

Planning Committee  

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Agenda Packet

February 21, 2023 |  
Room 280  
5:00 p.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 280

February 21, 2023 | 5 p.m.

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**1. Call to Order and Introductions**

**2. Approval of January 17, 2023 Minutes. Attachment 1**

**3. M.R. #23-01** | The City of Charlotte proposes to acquire ~5.01 acres (a portion of PID #141-281-01) located on Dixie River Road in Charlotte's extraterritorial jurisdiction (ETJ) for the construction of a fire station. **Attachment 2.**

Staff Resource:           Alberto Gonzalez, Planning  
  Caroline Fortney, General Services

**4. Community Area Plan Update (30 minutes)**

Staff Resource:           Kathy Cornett, Planning

**5. Adjournment**

January 17, 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, Rebekah Whilden, and Frederick Winiker

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

## **Welcome and Introductions**

Chairperson Keba Samuel called the meeting to order at 5:01 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**

The Chairperson commented on the recorded absence of Commissioner Lansdell at the December 20, 2022, Planning Committee meeting. As of November 1, 2022, Commissioner Lansdell has been reassigned to the Zoning Committee. Therefore, he should not have been recorded as absent. Candice Rorie will be notified.

*A motion was made by Commissioner Whilden and seconded by to approve the Vice Chairperson Blumenthal December 20, 2022, minutes. The minutes were unanimously approved. 6-0*

## **Mandatory Referrals**

Chairperson Samuel announced that there were no mandatory referrals for review and approval.

## **Community Area Plan Update**

Kathy Cornett, Community Area Program Manager, discussed the adoption of the Charlotte Future 2040 Plan in 2021, the Policy Map in March of 2022 and the adoption of the Unified Development Ordinance (UDO) in June of 2022. She provided an overview of historical regional planning efforts that introduced the concept of Place Types and the work which led to the development of the 2040 Charlotte Comprehensive Plan. She explained that the Charlotte Comprehensive Plan provides the vision and goals for growth and development + the rules and regulations to achieve that vision are found in the UDO.

Maddi Pleasant provided updates on project kick-off highlights to include an equitable and inclusive engagement strategy and resource demos. Maria Floren discussed the community planning reports that will be developed using the 14 community planning geographies. She provided a demo on using the online tool. The goal is to better assist the community to answer three key questions at the upcoming community area planning workshops.

1. Who lives in the communities today?
2. What growth is expected by 2040?
3. What are the communities greatest needs to ensure the expected growth benefits everyone?

At the close of the presentations the meeting adjourned.

**Adjourn** – The meeting adjourned at 5:41 pm

## **MANDATORY REFERRAL | REPORT NO. 23-01**

### **Proposal to acquire property on Dixie River Road for Charlotte Fire Department use**

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

The City of Charlotte proposes to acquire a 5.01-acre portion of parcel identification number 141-281-01. The property is located on Dixie River Road in Charlotte's extraterritorial jurisdiction (ETJ) and will be used for the construction of a fire station. The property is zoned MUDD-O and MX-2 (Rezoning petition 2016-056) and is currently vacant, wooded land. Current surrounding uses include other vacant/wooded property and single-family homes.

#### **PROJECT JUSTIFICATION:**

Crescent Communities has developed a master plan for a 1,400-acre community in northwest Charlotte known as the River District. The River District will be comprised of a mix of uses, including but not limited to office, retail, residential, and recreation. Crescent Communities intends to voluntarily annex this development into the City of Charlotte. Once annexed, the Charlotte Fire Department will be required to provide fire and emergency response services. In preparation for the voluntary annexation and development of the River District, the City of Charlotte intends to purchase this property to construct and staff a firehouse that will service the River District community.

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

The acquisition is in line with the Charlotte Fire Department (CFD) Facilities Master Plan, which outlines the goals and needs of CFD through 2029.

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

The *CLT Future 2040 Policy Map*, has this site recommended as a Community Activity Center place type.

#### **PROJECT IMPACT:**

Fire stations are generally well-received in communities. Firefighters are trained in CPR and are valuable resources to the community. Additionally, a firehouse is needed in this location to support the service level needs of the future River District community.

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

This acquisition is related to Crescent Communities River District development, which is driving the need for a new firehouse at this location.

