

Planning Committee  

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Agenda Packet

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



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 280

March 21, 2023 | 5 p.m.

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**1. Call to Order and Introductions**

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

- 3. 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. **Attachment 2.**

Staff Resource: Alberto Gonzalez, Planning  
Bethany Fritts, Asset and Facility Management

- 4. 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. **Attachment 3.**

Staff Resource: Alberto Gonzalez, Planning  
Bethany Fritts, Asset and Facility Management

- 5. 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. **Attachment 4.**

Staff Resource: Alberto Gonzalez, Planning  
Bethany Fritts, Asset and Facility Management

- 6. 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. **Attachment 5.**

Staff Resource: Alberto Gonzalez, Planning  
Bethany Fritts, Asset and Facility Management

- 7. 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. **Attachment 6.**

Staff Resource: Alberto Gonzalez, Planning  
Bethany Fritts, Asset and Facility Management

**8. 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. **Attachment 7.**

Staff Resource: Alberto Gonzalez, Planning  
Bethany Fritts, Asset and Facility Management

**9. 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. **Attachment 8.**

Staff Resource: Alberto Gonzalez, Planning  
Bethany Fritts, Asset and Facility Management

**10. 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. **Attachment 9.**

Staff Resource: Alberto Gonzalez, Planning  
Bethany Fritts, Asset and Facility Management

**11. 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. **Attachment 10.**

Staff Resource: Alberto Gonzalez, Planning  
Bethany Fritts, Asset and Facility Management

**12. 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. **Attachment 11.**

Staff Resource: Alberto Gonzalez, Planning  
Anna Radcliff, General Services

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

Staff Resource: Kathy Cornett, Planning  
Erin Hinson, Planning

**14. 2040 Planning Academy Update (20 minutes)**

Staff Resource: Maria Floren, Planning

**15. Adjournment**



February 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, Rebekah Whilden, and Frederick Winiker

**Planning Staff Present:** Kathy Cornett, Zenia Duhaney, Erin Hinson, and Alberto Gonzalez

**Other Staff:** Blake Devin, Charlotte Fire, Liliya John Folkes, Economic Development, Caroline Fortney, General Services, Anna Radcliff, Real Estate, and Jerry Winkles and Blake Redden, Charlotte Fire

## 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 Whilden to approve the January 17, 2023, minutes. The minutes were unanimously approved. 6-0*

## Mandatory Referrals

Alberto Gonzalez, Senior Project Manager, Long Range Planning, provided an overview on M.R. #23-01 at Chairperson's request. An approval motion was made after discussion.

**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.

*A motion was made by Commissioner Whilden and seconded by Commissioner Winiker stating that the Planning Committee reviewed M.R. #23-01, on February 21, 2023, and has no additional comments for the submitting agencies. The motion was unanimously approved. 6-0*

## Community Area Plan Update

Kathy Cornett, Community Area Program Manager, shared an update on the Community Area Planning process. The Charlotte 2040 Comprehensive Plan was adopted in June 2021, followed by the adoption of the 2040 Policy Map in March 2022 as well as the Unified Development Ordinance adopted in the summer of 2022. She talked about the process/schedule and the 14 Community Area Plans which will be used to develop community-specific recommendations for Charlotte's neighborhoods. Commissioners were asked by staff to assist in promoting content, co-facilitating at the workshops and to continue to provide input to staff. The project's kick-off has occurred, and workshops will begin at the end of March 2023.

Following a question-and-answer period, and a few documented follow-ups by staff the meeting adjourned.

**Adjourn** – The meeting adjourned at 5:45 pm

## **MANDATORY REFERRAL | REPORT NO. 23-02**

### **Proposal to acquire property on W. Sugar Creek Road for Park and Recreation use**

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

Mecklenburg County Park and Recreation proposes to acquire Tax Parcels 043-104-84, 043-104-07 and 043-104-08, located in the City of Charlotte. The parcels are situated east of I-77 and north of I-85 with frontage on W. Sugar Creek Road. In total the site is +/- 4.5 acres of cleared, sparsely treed vacant land, surrounded by several single-family communities, and currently zoned R-3.

#### **PROJECT JUSTIFICATION:**

These parcels will serve as 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 properties is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park gap areas. Additionally, the acquisition is supported by the 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 Neighborhood 1 place type for these parcels.

#### **PROJECT IMPACT:**

Acquisition of these parcels will increase land for recreation and open space for residents within this area.

#### **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 March 1<sup>st</sup> meeting and offered no comments.

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

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

Conclusions: Acquisition of this parcel is appropriate considering it will expand neighborhood park amenities and helps meet the Meck Playbook goal of increasing park land in underserved park gap areas.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goal #1: 10-Minute Neighborhoods; Goal #7: Integrated Natural & Built Environments; and Goal #10: Fiscally Responsible.

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

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

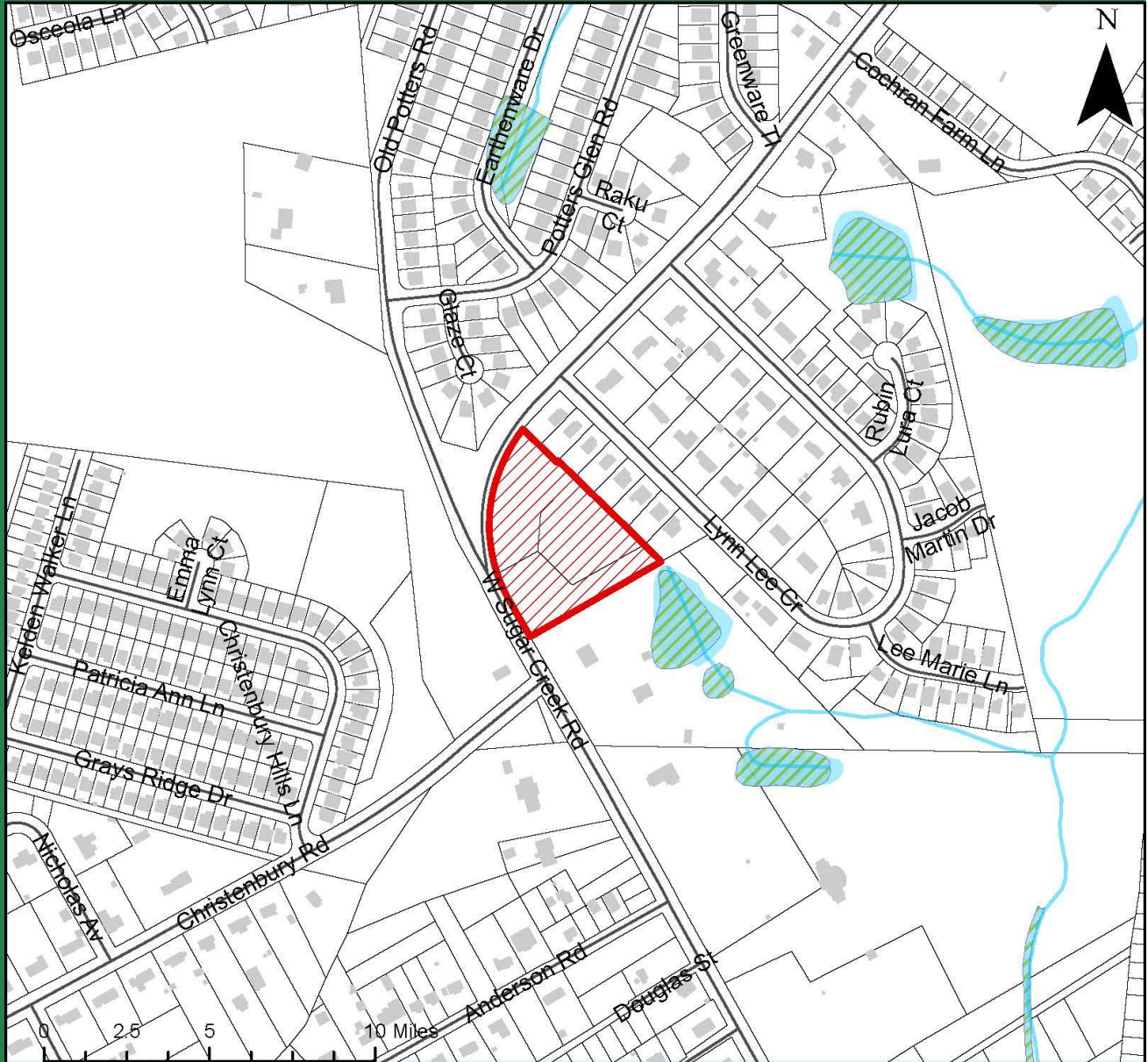




# Mandatory Referral 23-02

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

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 2/28/2023

**MANDATORY REFERRAL | REPORT NO. 23-03**  
**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 Parcel # 017-381-06 in the Town of Huntersville near Gar Creek Nature Preserve. The property is +/- 75.21 acres of vacant land, located west of I-77 and North of I-85 with street frontage on both Mt. Holly-Huntersville and Kerns Rd. It is zoned as Rural District (R) according to the town's zoning ordinance.

