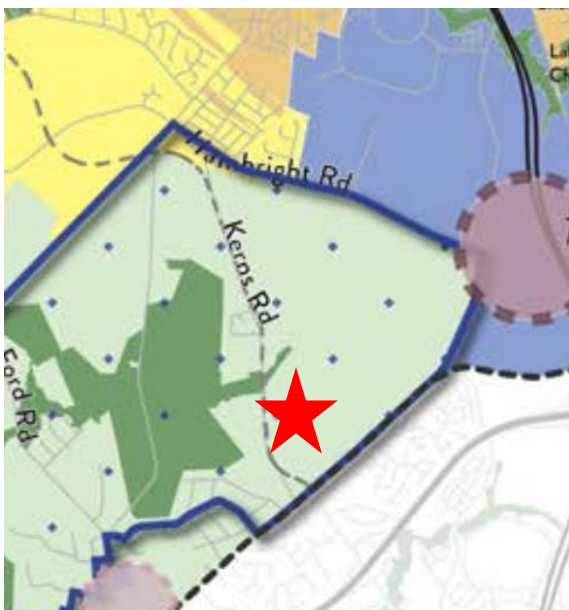
Acquisition of these parcels would add to the adjacent County owned land. The combination of parcels is envisioned to be a future regional park that will draw residents from across the County. The department intends to have passive uses on this wooded portion of the combined properties. While not yet master planned, park amenities could include multi-purpose fields, play areas, shelters and walking trails.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of the parcel is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Meck Playbook defines regional parks as a "park that includes all of the amenities of a local park and additional assets that draw visitors from across the county." Additionally, the acquisition is supported by the Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum acreage of 19:1,000 residents.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The proposed acquisition is located within the area designated for Rural Conservation and is in the Mountain Island Lake Critical Area 2 Watershed. This area is designated for low density residential uses. The proposed acquisition would be consistent with the 2040 Community Plan. Please note that the property does encumber an identified future throughfare (Known as the "Vance Rd extension"). The road is not currently funded but an alignment study has been completed and can be found on the CRTPO CTP plan and map.



**Rural Conservation**

These areas preserve elements of rural character. They balance open space conservation and some residential development. Development form is farms and associated structures, Farmhouse Clusters, and low-density Conservation Subdivisions (if access to utilities exists). New development has a 0.9 unit/acre maximum, and typically 45%+ open space is required.



**Critical Watershed**

This includes very low-density areas in Critical Watershed Areas of Mountain Island Lake and the Catawba River. Conservation areas, farms, homesteads, and Farmhouse Clusters are the predominant land uses. New development has approximately 1 dwelling unit per 2-acre maximum. It is constrained due to significant built-upon area restrictions due to the location within the Critical Watershed defined by the Town and Mecklenburg County.

**PROJECT IMPACT:**

Acquisition of this property will contribute to the County's goal of providing additional parkland and open space.

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

There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this parcel would occur in FY23.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their April 5<sup>th</sup> meeting and offered the following comments:  
None

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed and has the following comments: The subject property is located in an area where watershed, tree canopy, and open space objectives will be met.

Conclusions: Huntersville Planning Staff supports the proposed acquisition as long as the future throughfare is acknowledged and accommodated for.

Adopted Goals and Policies: The proposed acquisition is consistent with the Huntersville 2040 Community Plan.

**CMPC PLANNING COMMITTEE REVIEW:**

At their April 18<sup>th</sup> meeting, the Planning Committee reviewed the proposed request and had the following comments:



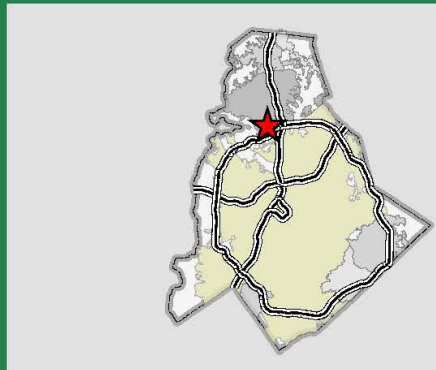
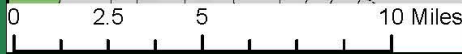
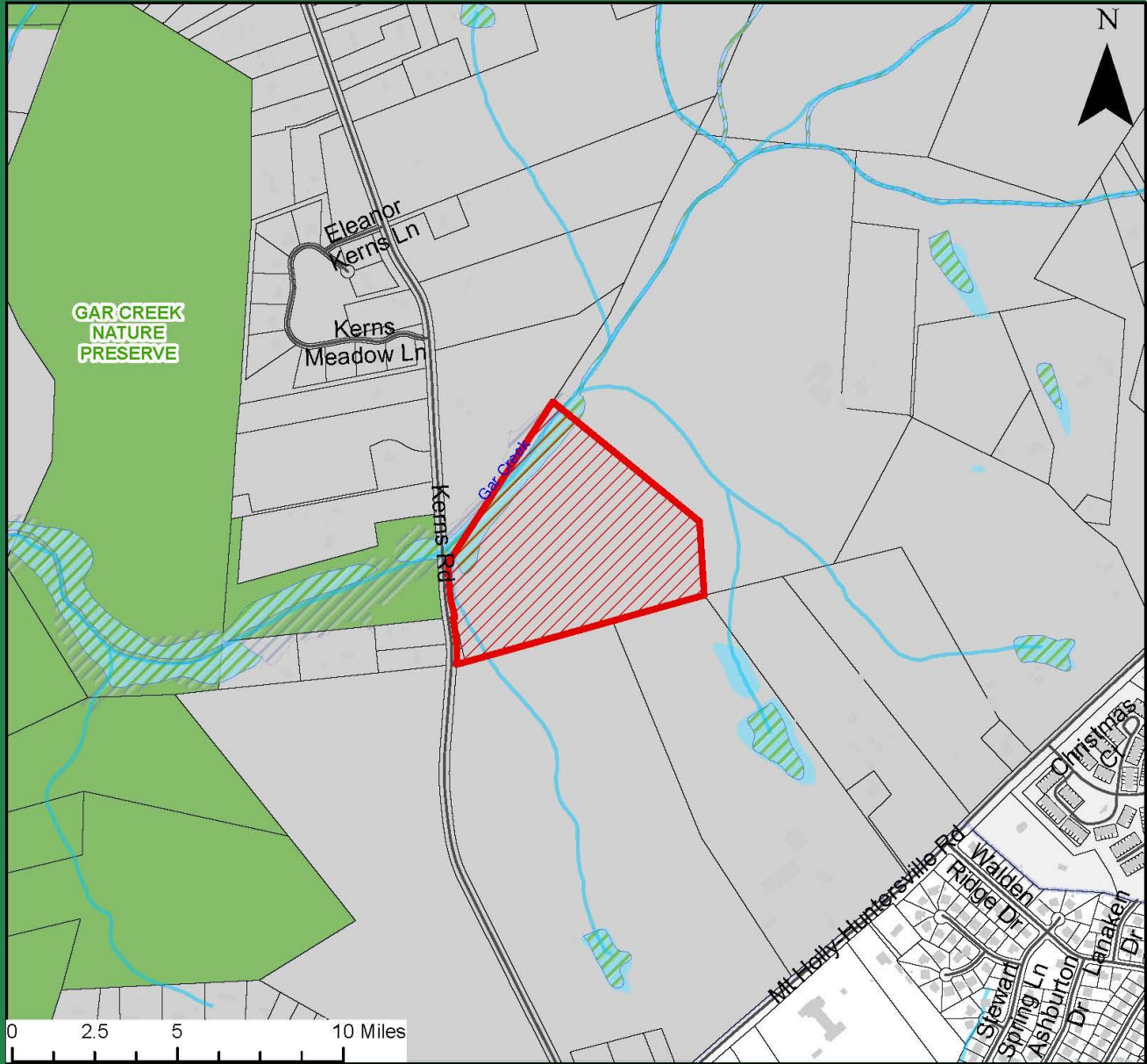