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

Acquisition of the parcel is anticipated to take place within the next six months. A temporary firehouse is currently estimated to be constructed by the second quarter of 2024.

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

The Joint Use Task Force reviewed this proposal during their February 1<sup>st</sup> meeting and offered no comments.

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

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

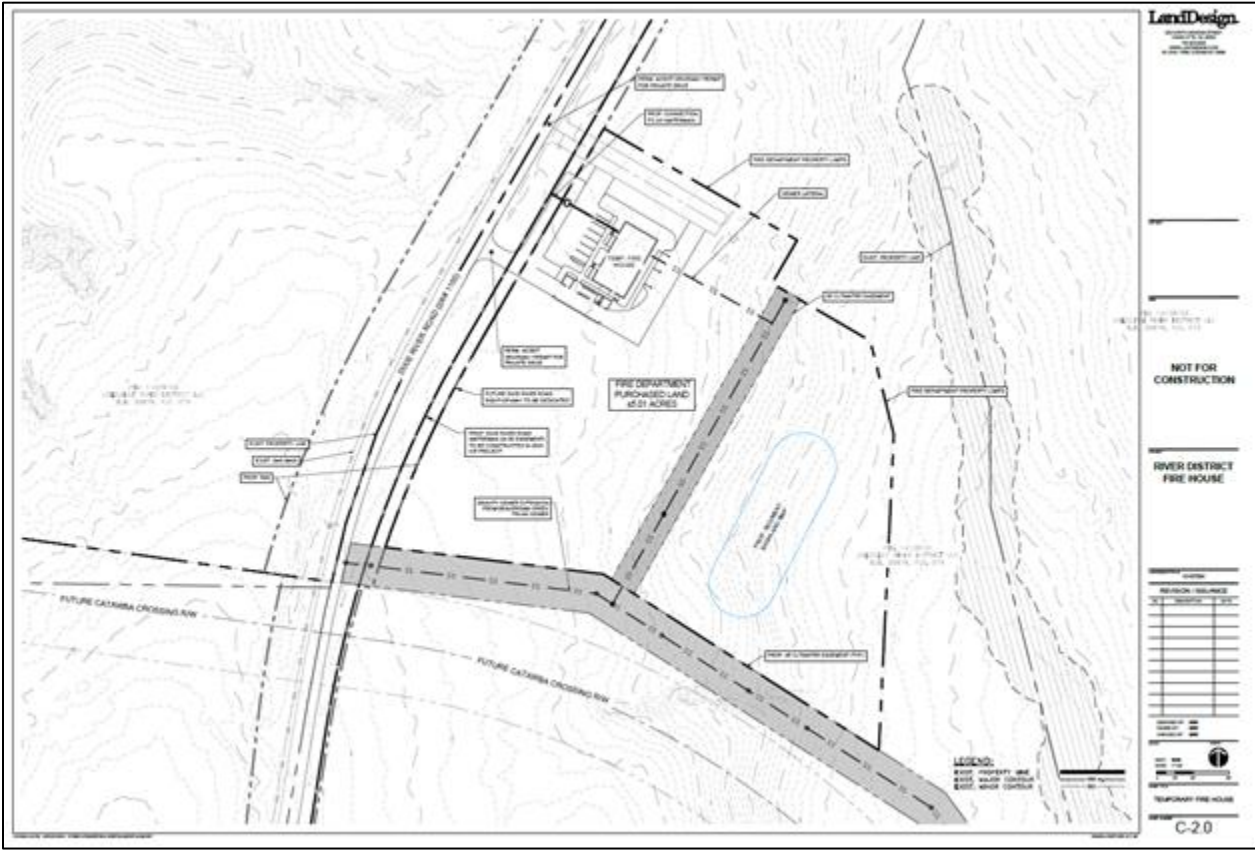
Conclusions: The acquisition of this parcel for a future fire station is appropriate considering the anticipated future developments projected for this area. The adopted site plan for this site (2016-056) should be reviewed when designing the plans for the fire station in order to meet required design and land development requirements.

Adopted Goals and Policies: The proposed acquisition meets the *Charlotte Future 2040 Comprehensive Plan* Goals #1: 10-Minute Neighborhoods, #6 Healthy & Active Communities, and #10 Fiscally Responsible.