**PROJECT JUSTIFICATION:**

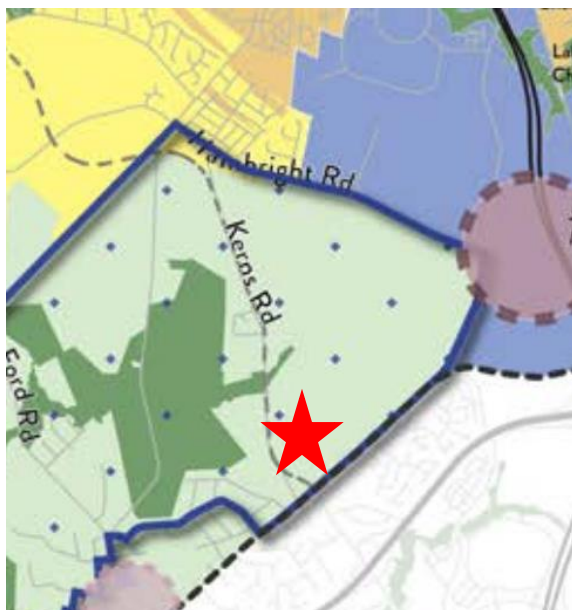
The Northern portion of the property is mostly wooded with open fields on roughly 28 acres of the southern portion of the property. This location is envisioned to be a future regional park that will draw residents from across the County. The +/- 28 acres of the site will have active uses while the department intends to have passive uses on the remaining wooded portion of the property. 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 during their March 1<sup>st</sup>, 2023 meeting and offered the following comments:

Town of Huntersville pointed out that a future thoroughfare runs through the site, and would like that noted as part of this acquisition.

**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 March 21<sup>st</sup> meeting, the Planning Committee reviewed the proposed request and had the following comments:



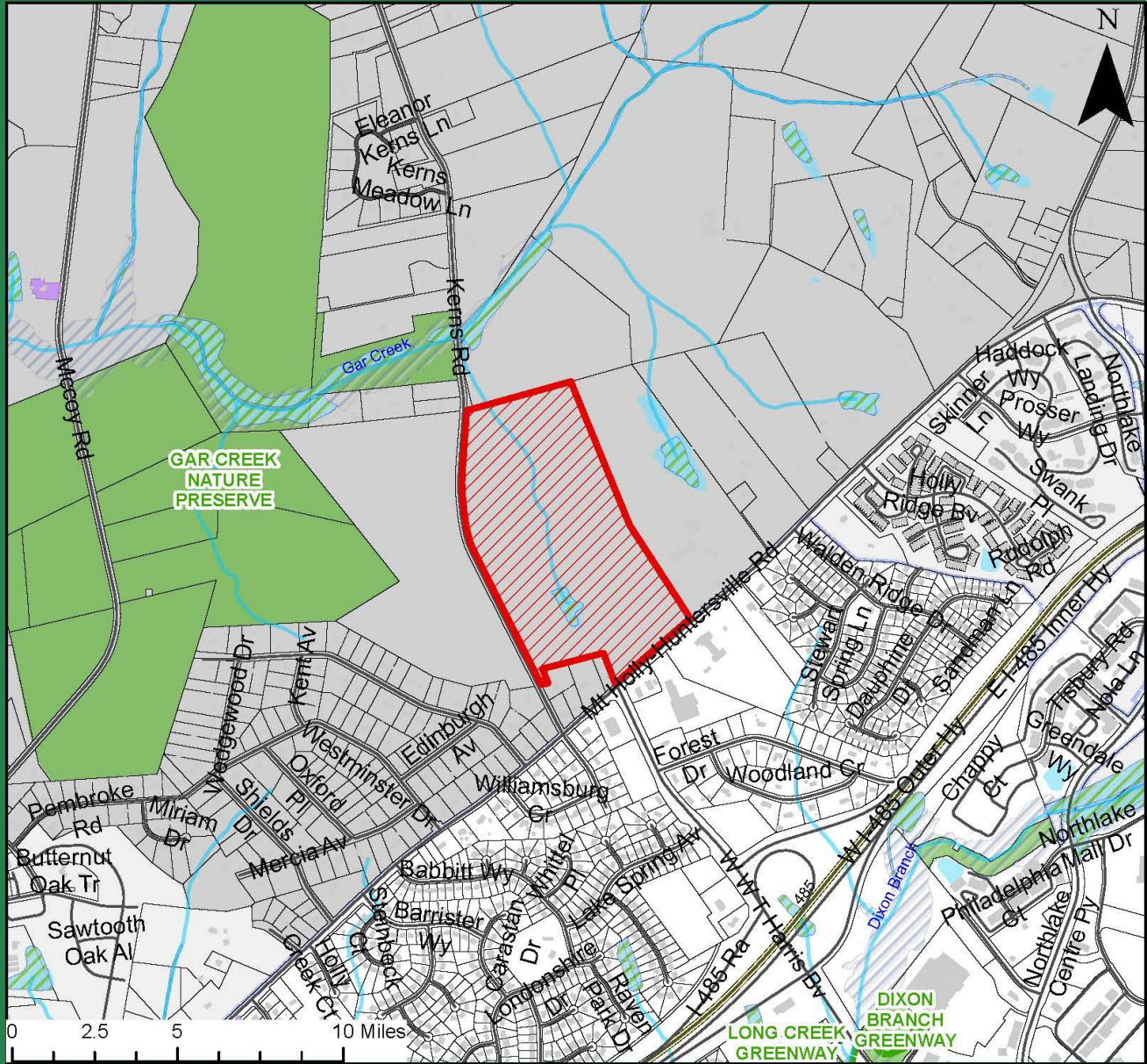




# Mandatory Referral 23-03

Initiated by: Lee Jones, Park and Recreation

Submitted by: Bethany Fritts, Asset and Facility Management



- ▭ Mandatory Referral
- Building Footprints
- Road
- Interstate Highway
- Proposed Thoroughfare Improvement
- Local Historic Landmark
- National Historic Properties
- Streams
- Wetland
- Ponds
- Existing Greenway (Alt Option)
- 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: 2/28/2023



## **MANDATORY REFERRAL | REPORT NO. 23-04**

### **Proposal to acquire/dispose of property on Rocky River Road for Park and Recreation use**

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

Mecklenburg County Park and Recreation proposes to acquire Tax Parcels 105-202-07, 105-202-06 and 105-202-04 located in the City of Charlotte. The parcels are west of I-485 on Rocky River Rd. In total the site is +/- 53.48 acres of wooded vacant land. The property is zoned R-3 and is located near several residential developments.

#### **PROJECT JUSTIFICATION:**

The acquisition of these properties would help fill an identified park gap in Meck Playbook. These properties are one of few undeveloped properties along Rocky River Road and are bordered by single-family communities. While not yet master planned, the site could also serve as a regional park with courts, small fields, play areas, shelters, a pavilion, trails, and other related amenities.

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

Acquisition of the parcels 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 and 2 place types 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 March 1<sup>st</sup> meeting and offered no comments.

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

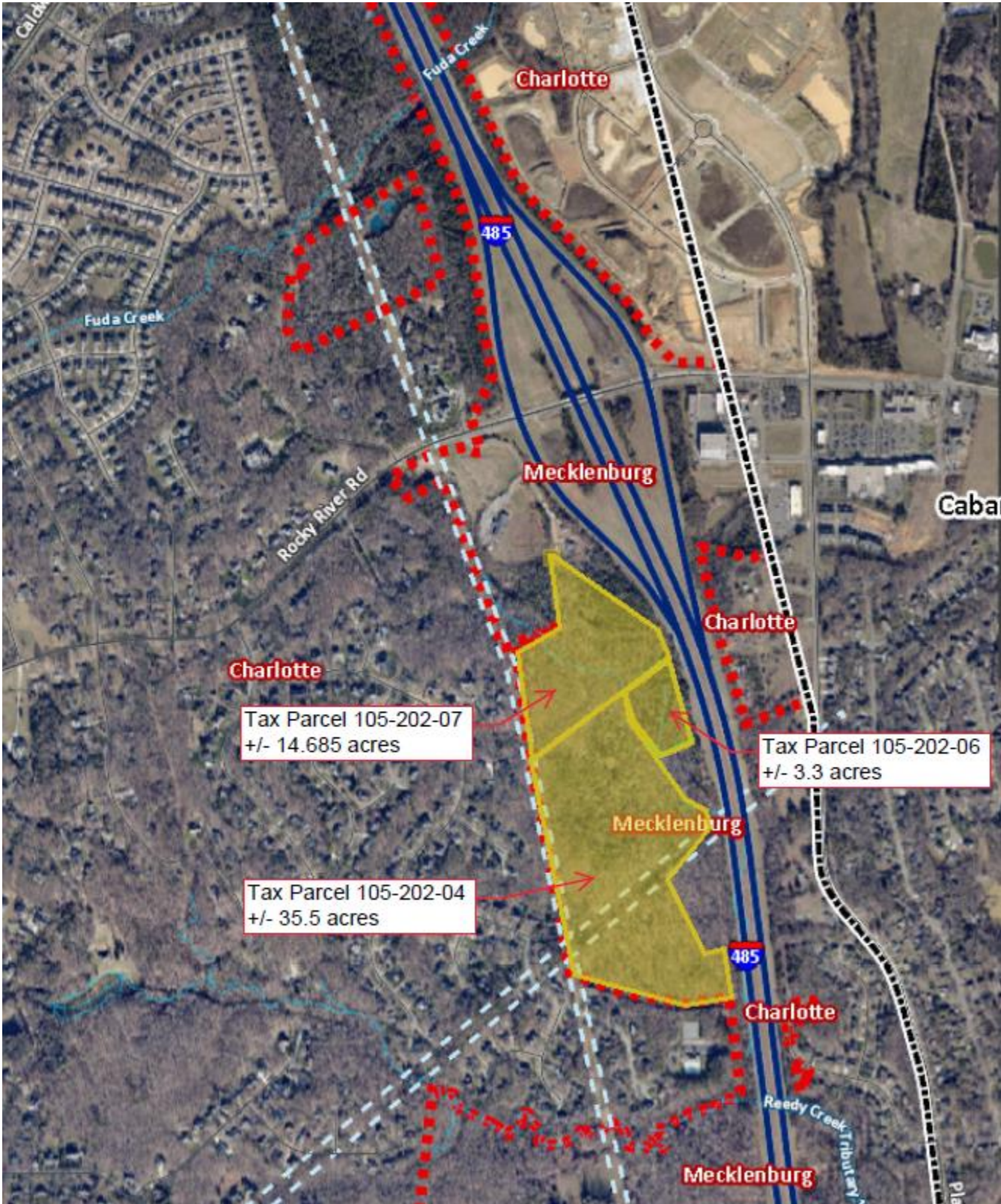
Planning staff has reviewed the proposed and has the following comments:

Conclusions: Acquisition of this parcel is appropriate considering it will expand neighborhood park amenities in the area.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goal #1: 10-Minute Neighborhoods; Goal #7: Integrated Natural & Built Environments; and Goal #10: Fiscally Responsible.

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

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

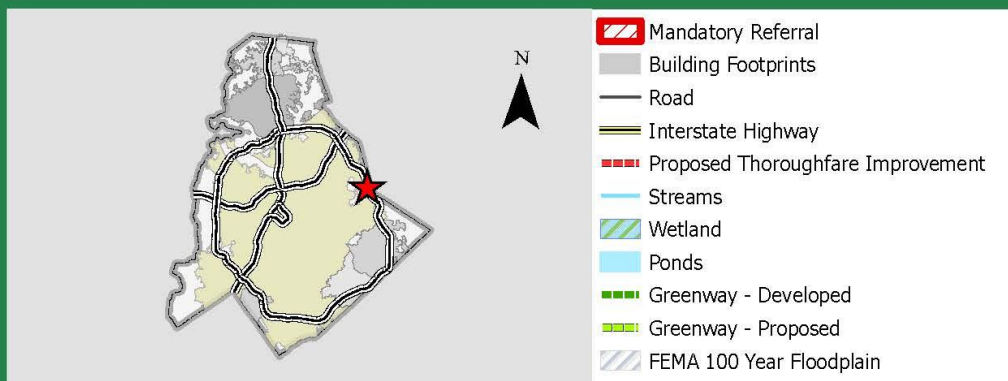
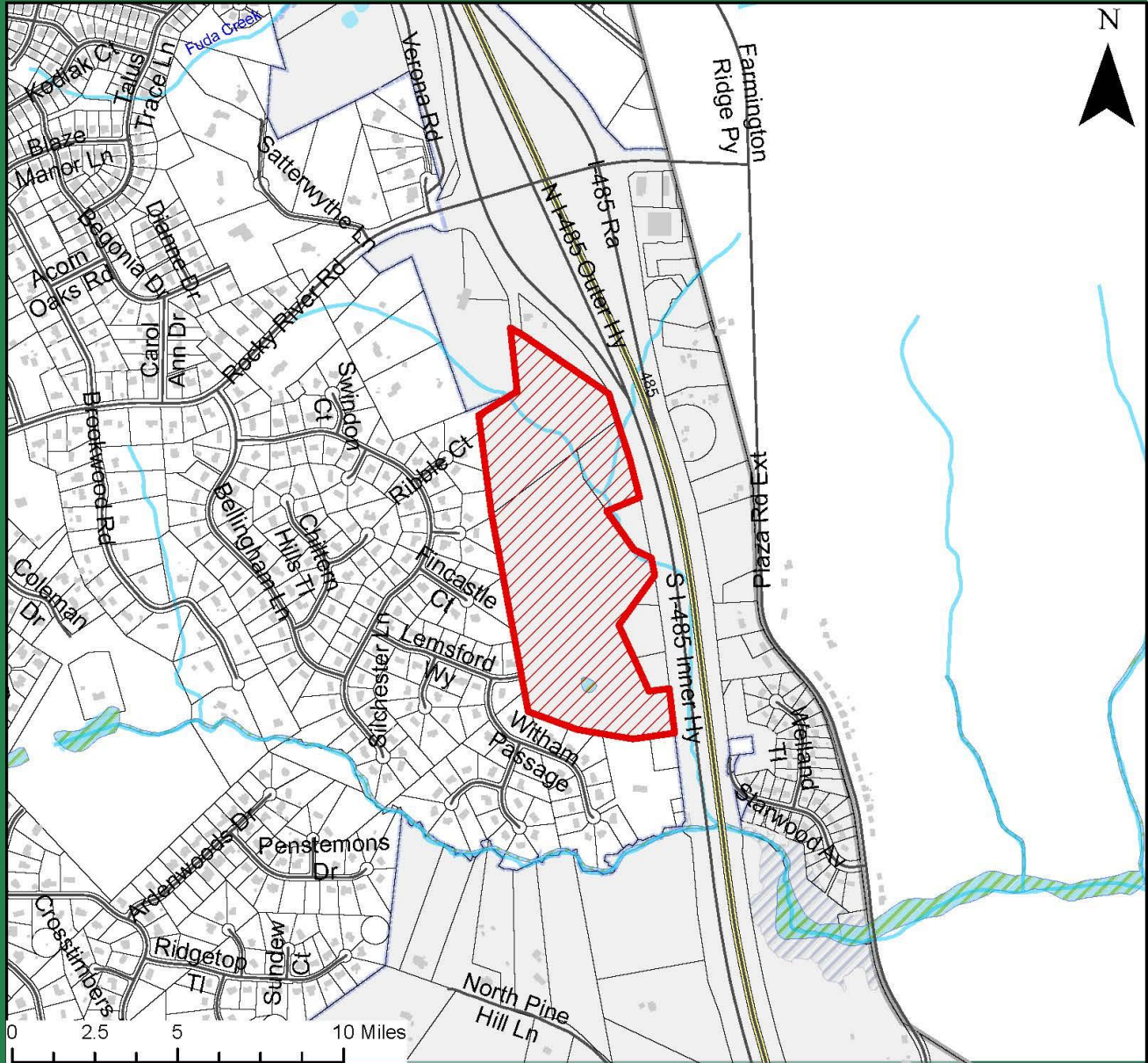




# Mandatory Referral 23-04

Initiated by: 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

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 2/28/2023

## MANDATORY REFERRAL | REPORT NO. 23-05

### Proposal to acquire property on E. Rocky River Road for Park and Recreation use

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

Mecklenburg County Park and Recreation would like to acquire Tax Parcel 007-271-10. The property is +/- 27.44 acres in the Town of Davidson. The property is located between E. Rocky River Road and Davidson-Concord Road. The site has roughly 750' of frontage on E. Rocky River Road and currently zoned as NE, Neighborhood Edge specific to Town of Davidson.

#### **PROJECT JUSTIFICATION:**

The property, which consists of mainly open fields and is sparsely treed, was once used for farming. This location is envisioned to be a future local park that will draw residents from several nearby residential neighborhoods in northeast Davidson. The site will add to several park holdings in the area including West Branch Rocky River Greenway, South Prong Rocky River Greenway, Abersham and Fisher Farm Parks. 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. 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:**

Acquisition of the parcel is consistent with the Town of Davidson's Parks and Recreation Master Plan.

Specifically:

##### *POLICY Recommendation 9*

Seek opportunities and support to develop public/private partnerships for land acquisition, adopt a park/trail, park trail build, funding and sponsorship opportunities.

Rationale: Continuing to seek these partnerships will allow for more rapid growth of facilities with a limited budget.

##### *FACILITY Recommendation 5*

Continue to partner with Mecklenburg County on the development of a community recreation center close to Davidson.

Rationale: A multi-use recreation complex has been identified in both the survey (ranked in the top five of additional facilities), and at the public meetings as a preferred facility. Mecklenburg currently has plans for the North Mecklenburg Recreation Center, near Bailey Road Park. Davidson should continue to coordinate with Mecklenburg on the development of that facility. (see recommendation 1.10 and 3.11)

#### **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 during their March 1<sup>st</sup>, 2023 meeting and offered no comments.

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

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

Conclusions: Acquisition of this parcel is consistent with the Davidson Comprehensive Plan.

Adopted Goals and Policies:

Planning principles: The design of our public spaces, parks, and plazas will encourage social interaction, cultural experiences, and recreational opportunities.

Action 5.1.4: Continue to implement the recommendations of the Parks and Recreation Master Plan.