# Mandatory Referral 23-14

Initiated by: Lee Jones, Park and Recreation

Submitted by: Bethany Fritts, Asset and Facility Management



-  Mandatory Referral
-  Building Footprints
-  Road
-  Proposed Thoroughfare Improvement
-  Streams
-  Wetland
-  Ponds
-  Greenway - Developed
-  Greenway - Proposed
-  FEMA 100 Year Floodplain
-  County Property

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 4/5/2023



**MANDATORY REFERRAL | REPORT NO. 23-15**  
**Proposal to acquire property on Marlow Avenue for Park and Recreation use**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park and Recreation would like to acquire Tax Parcel 067-082-10. The parcel is +/- 2.050 acres in the Camp Greene neighborhood of the City of Charlotte. The property is located between Highland and Camp Greene Streets with frontage on Marlow Avenue, currently zoned as R-5.

**PROJECT JUSTIFICATION:**

This location is envisioned to be a small future local (neighborhood) park that will draw visitors from residential areas surrounding the site. Additionally, the department looks to expand the site in the future and make linkages to other park amenities in the area including Dowd Park, Camp Greene Park, and Stewart Creek Greenway. While not yet master planned, park amenities could include passive amenities such as walking trails.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of the parcel is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Additionally, the acquisition is supported by the Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum acreage of 19:1,000 residents.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *CLT Future 2040 Policy Map* recommends the Neighborhood 1 (N1) place type for this site.

**PROJECT IMPACT:**

Acquisition of this property will contribute to the County's goal to provide additional parkland and open space.

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

There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this property will occur in FY23.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their April 5<sup>th</sup> meeting and offered the following comments:  
None

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed and has the following comments: None

Conclusions: Acquisition of this parcel is appropriate considering it will provide recreation and open space for the area.

Adopted Goals and Policies: Supported by CLT Future 2040 Comp Plan Goal 6: Healthy and Active Communities, Goal 7: Integrated Natural and Built Environment, Goal 9 Retain Our Identity and Charm and Goal 10: Fiscally Responsible.

**CMPC PLANNING COMMITTEE REVIEW:**

At their April 18<sup>th</sup> meeting, the Planning Committee reviewed the proposed request and had the following comments:

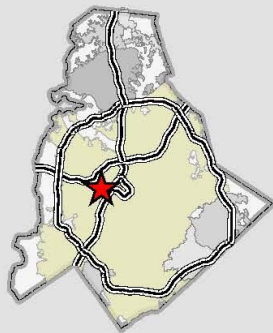
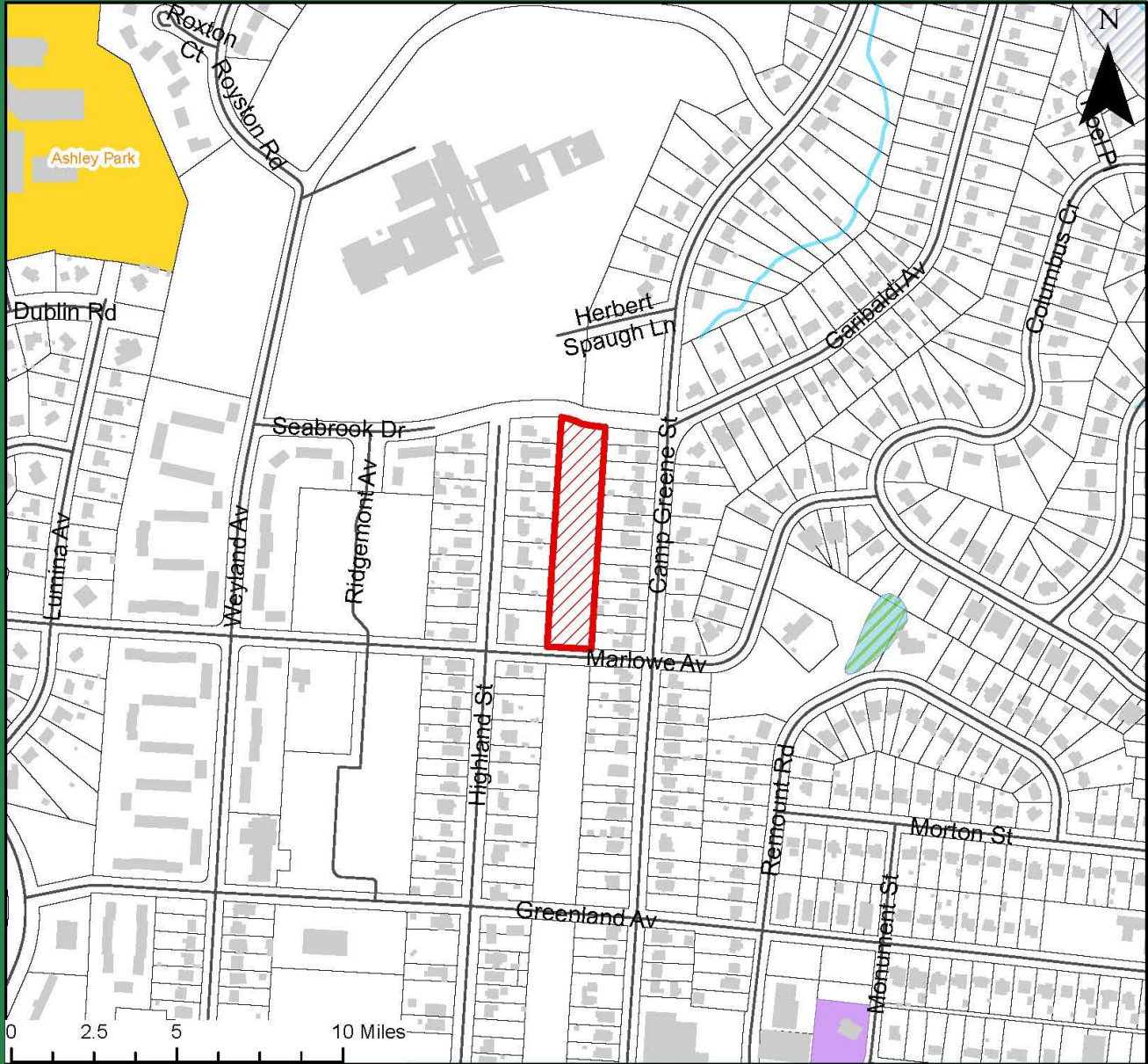




