

Planning Committee

Agenda Packet

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

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 280

July 18, 2023 | 5 p.m.

1. Call to Order and Introductions

2. Approval of the June 20, 2023 Minutes. Attachment 1

- 3. M.R. #23-31** | The City of Charlotte's Planning, Design & Development Department (PDD) proposes to acquire approximately 9.45 acres (PID# 227-092-17) located off Lakeside Drive for tree canopy preservation. **Attachment 2.**

Staff Resource: Kathy Cornett, Planning
 Ebony Wells, General Services

- 4. M.R. #23-32** | Mecklenburg County Park and Recreation proposes to acquire ~52 acres (PID #s 03522104, 03522105, 03522106, 03522107, 03522110, 03522109A, 03522109B, 03512106, 03512105 + 03512124) located off Old Plank Rd + close to Highway 16 for a future neighborhood park. **Attachment 3.**

Staff Resource: Kathy Cornett, Planning
 Liz Kitts, Asset & Facility Management

5. Community Area Plan Update (15 minutes)

Staff Resource: Kathy Cornett, Planning

6. Planning Committee Member Open Discussion (15 minutes)

7. Adjournment

June 20, 2023 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Keba Samuel, Vice Chairperson Andrew Blumenthal; and Commissioners Shana Neely, Erin Shaw, Frederick Winiker, and Rebekah Whilden

Planning Committee Members Absent: Commissioner Clayton Sealy,

Planning Staff Present: Zenia Duhaney, Gretchen Flores, Alysia Osborne, and Tim Porter

Other Staff: Bethany Fritts, Asset and Facility Management, and Elizabeth Kitts, Real Estate

Welcome and Introductions

Chairperson Keba Samuel called the meeting to order at 5:03 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 Shaw and seconded by Commissioner Whilden to approve the May 16, 2023, minutes. The minutes were unanimously approved. 6-0

Mandatory Referrals

M.R. #23-26 | Mecklenburg County Park and Recreation proposes to acquire ~1.763 acres (13 parcels) in northwest Charlotte, east of Beatties Ford Road, north of the Brookshire Freeway + south of Interstate 85; to expand L.C Coleman Park + the existing County-owned land along Stewart Creek.

M.R. #23-28 | Mecklenburg County Park and Recreation proposes to acquire ~44.350 acres (PID # 033-074-05) located west of I-77 + inside the I-485 Loop near the Oakdale Road Exit, for the extension of a neighborhood park

M.R. #23-29 | Mecklenburg County Park and Recreation proposes to acquire ~38.01 acres (PID #s 013-131-04 + 013-131-03) in the Town of Huntersville + with frontage on both Brown Mill + Beatties Ford roads, for a future neighborhood park.

M.R. #23-30 | Mecklenburg County Park and Recreation proposes to acquire ~166.4 acres (PID #s 013-211-01 + 013-111-01) to expand Buckeye Cove Nature Preserve in the Town of Huntersville.

Commissioner Whilden and Commissioner Winiker pulled M.R. #23-26 for discussion. Mandatory referral #23-28 was also pulled for discussion. Committee members voted after discussion.

A motion was made by Commissioner Winiker and seconded by Commissioner Neely stating that the Planning Committee reviewed M.R. #23-26, on June 20, 2023, with comments for the submitting agency. Commissioner Whilden stated that affected parcels could have additional uses other than the use by Park and Recreation. The motion was approved. 5-1

A motion was made by Commissioner Winiker and seconded by Vice Chairperson Blumenthal stating that the Planning Committee reviewed M.R.#23-28, on June 20, 2023, with comment for the submitting agency. Chairperson Samuel requested the addition of an event pavilion exceeding the capacity of the William R. Davie Conference Center. The motion was approved. 6-0

A motion was made by Commissioner Winiker and seconded by Vice Chairperson Blumenthal stating that the Planning Committee reviewed M.R. #23-29, and #23-30 on June 20, 2023, and has no additional comments for the submitting agencies. The motion was approved. 6-0

Tree Canopy Preservation Program Overview

Tim Porter, Planning, Design and Development manager provided commissioners with an update on the Tree Canopy Preservation Program.

Community Area Plan Update

Alysia Osborne, Planning, Design, and Development manager updated commissioners on the Community Area Plan Process. She thanked commissioners for their attendance at the Community Area Plan workshops.