**CMPC PLANNING COMMITTEE REVIEW:**

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



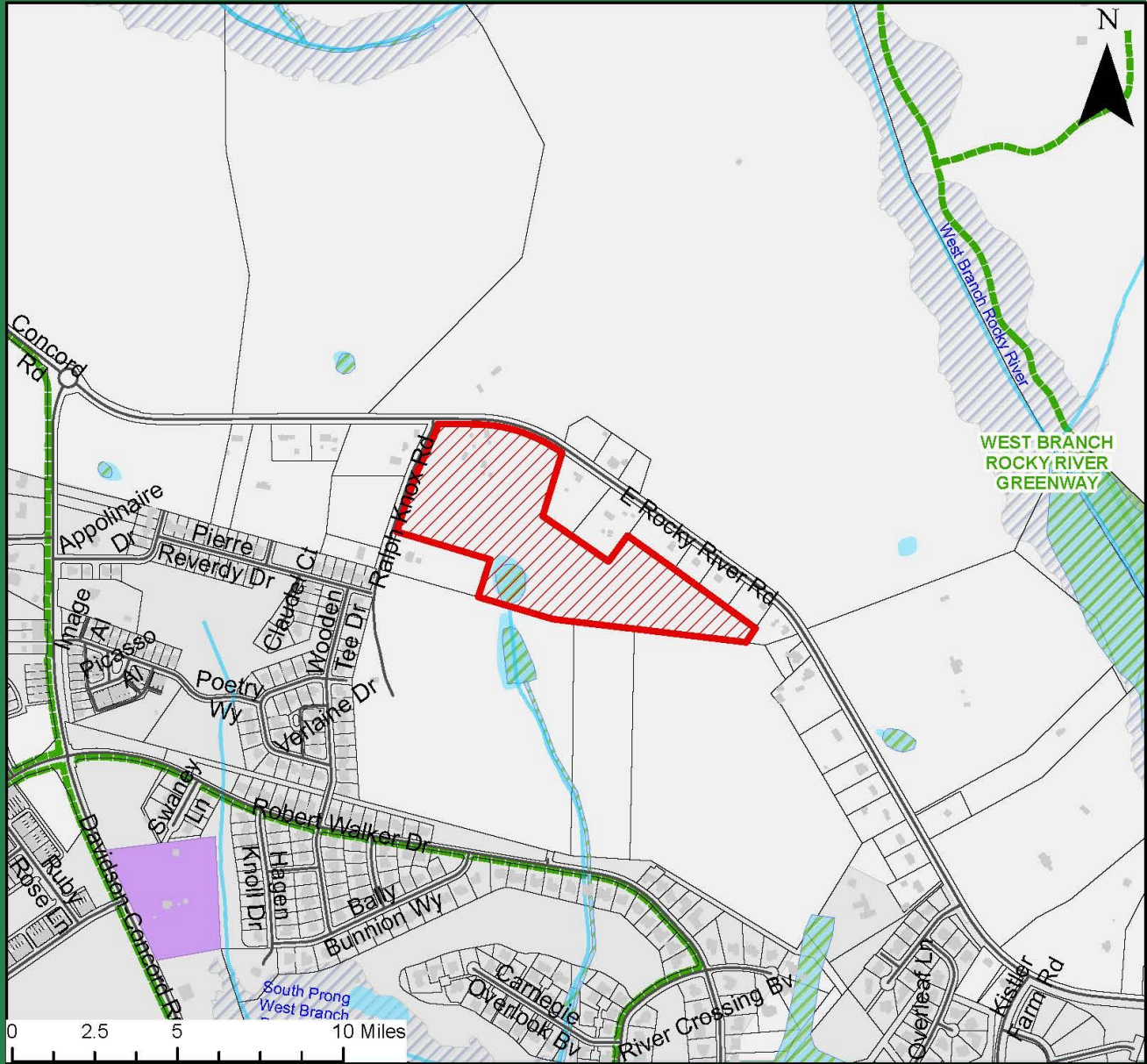




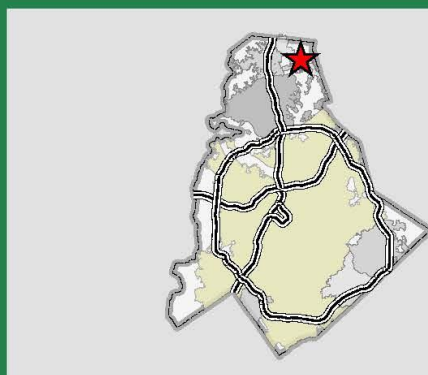
# Mandatory Referral 23-05














Initiated by: Lee Jones, Park and Recreation

Submitted by: Bethany Fritts, Asset and Facility Management



WEST BRANCH  
ROCKY RIVER  
GREENWAY



-  Mandatory Referral
-  Building Footprints
-  Road
-  Proposed Thoroughfare Improvement
-  Local Historic Landmark
-  Streams
-  Wetland
-  Ponds
-  Existing Greenway (Alt Option)
-  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: 2/28/2023

## MANDATORY REFERRAL | REPORT NO. 23-06

### Proposal to acquire property on North Pine Hill Lane for Park and Recreation use

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

Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 105-211-02 in east Charlotte directly west of I-485 and north of Plaza Road Ext. The site consists of +/- 21.552 acres of wooded vacant land zoned currently as R-3.

#### **PROJECT JUSTIFICATION:**

The site is within an identified gap area according to Park and Recreation's master plan, Meck Playbook. The department envisions the property serving as a local park. While not yet master planned, the park is sized to accommodate a number of active park amenities, which could include courts, play areas, shelters, pavilions, trails, and other similar amenities.

#### **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. Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park gap areas. Additionally, the acquisition is supported by the 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 Neighborhood 1 place type for this site.

#### **PROJECT IMPACT:**

Acquisition of this parcel will increase land for recreation and open space for residents within 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 parcel will occur in FY23.

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

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

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

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

Conclusions: Acquisition of this parcel is appropriate considering it will expand neighborhood park amenities in the area.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goal #1: 10-Minute Neighborhoods; Goal #7: Integrated Natural & Built Environments; and Goal #10: Fiscally Responsible.

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

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



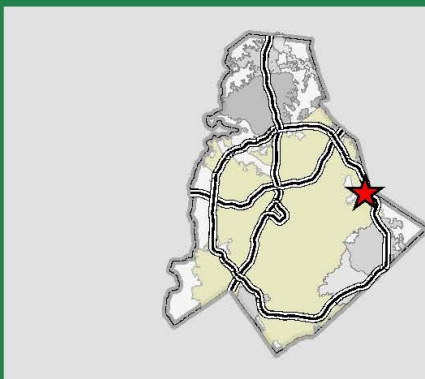
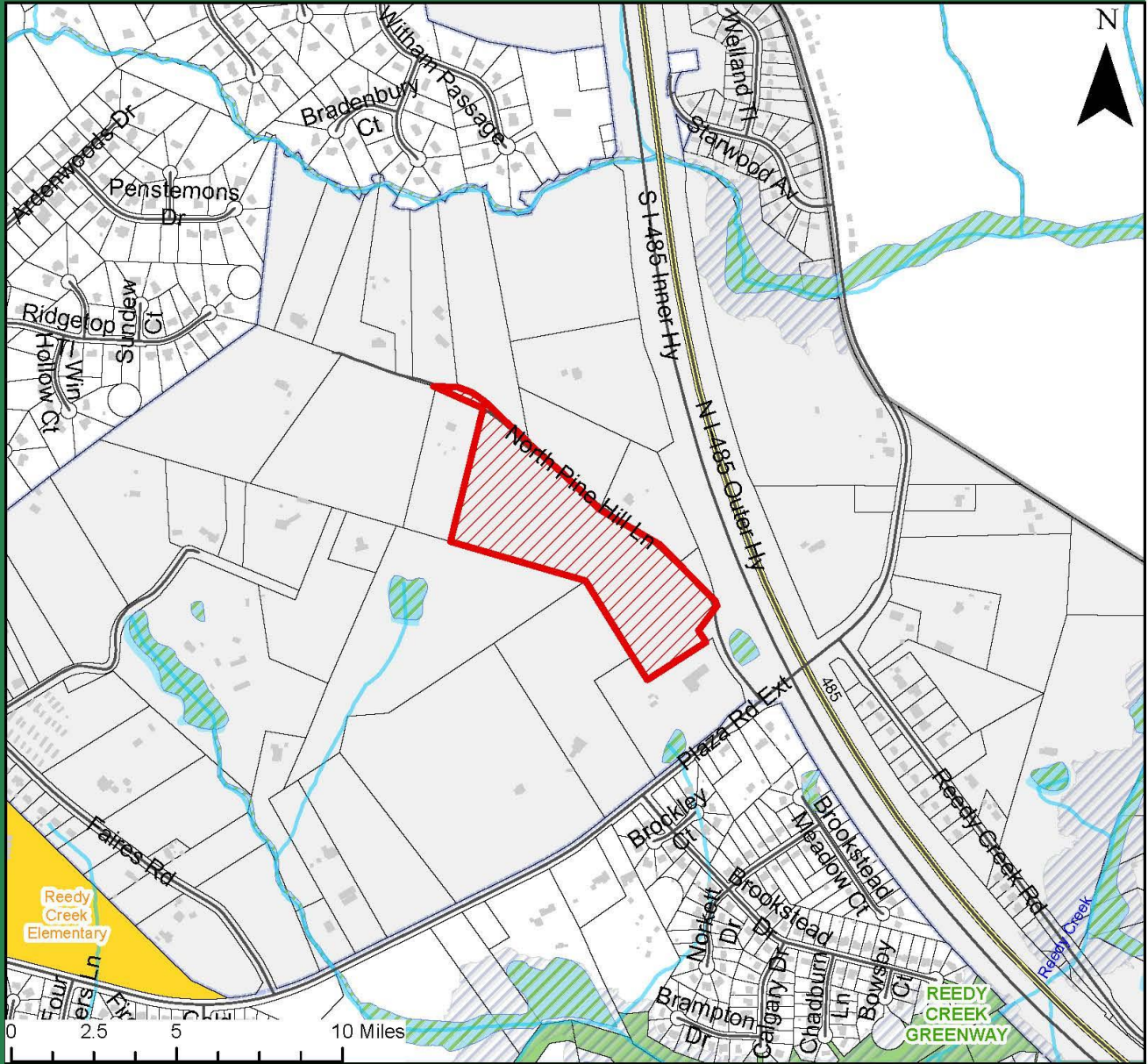




# Mandatory Referral 23-06

Initiated by: 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: 2/28/2023

**MANDATORY REFERRAL | REPORT NO. 23-07**  
**Proposal to acquire property on Large Oak Lane for Park and Recreation use**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 139-012-11 located in the Town of Mint Hill. The property sits north of Fairview Rd and west of I-485 consisting of +/- 11.36 acres that includes a pond and walking trails, currently zoned as R, Residential District specific to Town of Mint Hill.