# Mandatory Referral 23-15

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Bethany Fritts, Asset and Facility Management



- Mandatory Referral
- Building Footprints
- Road
- Proposed Thoroughfare Improvement
- Local Historic Landmark
- Streams
- Wetland
- Greenway - Developed
- Greenway - Proposed
- FEMA 100 Year Floodplain
- Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 4/5/2023

**MANDATORY REFERRAL | REPORT NO. 23-16**  
**Proposal to acquire property on Dearmon Road for Park and Recreation use**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 027-062-04, located in the City of Charlotte. The parcel is situated east of I-77 and inside I-485 Loop with frontage on Dearmon Road. In total the site is +/- 13.186 acres of wooded vacant land, surrounded by several residential communities and currently zoned as R-3.

**PROJECT JUSTIFICATION:**

Acquisition of this property will add to the County's existing landholdings along Clarks Creek. The site is large enough to incorporate a parking lot, picnic shelter, playground, and restrooms.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this property is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection as well as the County's Greenway Master Plan. Additionally, the acquisition is supported by the County's Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum parkland acreage of 19:1,000 residents.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *CLT Future 2040 Policy Map* recommends the Neighborhood 2 (N2) place type for this site.

**PROJECT IMPACT:**

Acquisition of these parcels will increase land for recreation, open space and future greenway.

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

There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of these parcels will occur in FY23.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal during their April 5<sup>th</sup> meeting and offered the following comments: None

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed and has the following comments: None

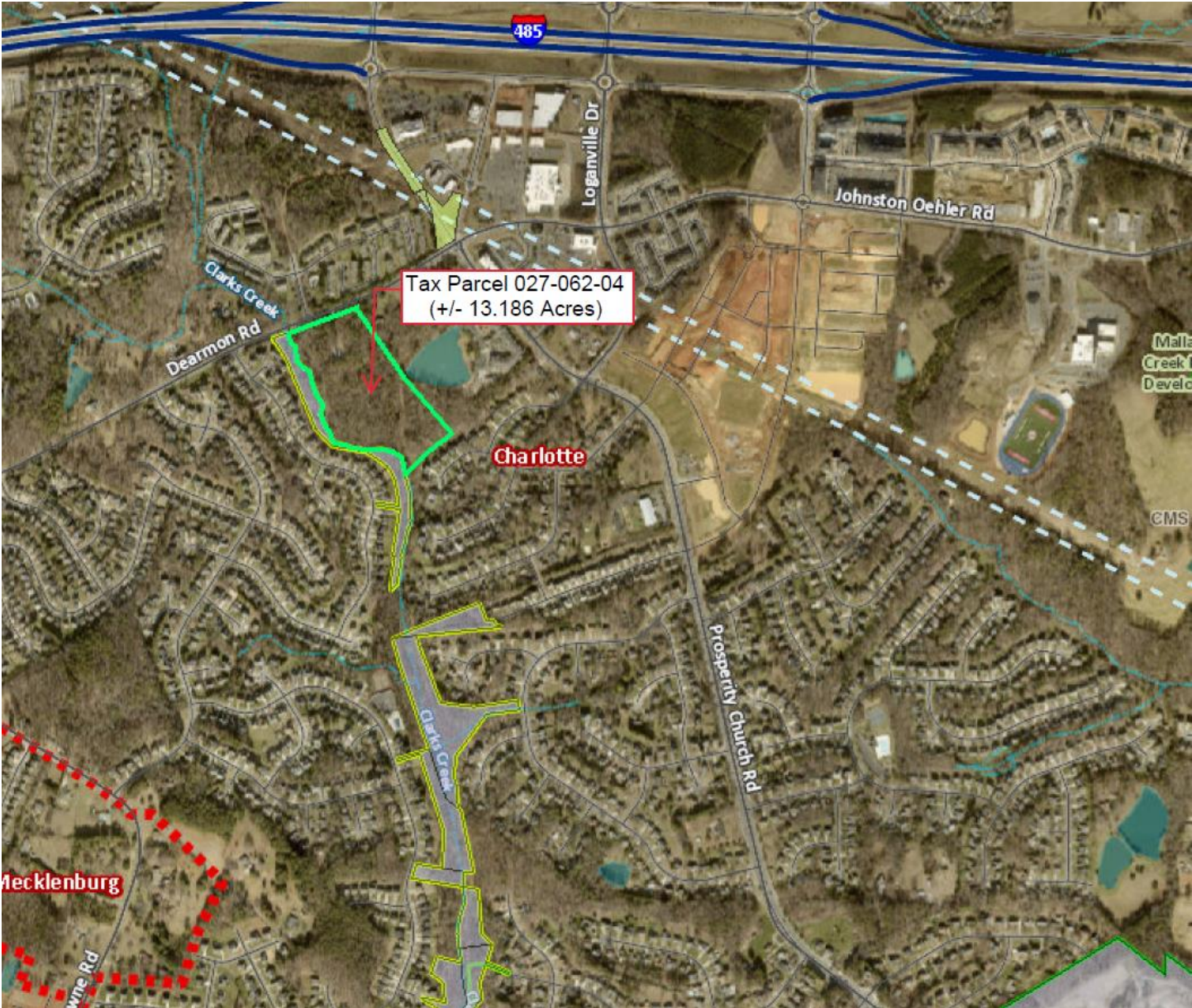
Conclusions: Acquisition of this parcel is appropriate considering it will provide recreation and open space for the area.