Action Items

- Chairperson Samuel requested that staff share their non-summer break schedule with commissioners
- Staff requested that commissioners share upcoming summer events with their constituents to “Spread the News” and participate according to their availability.

After further discussion the meeting was adjourned.

Adjourn – The meeting adjourned at 6:22 pm

MANDATORY REFERRAL | REPORT NO. 23-31
Proposal to acquire of property for Lakeside Drive for Tree Canopy Preservation

***PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Planning, Design & Development Department (PDD) proposes to acquire one parcels totaling approximately 9.45 acres (227-092-17) for tree canopy preservation. The property is located off Lakeside Drive.

Following acquisition of the property, the City anticipates donation of a conservation easement to the Catawba Lands Conservancy for the Lakeside Dr property to ensure that perpetual stewardship of the tree canopy is provided. This property is proposed to remain in a natural state following acquisition and may be used for low-intensity recreational purposes, such as a natural surface trail and open space.

***PROJECT JUSTIFICATION:** The acquisition of these properties will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

This acquisition allows the City, as required by the Charlotte Future 2040 Comprehensive Plan and Charlotte Unified Development Ordinance, to fulfill its role as administrator of a Tree Mitigation Fund and to meet the greater policy objectives of the comprehensive plan to preserve and protect tree canopy and promote the benefits trees provide to the Charlotte community.

The property is identified and considered under the City's scoring model for tree canopy preservation and reforestation, and were determined to be excellent candidates for preservation due to their significantly high conservation value. This model uses criteria including acreage, current vegetative cover, and potential for connectivity to greenways and partnering opportunities, as well as the level of development in the general geographic area. This property provides an opportunity to preserve approximately 9.45 acres of existing canopy in South Charlotte in close proximity to numerous development sites that elected to use a pay-in-lieu-of-preservation option to meet tree save requirements. South Charlotte neighborhoods collectively experienced the greatest amount of tree canopy loss per data analysis completed during the Tree Canopy Action Plan and 2040 Comprehensive Plan initiatives.

***CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The acquisition of these properties is consistent with the tree canopy and general environmental goals associated with the City of Charlotte's Tree Canopy Preservation Program, City Council's "50% in 2050" Tree Canopy Goal strategy (both adopted 2011) and Urban Forest Master Plan (adopted 2018) and the Charlotte Future 2040 Comprehensive Plan (adopted 2021).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *CLT Future 2040 Policy Map* recommends Neighborhood 1 (N1) place type for these parcels.

***PROJECT IMPACT:**

Acquisition will enable to the City to work toward reaching the goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No relationships are known to other public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Staff is in negotiations with the property owner. Acquisition of this parcel is anticipated within three to four months of entering into a contract and obtaining City Council approval.

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

Conclusions: Acquisition of this parcel is appropriate considering it will provide additional 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.