**PROJECT JUSTIFICATION:**

The site is within an identified gap area according to Park and Recreation's master plan, Meck Playbook. The department envisions the property serving as a local park. While not yet master planned, the park is sized to accommodate a number of active park amenities, which could include courts, play areas, shelters, pavilions, trails, and other similar amenities.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of the properties is consistent with Meck Playbook, the County's guide for providing recreation, open space, and natural habitat protection. Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park gap areas. Additionally, the acquisition is supported by the Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum parkland acreage of 19:1,000 residents.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

Active and/or passive park amenities require conditional zoning approval by the Mint Hill Board of Commissioners. Parks are generally viewed favorably and considered consistent with the Land Use Plan.

**PROJECT IMPACT:**

Acquisition of this parcel will increase land for recreation and open space for residents within 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 parcel will occur in FY23.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

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

**PLANNING STAFF REVIEW:**

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

Conclusions: Favorable

Adopted Goals and Policies: Preserve natural resources and other green spaces that contribute to the Town character.

**CMPC PLANNING COMMITTEE REVIEW:**

At their March 21<sup>st</sup>, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



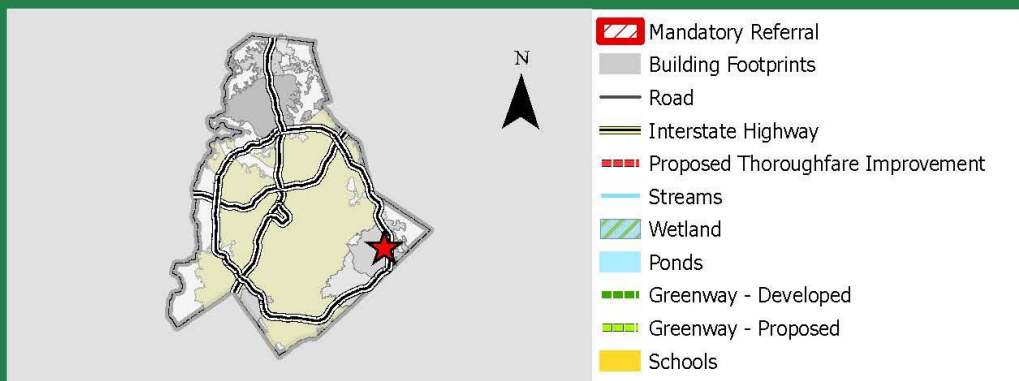
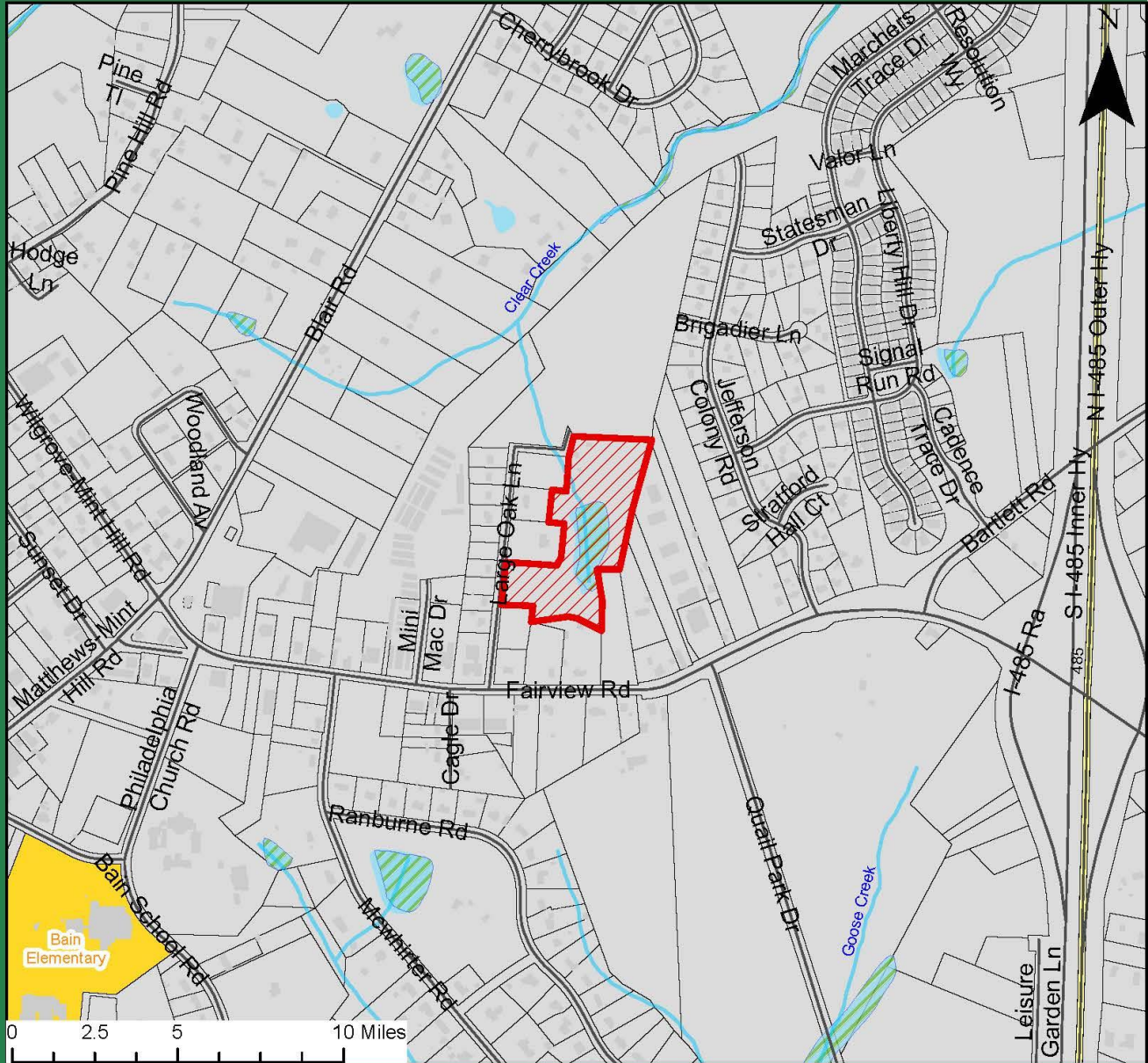




# Mandatory Referral 23-07

Initiated by: Lee Jones, Park and Recreation

Submitted by: Bethany Fritts, Asset and Facility Management



Produced by: Charlotte Department of Planning, Design & Development  
 Source: City of Charlotte & Mecklenburg County GIS data  
 Date Saved: 2/28/2023

## **MANDATORY REFERRAL | REPORT NO. 23-08**

### **Proposal to acquire property on Old Moores Chapel Road for Park and Recreation use**

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

Mecklenburg County Park and Recreation would like to acquire Tax Parcel # 055-101-02 in west Charlotte which consists of +/-15.07 acres. The property is between highway I-485 and Mount Holly Road, with frontage on Old Moores Chapel Road. The parcel is largely vacant except for a single-family home and stand of hardwood trees and pond in the rear of the site. The site is zoned as R-5 single family.

#### **PROJECT JUSTIFICATION:**

The site is within an identified gap area according to Park and Recreation's master plan, Meck Playbook. The department envisions the property serving as a local park. While not yet master planned, the park is sized to accommodate a number of active park amenities, which could include courts, play areas, shelters, pavilions, trails, and other similar amenities.

#### **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. Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park gap areas. Additionally, the acquisition is supported by the 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 Neighborhood 1 place type for this site.

#### **PROJECT IMPACT:**

Acquisition of this parcel will increase land for recreation and open space for residents within 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 parcel will occur in FY23.

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

The Joint Use Task Force reviewed this proposal during their March 1<sup>st</sup>, 2023, meeting and offered no comments.

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

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

Conclusions: Acquisition of this parcel is appropriate considering it will expand neighborhood park amenities in the area.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goal #1: 10-Minute Neighborhoods; Goal #7: Integrated Natural & Built Environments; and Goal #10: Fiscally Responsible.