Adopted Goals and Policies: Supported by CLT Future 2040 Comp Plan Goal 6: Healthy and Active Communities, Goal 7: Integrated Natural and Built Environment, Goal 9 Retain Our Identity and Charm and Goal 10: Fiscally Responsible.

**CMPC PLANNING COMMITTEE REVIEW:**

At their April 18<sup>th</sup> meeting, the Planning Committee reviewed the proposed request and had the following comments:



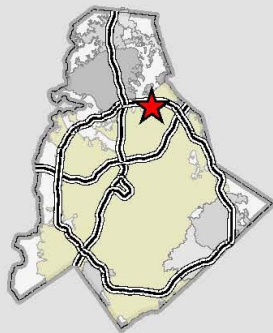
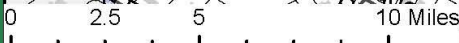
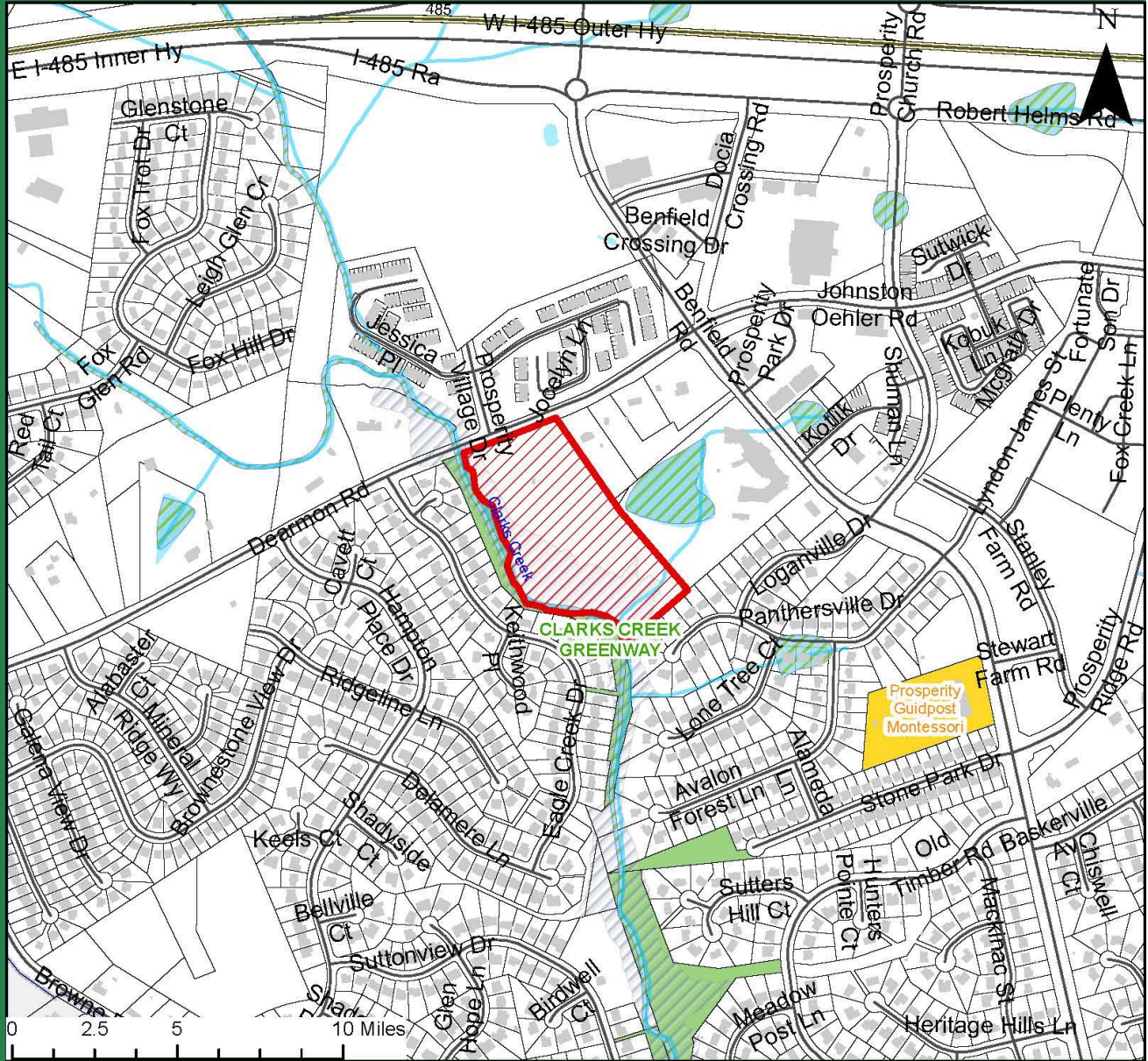




# Mandatory Referral 23-16

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Bethany Fritts, Asset and Facility Management



- Mandatory Referral
- Building Footprints
- Road
- Interstate Highway
- Proposed Thoroughfare Improvement
- Streams
- Wetland
- Ponds
- Greenway - Developed
- Greenway - Proposed
- FEMA 100 Year Floodplain
- County Property
- Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 4/5/2023

**MANDATORY REFERRAL | REPORT NO. 23-17**  
**Proposal to accept donation on Dixie River Road for Park and Recreation use**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park and Recreation proposes to accept a land donation of Tax Parcel 141-171-01 (+/- 12.340 acres) situated in the City of Charlotte, on Dixie River Road and southwest of I-485 Outer Loop. Located at the confluence of Beaverdam Creek and Beaverdam Creek Tributary. The donation is being made by Dixie Land River, LLC. Property is currently zoned as MX-1.