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

At their February 21<sup>st</sup> meeting, the Planning Committee reviewed the proposed request and had the following comments:

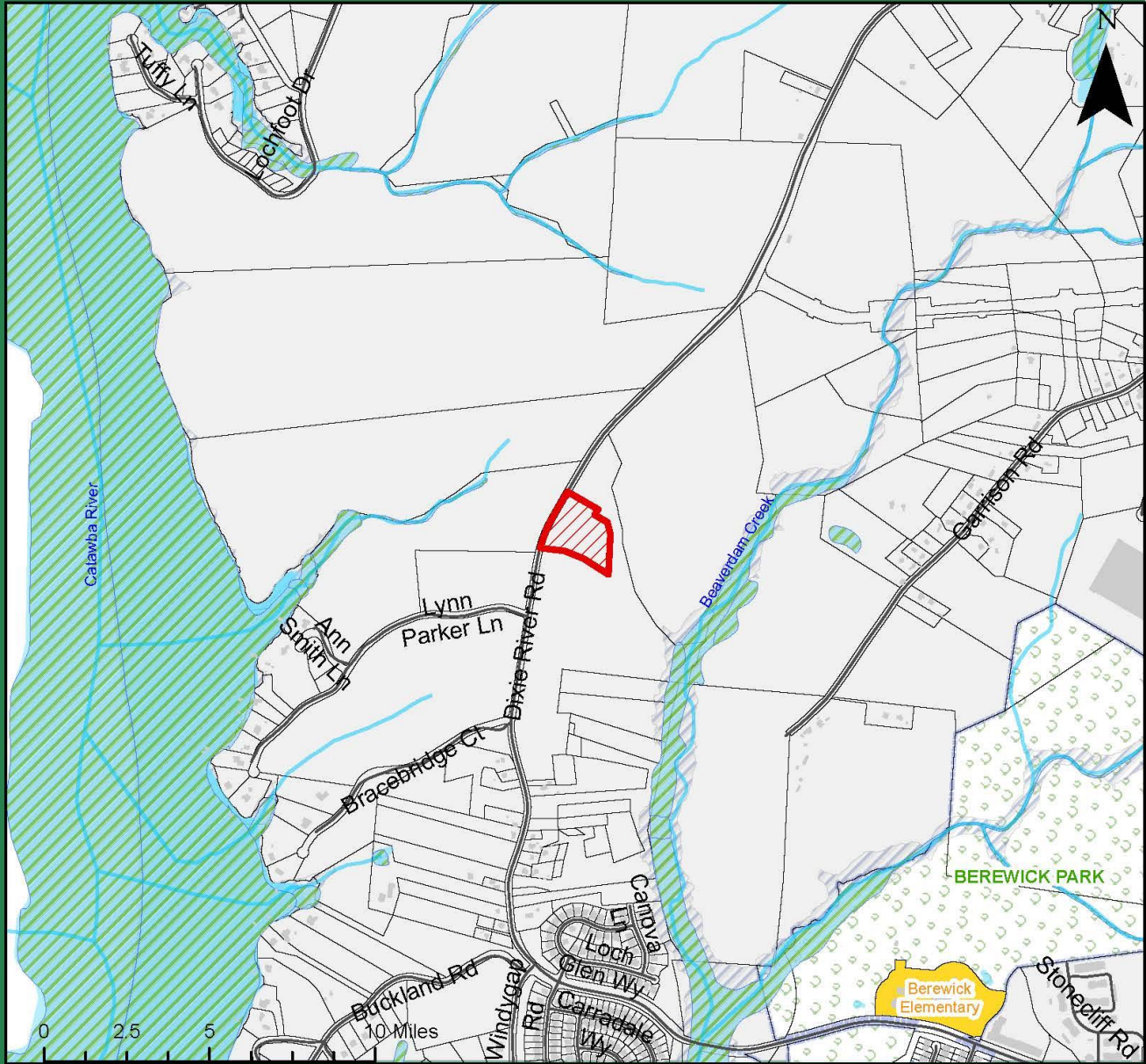
MANDATORY REFERRAL | REPORT NO. 23-01



# Mandatory Referral 23-01

Initiated by: Liliias Folkes John, City of Charlotte Economic Development

Submitted by: Caroline Fortney, City of Charlotte General Services



-  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: 2/02/2023