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

At their March 21<sup>st</sup>, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



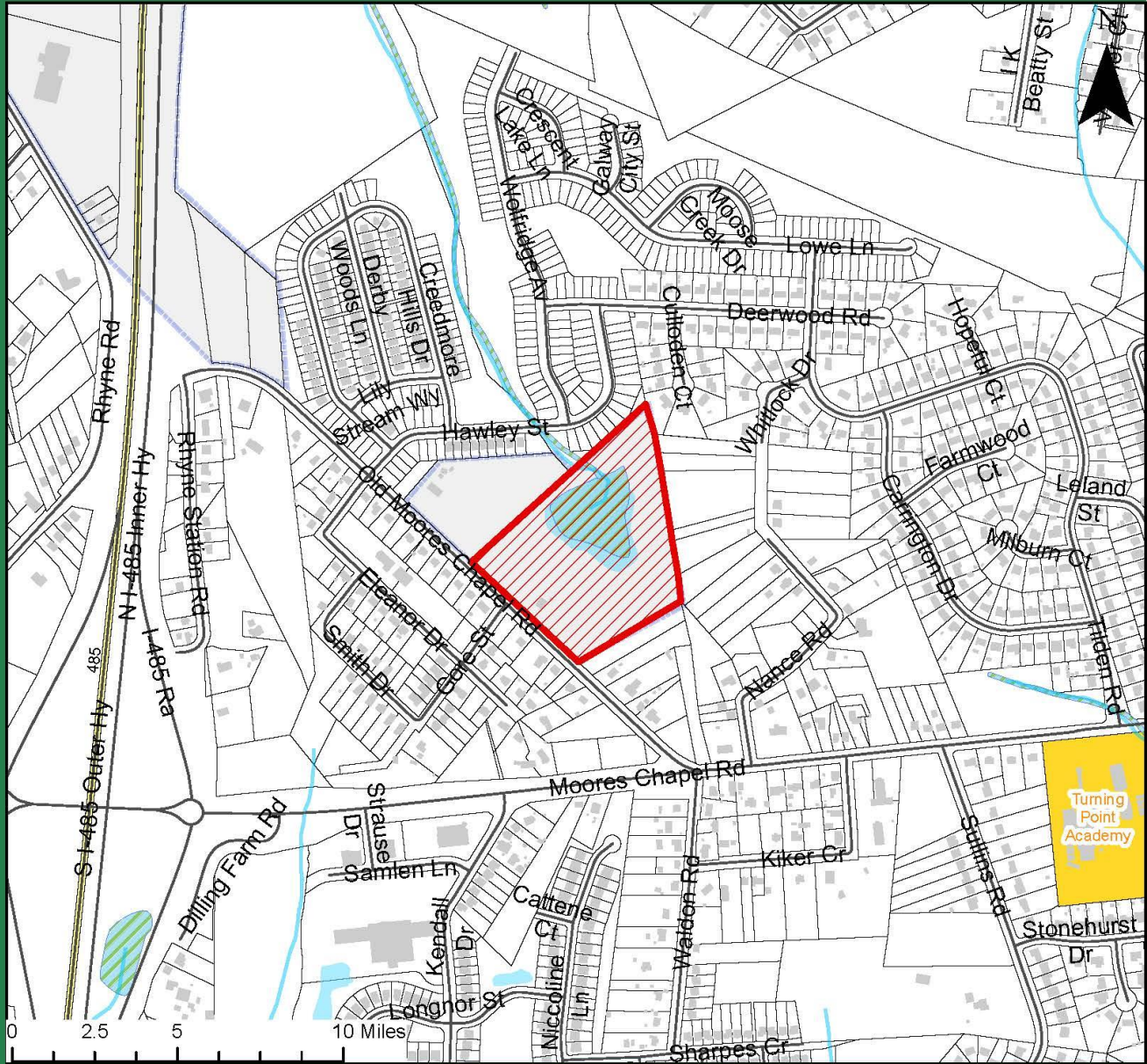




# Mandatory Referral 23-08

Initiated by: 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
-  Schools

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 2/28/2023



## MANDATORY REFERRAL | REPORT NO. 23-09

### Proposal to accept donation of property on Back Creek Church Road for Park and Recreation use

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

Mecklenburg County Park and Recreation proposes to accept the donation of Tax Parcel 051-462-46 (+/- 6.562 acres) situated in the City of Charlotte, located off Back Creek Church Road and west of I-485. The donation is being made as part of the subdivision approval process for the Austin Estates single-family residential development. Property is currently zoned for R-3.

#### **PROJECT JUSTIFICATION:**

The property will be used for inclusion into the existing Back Creek Park. The existing Back Creek Park is roughly 128 acres in size. The donation is consistent with Park and Recreation's Greenway Master Plan that calls for the addition of parkland, greenway and open space within the County. It is also consistent with the County's Environmental Leadership Action Plan.

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

Acceptance of this donated 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 *CLT Future 2040 Policy Map* recommends Neighborhood 1 place type for this site.

#### **PROJECT IMPACT:**

Acceptance of this donated parcel 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:**

The acceptance of this donated parcel would occur in FY23.

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

The Joint Use Task Force reviewed this proposal during their March 1<sup>st</sup>, 2023 meeting and offered no comments.

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

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

Conclusions: Acquisition of this parcel is appropriate considering it will expand neighborhood park amenities, and natural habitat protection in the area.

Adopted Goals and Policies: The proposed acquisition meets the Charlotte Future 2040 Comprehensive Plan Goal #1: 10-Minute Neighborhoods; Goal #7: Integrated Natural & Built Environments; and Goal #10: Fiscally Responsible.

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

At their March 21<sup>st</sup>, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:

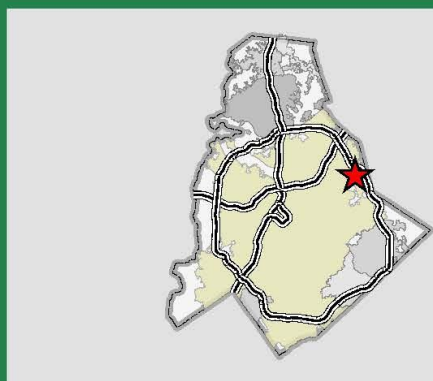
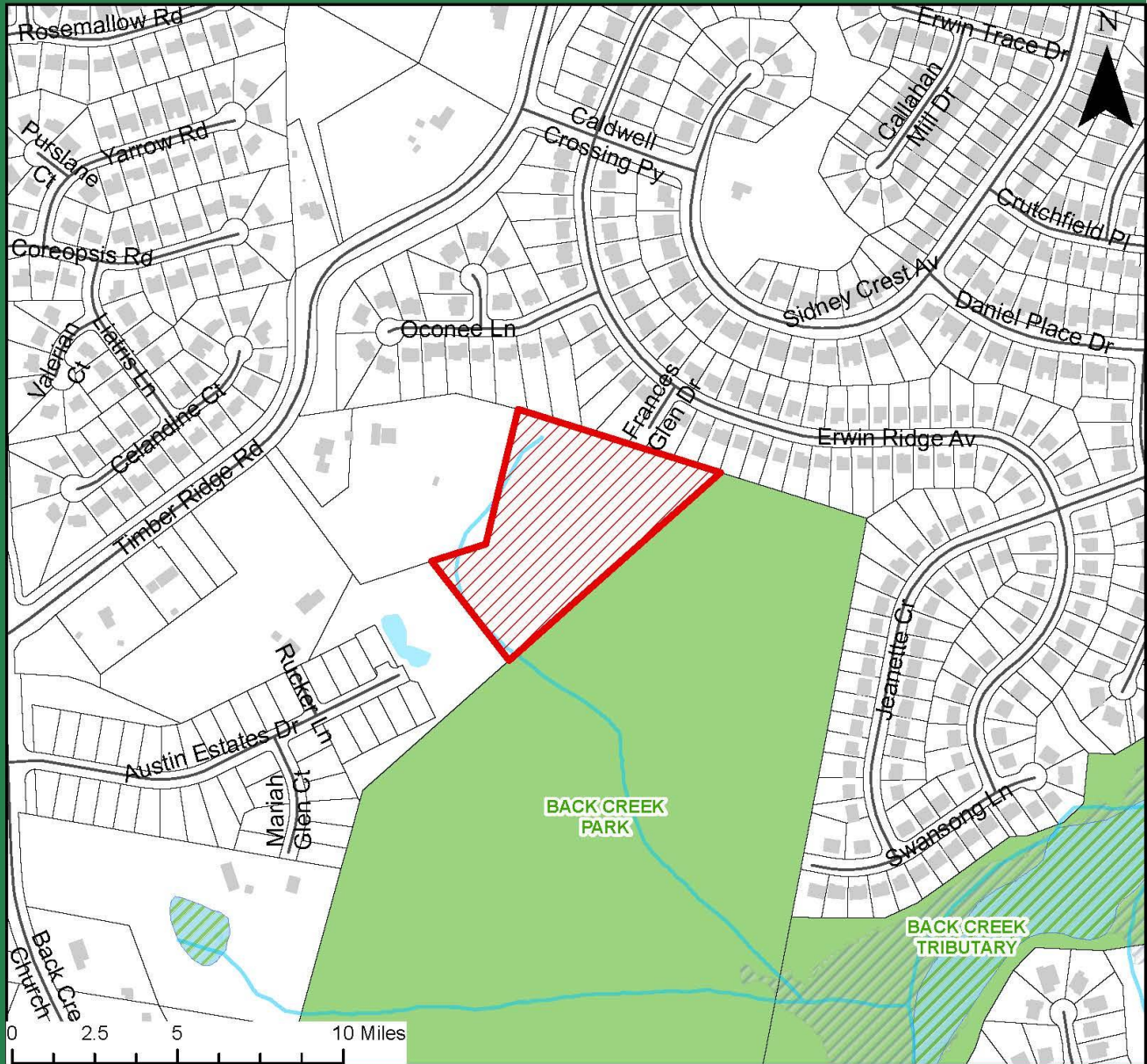















# Mandatory Referral 23-09

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: 2/28/2023

## MANDATORY REFERRAL | REPORT NO. 23-10

### Proposal to acquire property on Asbury Chapel Road for Park and Recreation use

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

Mecklenburg County Park and Recreation would like to acquire a portion of Tax Parcel 019-351-09 in the Town of Huntersville. Located north of I-485 and west of I-77 on Asbury Chapel Rd, adjacent to the undeveloped Ferrelltown Park. The property is approximately 3 acres of wooded vacant land and currently zoned as TR, Transitional Residential.