**PROJECT JUSTIFICATION:**

Acceptance of this property is for inclusion into the existing Berewick Park and Beaverdam Creek Greenway. The existing Berewick Park is roughly 164 acres in size with Beaverdam Creek running along the back portion of the park property line.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The donation is consistent with Park and Recreation's Greenway Master Plan that calls for the addition of greenway and open space within the County. Additionally, the donation is supported by the Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum acreage of 19:1,000 residents.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *CLT Future 2040 Policy Map* recommends the Neighborhood 1 (N1) place type for this site.

**PROJECT IMPACT:**

Acceptance of this donation will increase land for recreation, open space, and future greenway.

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

There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of this parcel would occur in FY23.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their April 5<sup>th</sup> meeting and offered the following comments:  
None

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed and has the following comments: None

Conclusions: Donation of this parcel is appropriate considering it will provide recreation and open space for the area.

Adopted Goals and Policies: Supported by CLT Future 2040 Comp Plan Goal 6: Healthy and Active Communities, Goal 7: Integrated Natural and Built Environment, Goal 9 Retain Our Identity and Charm and Goal 10: Fiscally Responsible.

**CMPC PLANNING COMMITTEE REVIEW:**

At their April 18<sup>th</sup> meeting, the Planning Committee reviewed the proposed request and had the following comments:



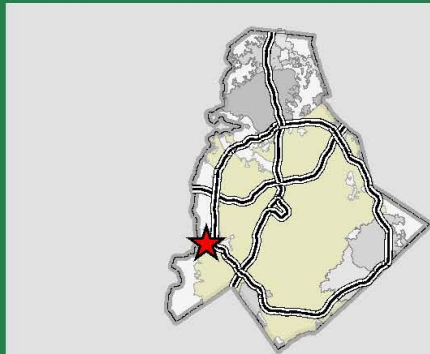
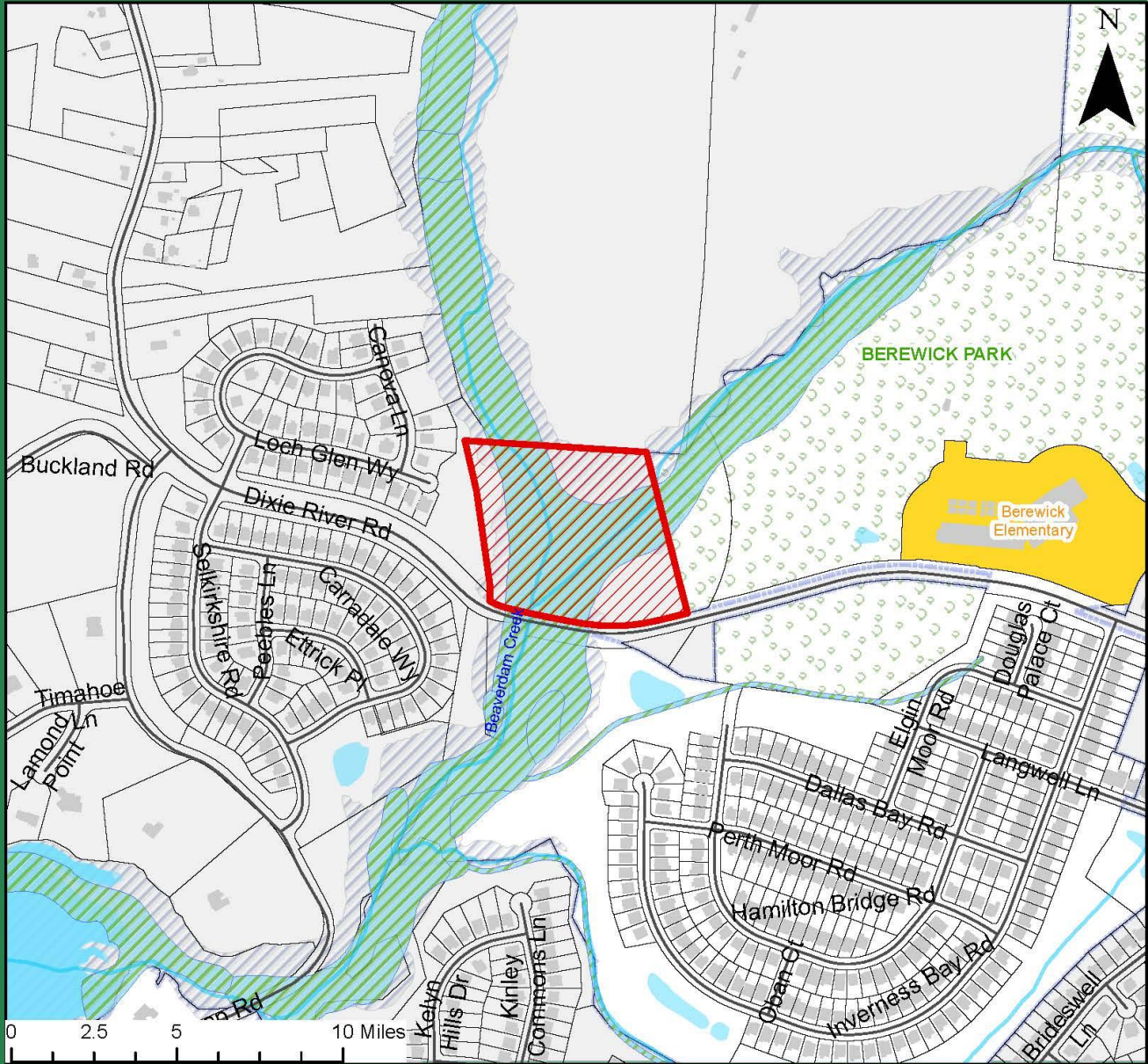