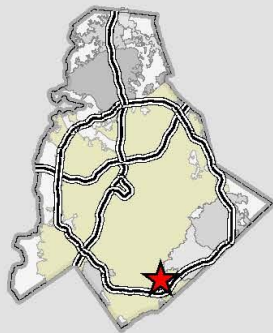
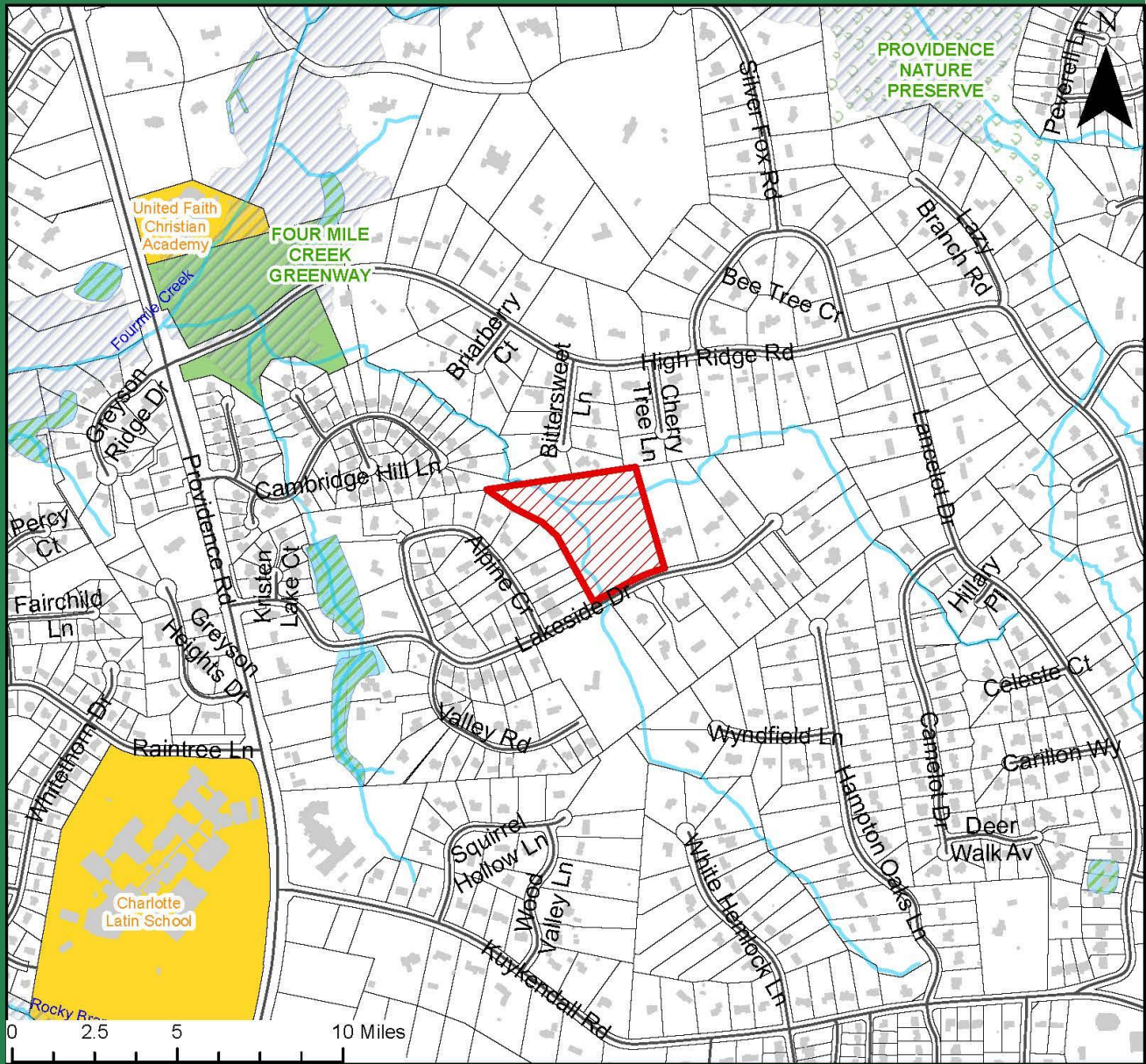
CMPC PLANNING COMMITTEE REVIEW:



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

Mandatory Referral 23-31

Initiated by: Timothy Porter, Planning Department

Submitted by: Ebony Wells, General Services



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

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 6/29/2023

MANDATORY REFERRAL | REPORT NO. 23-32
Proposal to acquire property on Old Plank Rd for Park and Recreation use

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcels 03522104, 03522105, 03522106, 03522107, 03522110, 03522109A, 03522109B, 03512106, 03512105 and 03512124 totaling +/- 52 acres. Located in the City of Charlotte, off Old Plank Rd and close to HWY 16. The property consists of a vacant single-family structures and currently zoned Single Family Residential-Acreage, positioned near residential and industrial uses.

PROJECT JUSTIFICATION:

This parcel will complete the assemblage recently purchased for a future neighborhood park. While not yet master planned, park amenities could include play areas, shelters, and a multipurpose lawn.

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 Neighborhood 1 (N1) place type for these parcels.