#### **PROJECT JUSTIFICATION:**

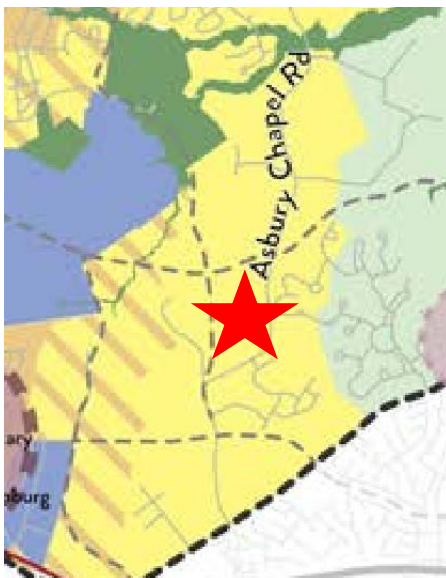
Acquisition of this property is for inclusion into the existing Ferrelltown Park. The existing Ferrelltown Park is roughly +/- 77 acres in size. The acquisition is consistent with Park and Recreation's Greenway Master Plan that calls for the addition of parkland, greenway and open space within the County. It is also consistent with the County's Environmental Leadership Action Plan.

#### **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. Meck Playbook recommends acquisition of additional park land to meet the standard acreage goals per number of County residents and to provide additional parks in underserved park gap areas. Additionally, the acquisition is supported by the 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 proposed acquisition is located within an area designated for low density residential development (1.5 DUA with 40% Open Space). The Huntersville 2040 Community Plan has several environmental policies recommending low intensity uses for such properties. That being said Huntersville Planning Staff would ask that it be noted for the record our concerns for the two throughfares located in the vicinity (Verhoeff Dr Extension and Ferrelltown Parkway) both of which are identified on the CRTPO CTP plan and maps. Huntersville Planning Staff has previously expressed concern as part of the Mandatory Referrals 19-23 & 20-08.



#### **Residential Edge**

The Residential Edge character areas provide transition from higher-density areas to lower-density areas. New development has mostly single-family homes with some attached residential possible. Average densities are 1.5 unit/acre. Policies are included in the Plan that clarify open space requirements and priorities. Flexibility in lot sizes and housing types is possible with higher amounts of quality open space.

#### **PROJECT IMPACT:**

Acquisition of this parcel will increase land for recreation and open space for 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 parcel is planned to occur in FY23.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal during their March 1, 2023 meeting and had no comments.

**PLANNING STAFF REVIEW:**

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

Huntersville Town staff would welcome the establishment of a process to work cooperatively, with the intent to coordinate the planning and design of the park in concert with the affected thoroughfare alignments. If the park design process won't start until some point in the future, the Town would like to see some kind of written agreement that the thoroughfare alignments will be reflected on any park property plats at the time of recording. This could be accomplished through a Memorandum of Agreement or similar agreement that is appropriate.

Conclusions: Huntersville Planning Staff supports the proposed acquisition as long as the future thoroughfares are 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 March 21<sup>st</sup>, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



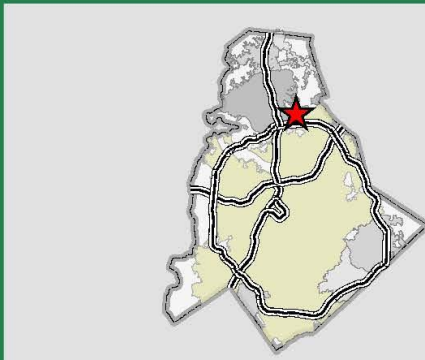
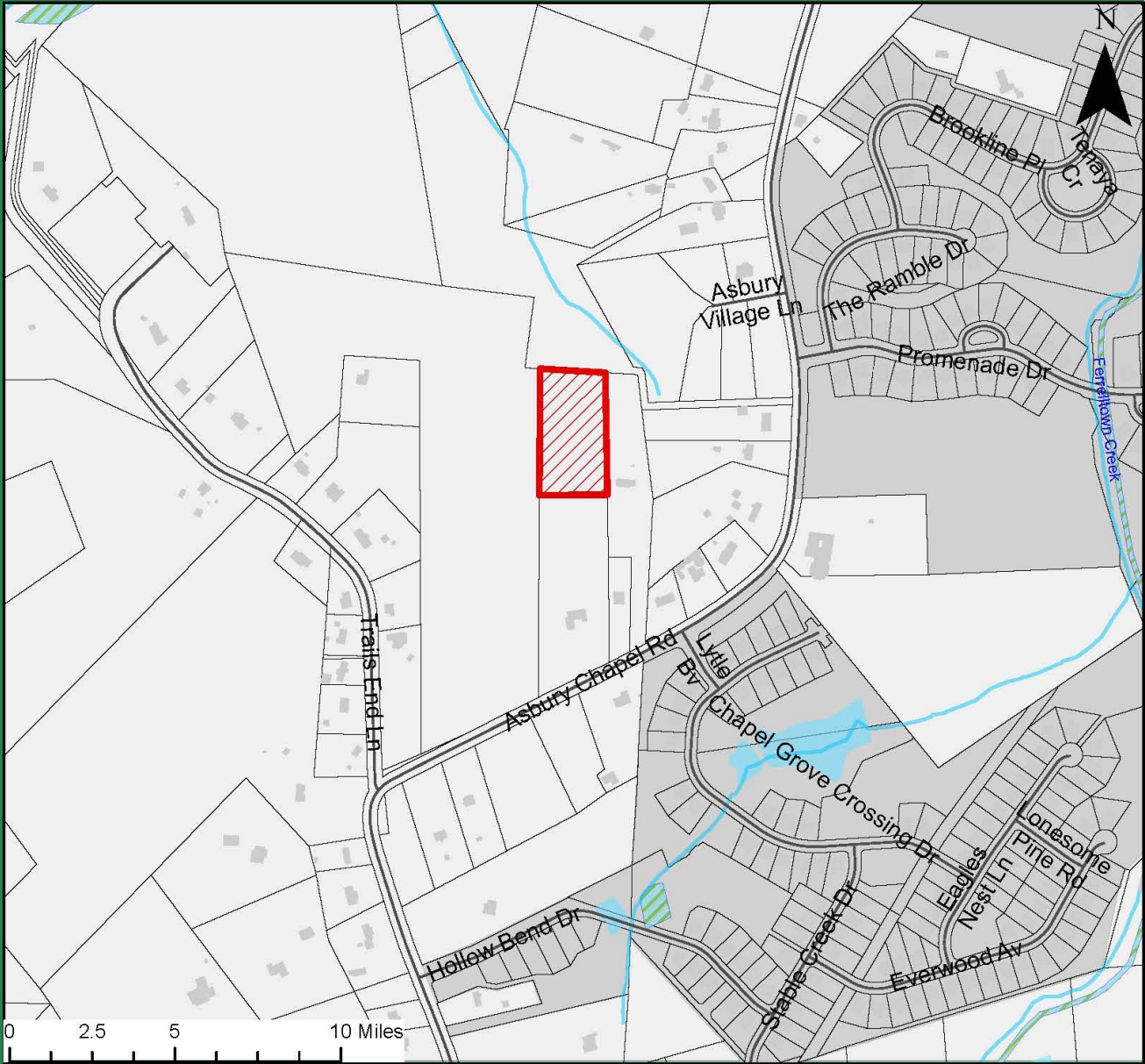




# Mandatory Referral 23-10

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

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 2/28/2023

**MANDATORY REFERRAL | REPORT NO. 23-11**  
**Proposal to acquire property on Beam Road for CMPD use**

**PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte proposes to acquire a 2.27-acre parcel located at 3232 Beam Road and having parcel identification number 143-211-34. The property is zoned B-2 (CD) and is currently vacant, wooded land. The property is listed for sale and being marketed by CBRE.

**PROJECT JUSTIFICATION:**

The Property is less than one-half mile from the Police and Fire Training Academy, the Police road course, as well as the future site for the relocation of Firehouse 30.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The acquisition is in line with the Charlotte-Mecklenburg Police Department (CMPD) Facilities Master Plan, which outlines the goals and needs of CMPD through 2025.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

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

**PROJECT IMPACT:**

Due to the close proximity to CMPD's firing range, canine training grounds, and de-escalation facility, any other owner would be subject to noise that results from those activities.