# Mandatory Referral 23-17

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Bethany Fritts, Asset and Facility Management



- Mandatory Referral
- Building Footprints
- Road
- Proposed Thoroughfare Improvement
- Streams
- Wetland
- Lakes
- Ponds
- Catawba River
- Greenway - Developed
- Greenway - Proposed
- FEMA 100 Year Floodplain
- Developed Park
- Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 4/5/2023

## MANDATORY REFERRAL | REPORT NO. 23-18

### Proposal to acquire property on Beagle Club Road for Park and Recreation use

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

Mecklenburg County Park and Recreation would like to acquire Tax Parcels 031-152-27 and 031-152-28. The parcels combined make up roughly +/- 17.409 acres partially located in floodplain. The property is located just below Mountain Island Dam, and downstream from property the County previously purchased in the area. The property is vacant, partially wooded with Catawba River Tributary running through. The parcels are currently zoned as R-3.

#### **PROJECT JUSTIFICATION:**

In 2016, the County made a significant investment in this area by purchasing 84 acres adjacent to the subject property on Riverside Drive. Since that time, Park and Recreation and County Storm Water Services have continued efforts to mitigate hazard, protect the natural habitat, and increase recreational opportunities through various land acquisitions. Future uses of this property and property previously purchased by the County will include walking and hiking trails, nature observation areas, and the possibility of river access to name a few. Acquisition of the property by the County will remove the possibility of development and potential storm water run-off from development; thereby, contributing to the water quality of the Catawba River.

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

Acquisition of the parcel is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Additionally, the acquisition is supported by the Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum acreage of 19:1,000 residents.

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

The *CLT Future 2040 Policy Map* recommends the Neighborhood 1 (N1) place type for this site.

#### **PROJECT IMPACT:**

Acquisition of this property will contribute to the County's goal to provide additional parkland, extend greenways, and open space.

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

There are no known related public or private projects.

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

Acquisition of this property will occur in FY23.

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

The Joint Use Task Force reviewed this proposal during their April 5<sup>th</sup> meeting and offered the following comments: None

#### **PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed and has the following comments: None

Conclusions: Acquisition of this parcel is appropriate considering it will provide recreation and open space for the area.

Adopted Goals and Policies: Supported by CLT Future 2040 Comp Plan Goal 6: Healthy and Active Communities, Goal 7: Integrated Natural and Built Environment, Goal 9 Retain Our Identity and Charm and Goal 10: Fiscally Responsible.

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

At their April 18<sup>th</sup> meeting, the Planning Committee reviewed the proposed request and had the following comments:



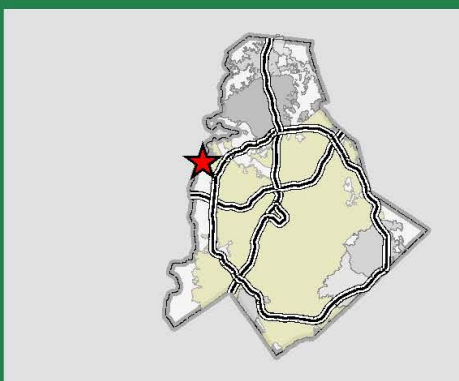
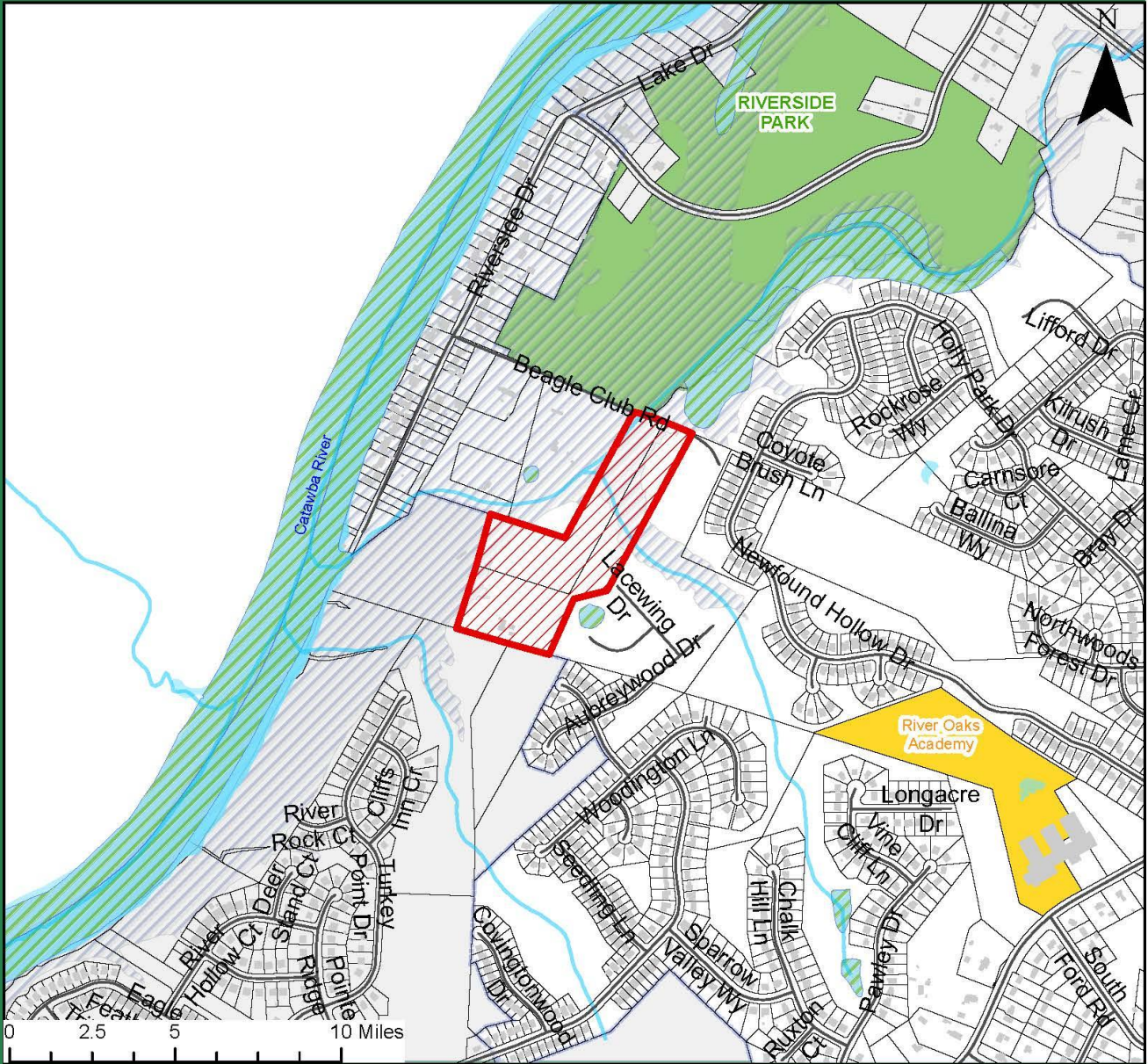