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 or early FY24.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered the following comments: The future Fred D. Alexander Boulevard runs through part of the property on the Old Plank Road. (see map)

PLANNING STAFF REVIEW:

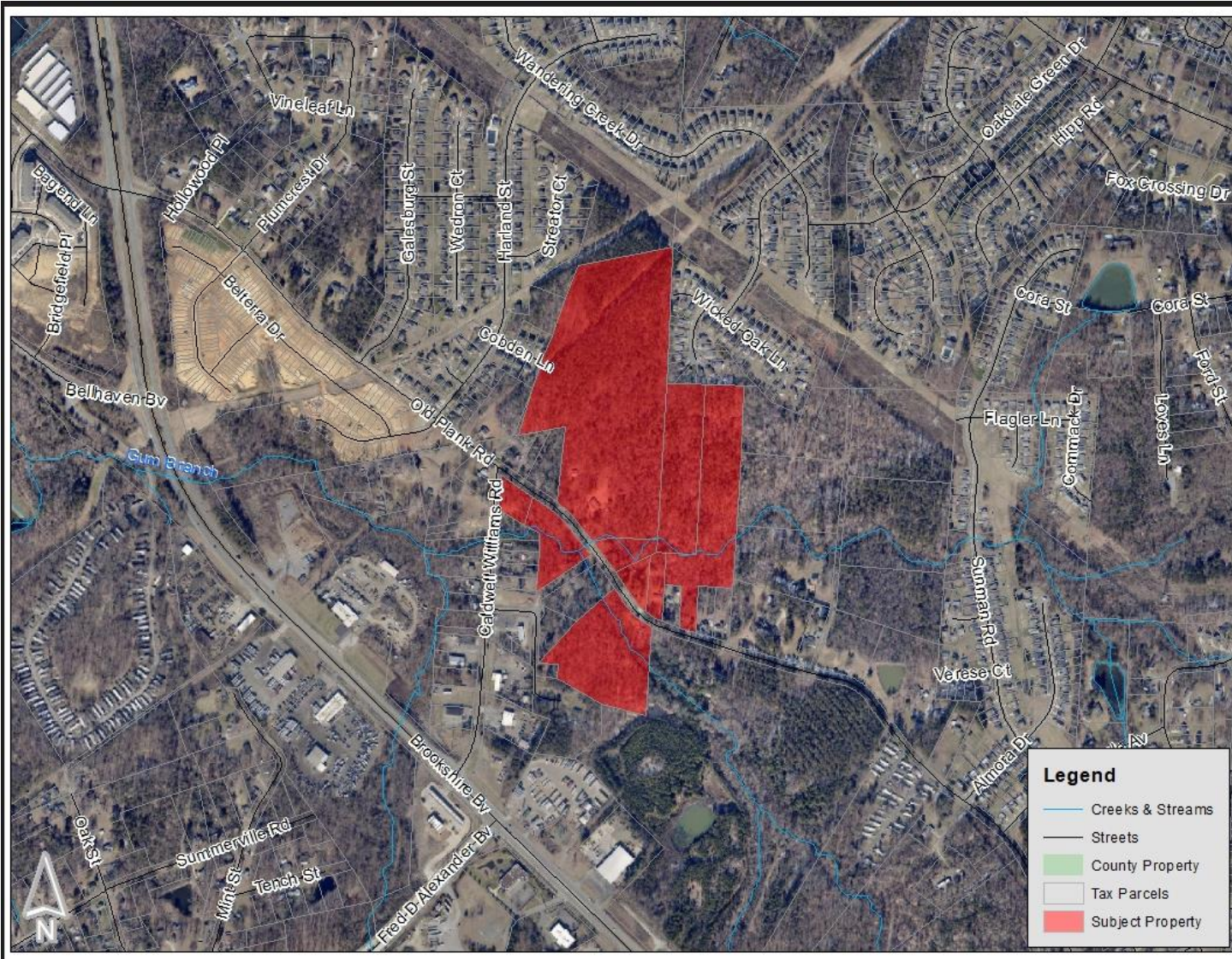
Planning staff has reviewed the proposed and has the following comments: None

Conclusions: Acquisition of this parcel is appropriate considering it will provide additional 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:

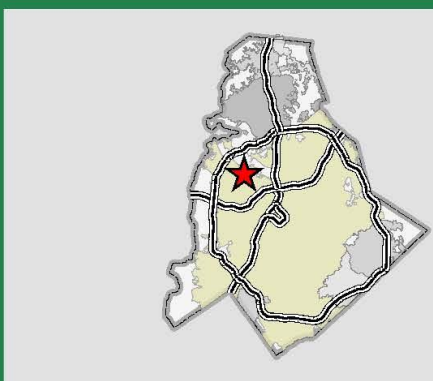
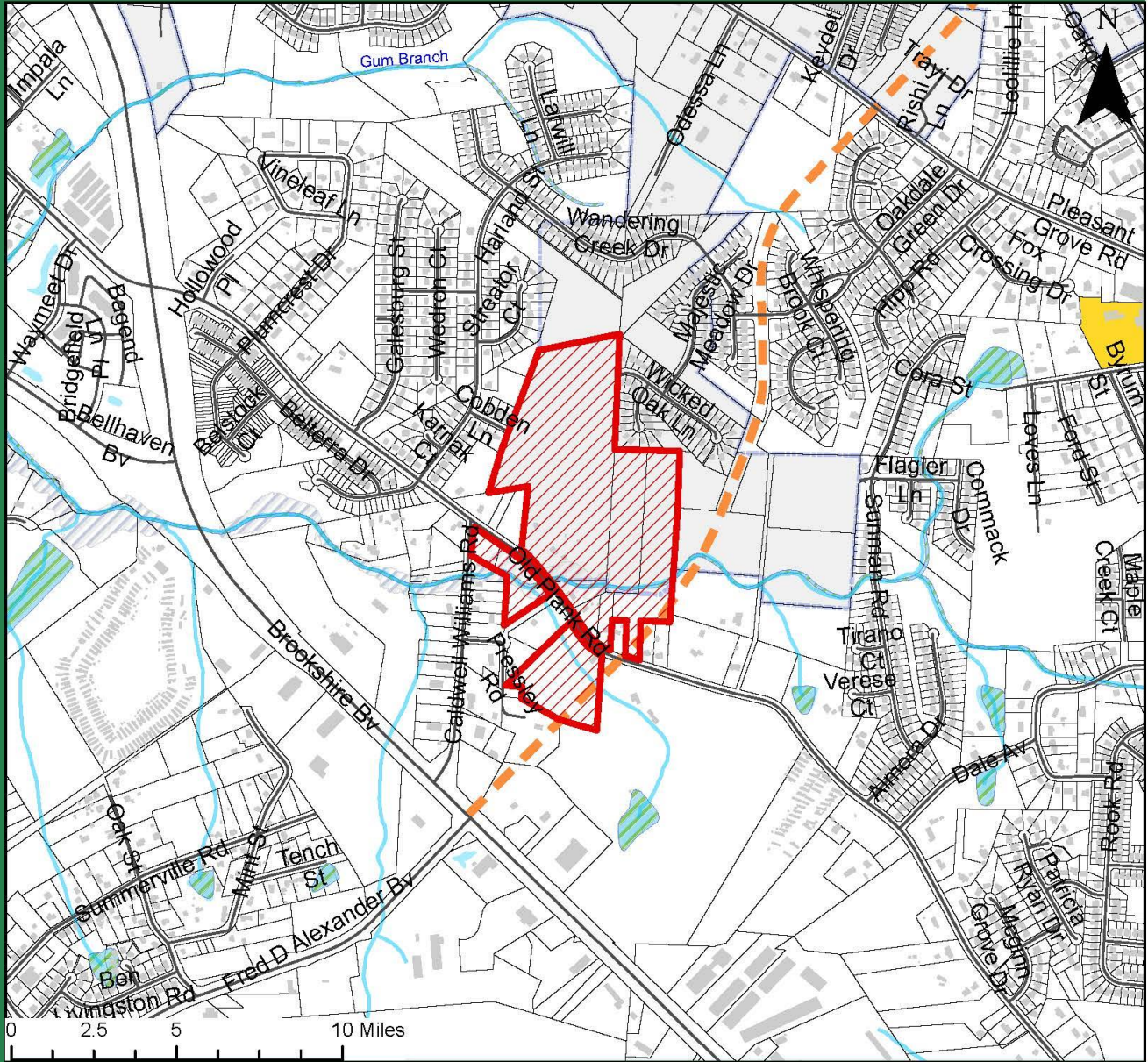
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








Mandatory Referral 23-32

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Elizabeth Kitts, Asset and Facility Management



-  Mandatory Referral
-  Building Footprints
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-  Schools
-  Future Thoroughfare

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 7/5/2023