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

The Parcel is adjacent to City-owned property, located north of PID 143-221-01, and the Police and Fire Training Academy. Acquisition of this parcel would add to CMPD's footprint along Beam Road.

**ESTIMATED PROJECT COMPLETION DATE:**

No timeline is immediately available, and the Parcel would be added to the City's land bank in anticipation of future growth in this area.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal electronically and offered no comments.

**PLANNING STAFF REVIEW:**

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

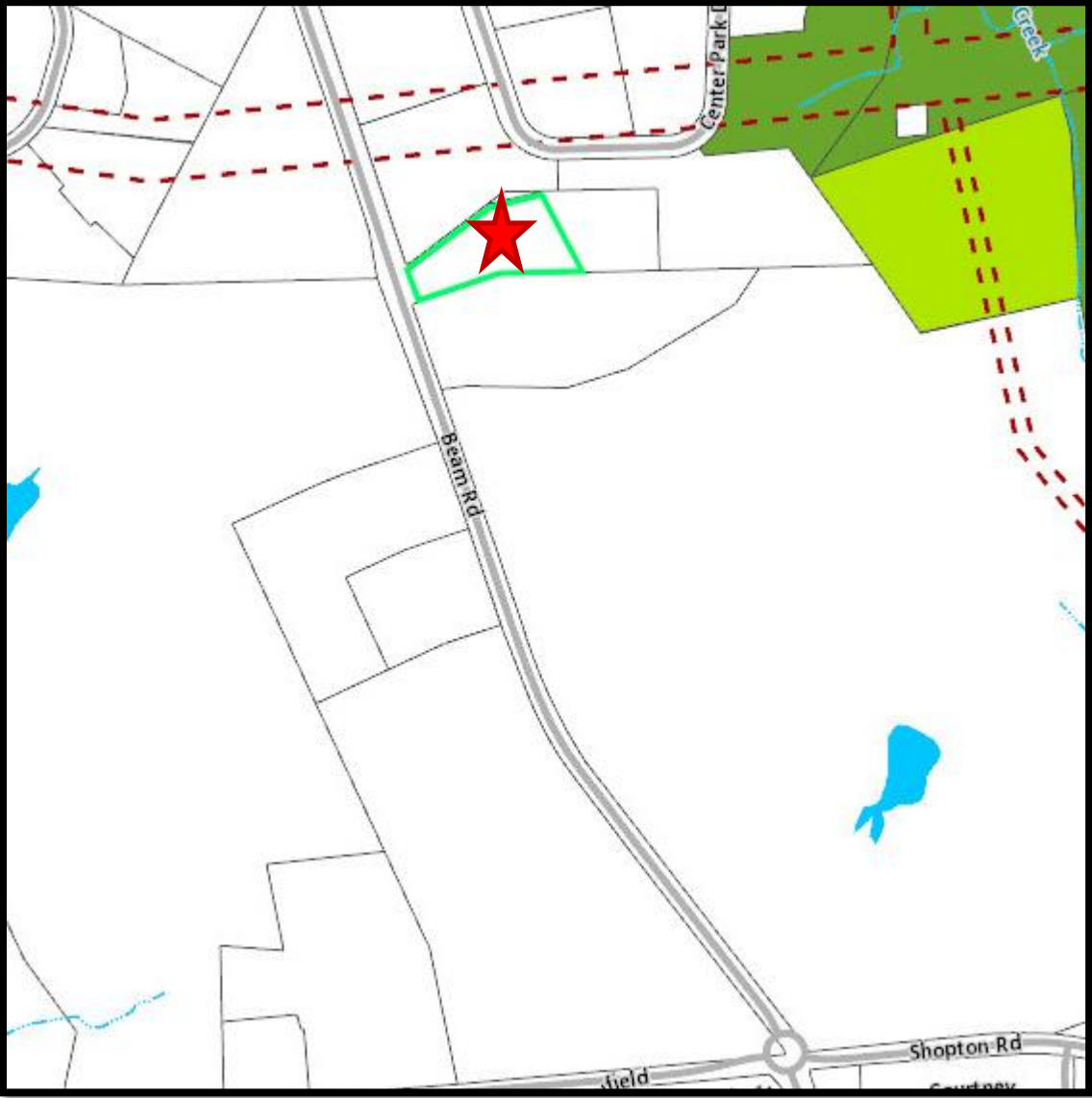
Conclusions: Acquisition of this parcel is appropriate considering its adjacency to the Police and Fire Training Academy as well as CMPD's firing range.

Adopted Goals and Policies: Supported by CLT Future 2040 Comp Plan Goals #5: Safe & Equitable Mobility; and #10: Fiscally Responsible.

**CMPC PLANNING COMMITTEE REVIEW:**

At their March 21<sup>st</sup>, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:

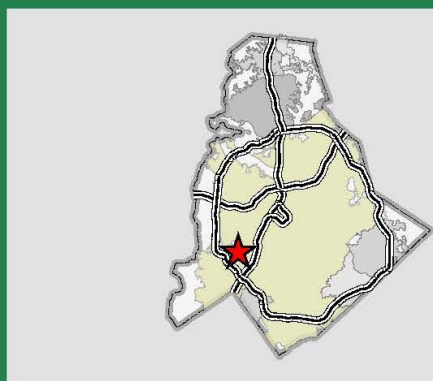
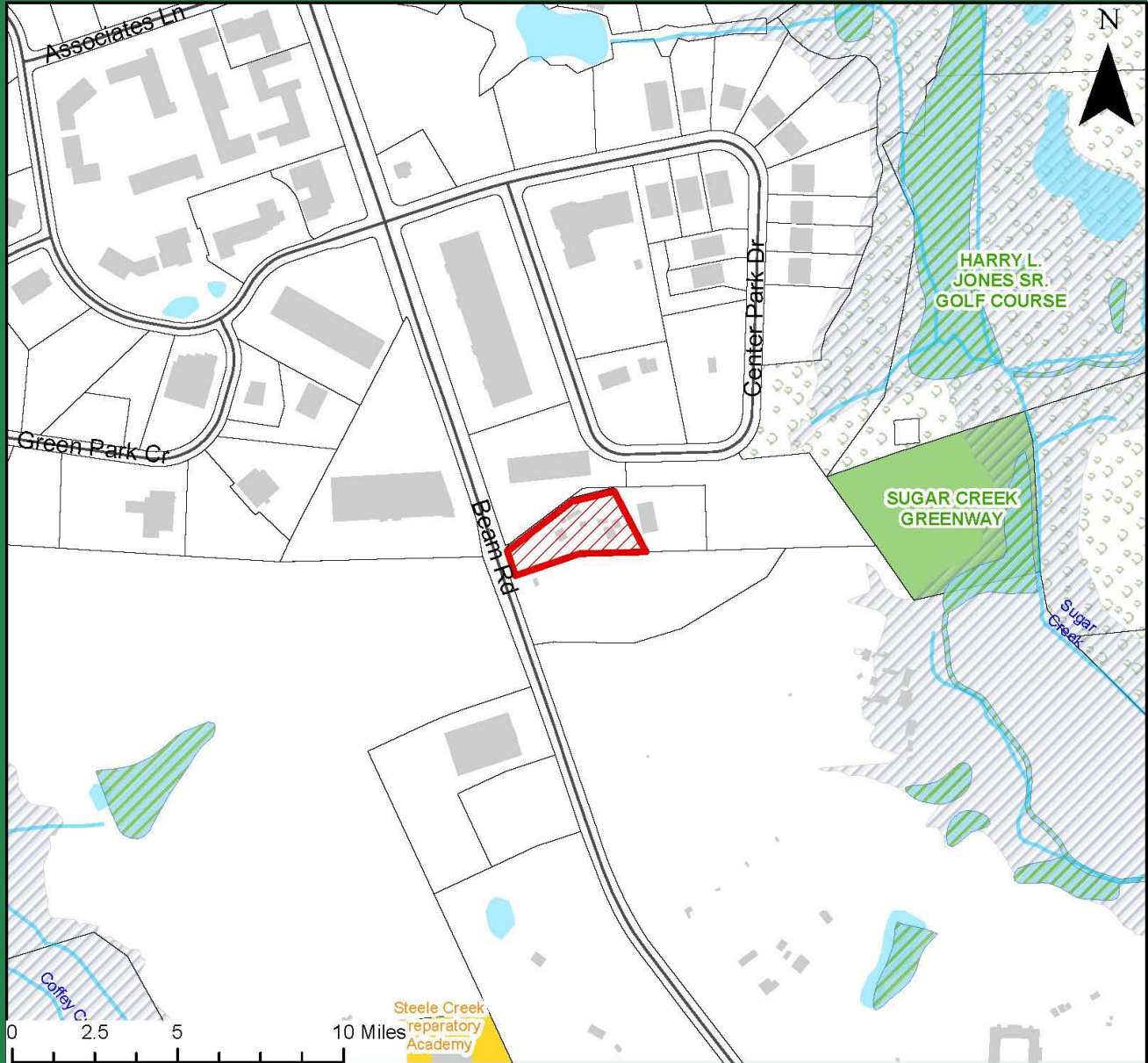




# Mandatory Referral 23-11

Initiated by: Johnny Jennings, CMPD

Submitted by: Anna Radcliff, City of Charlotte 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  
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