# Mandatory Referral 23-18

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Bethany Fritts, Asset and Facility Management



- Mandatory Referral
- Building Footprints
- Road
- Proposed Thoroughfare Improvement
- Streams
- Wetland
- Lakes
- Ponds
- Catawba River
- Greenway - Developed
- Greenway - Proposed
- FEMA 100 Year Floodplain
- County Property
- Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 4/5/2023

**MANDATORY REFERRAL | REPORT NO. 23-19**  
**Proposal to acquire property on Reagan Drive in Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte proposes to purchase two adjacent properties on Reagan Drive in Charlotte for future redevelopment. The properties are located southwest of the Tom Hunter Road and Reagan Drive intersection, nearby the W Sugar Creek Road/I-85 Interchange (parcel identification numbers 089-064-31 and 089-064-47). Together the properties total approximately 4.328 acres and are currently zoned B-1 and R-4. Surrounding uses include a convenience store to the east, single-family residential to the south, and another motel to the southeast.

The parcels are improved with three, two-story motel buildings, a motel office, and surface parking. The buildings were constructed in 1972. One of the three buildings is currently vacant and the other two contain a total of 92 units.

**PROJECT JUSTIFICATION:**

The properties are located within one of the City's Corridors of Opportunity. The acquisition of the properties aligns with the West Sugar Creek Corridor Playbook which identifies the I-85/West Sugar Creek Road interchange as a key area of investment within the corridor. The playbook recommends reducing violent, transactional crime and reducing the number of inexpensive hotel rooms at the interchange. Once acquired, the City will seek proposals to redevelop the property, using playbook recommendations as a guide for redevelopment priorities from the community.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The acquisition of the properties is consistent with the City's Investment Policy, including its Business Corridor Revitalization, Corridors of Opportunity, and Public Private Partnership Programs to maximize development opportunities and public benefits.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *CLT Future 2040 Policy Map* recommends Commercial place type for these parcels.

**PROJECT IMPACT:**

Acquisition of the properties will enable the City to work toward reaching its incentive of equitable investment and neighborhood redevelopment as well as help promote business growth, increase safety, and revitalize an area within the West Sugar Creek Road Corridor of Opportunity.

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

There is a nearby Charlotte Water project, Hidden Valley Storm Drainage Improvement Project (SDIP). There is no conflict or degradation of this project.

**ESTIMATED PROJECT COMPLETION DATE:**

Acquisition of the properties is estimated to be complete in Spring 2023.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal electronically and offered the following comments: None

**PLANNING STAFF REVIEW:**

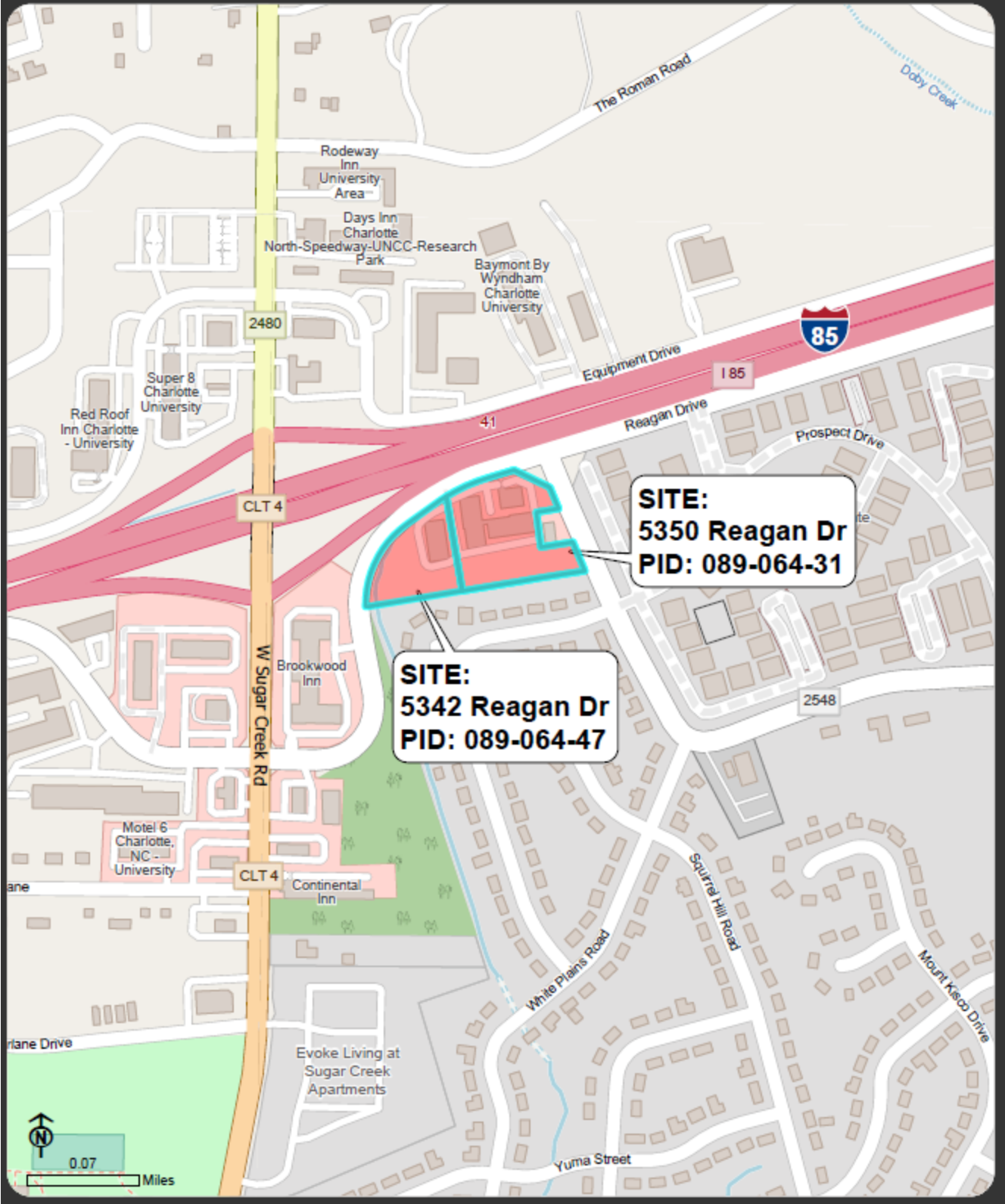
Planning staff has reviewed the proposed and has the following comments: None

Acquisition of this parcel is appropriate considering it furthers the goals of Corridors of Opportunity for Sugar Creek.

Adopted Goals and Policies: Goal #10: Fiscally Responsible.

**CMPC PLANNING COMMITTEE REVIEW:**

At their April 18, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:

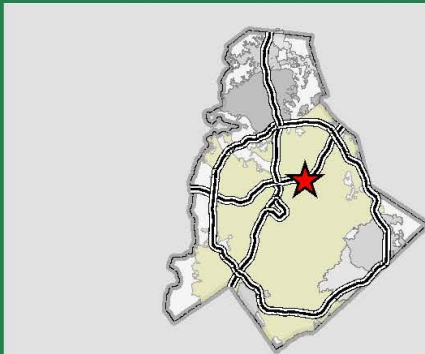
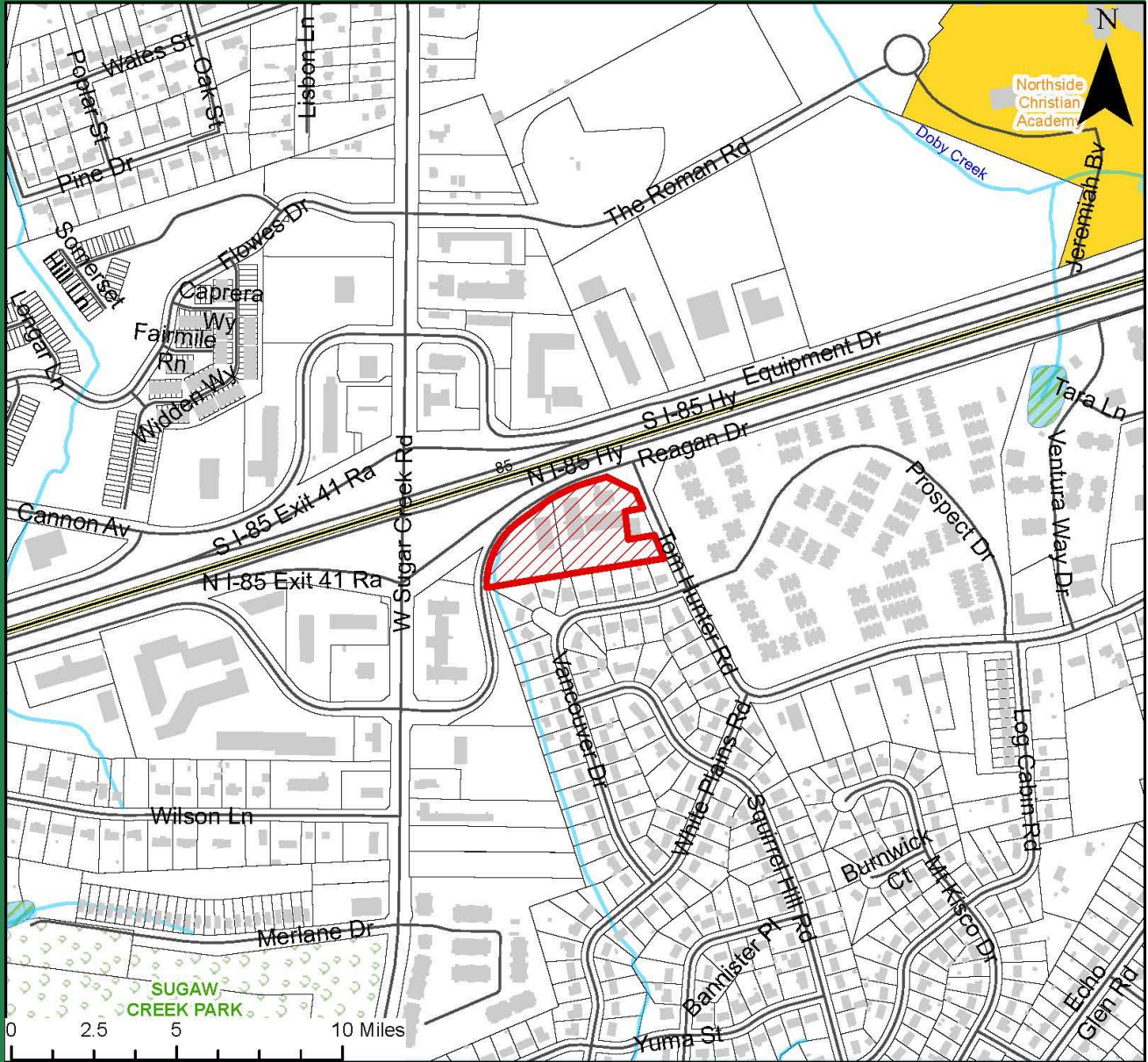




# Mandatory Referral 23-19

Initiated by: Erin Gillespie, Economic Development

Submitted by: Caroline Fortney, General Services – Real Estate



-  Mandatory Referral
-  Building Footprints
-  Road
-  Interstate Highway
-  Proposed Thoroughfare Improvement
-  Streams
-  Wetland
-  Ponds
-  Greenway - Developed
-  Greenway - Proposed
-  Developed Park
-  Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 4/5/2023