

Planning Committee

Agenda Packet

May 16, 2023 |
Room 280
5:00 p.m.

Charlotte-Mecklenburg Planning Commission Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 280
May 16, 2023 | 5 p.m.

1. **Call to Order and Introductions**

2. **Approval of the April 18, 2023 Minutes. Attachment 1**

3. **M.R. #23-20** | The City of Charlotte Planning, Design & Development Department (PDD) proposes to acquire ~41.889 acres (PID #s 111-261-07 + 111-261-44) located on Rocky River Church Road for tree canopy preservation. **Attachment 2.**
Staff Resource: Kathy Cornett, Planning
Tim Porter, Planning

4. **M.R. #23-21** | Mecklenburg County Park and Recreation proposes to acquire a portion of ~7 acres (PID #019-351-23), located in the Town of Huntersville, for inclusion into the existing Ferrelltown Nature Preserve. **Attachment 3.**
Staff Resource: Kathy Cornett, Planning
Bethany Fritts, Asset & Facility Management

5. **M.R. #23-22** | Mecklenburg County Park and Recreation proposes to acquire ~7.830 acres (PID # 105-161-20) located in the City of Charlotte, east of 77, inside the I-485 Loop near the intersection of Rocky River + Hood roads for a future local neighborhood park. **Attachment 4.**
Staff Resource: Kathy Cornett, Planning
Bethany Fritts, Asset & Facility Management

6. **M.R. #23-23** | Mecklenburg County Park and Recreation proposes to acquire ~2.430 acres (PID # 227-371-84, located in the Town of Matthews at the corner of E. John Street + Council Place for future facilities for Four Mile Creek Greenway. **Attachment 5.**
Staff Resource: Kathy Cornett, Planning
Bethany Fritts, Asset and Facility Management

7. **M.R. #23-24** | Mecklenburg County Park and Recreation proposes to acquire .440 acres (PID #045-102-04), located in the City of Charlotte at the northeast corner of N. Graham + Princess streets for a future neighborhood park. **Attachment 6.**
Staff Resource: Kathy Cornett, Planning

Bethany Fritts, Asset and Facility Management

8. Community Area Plan Update (15 minutes)

Staff Resource: Kathy Cornett, Planning

9. Adjournment

April 18, 2023 – 5:00 p.m.

Attendance

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

Planning Committee Members Absent: Commissioner Clayton Sealy

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Erin Hinson, and Alysia Osborne

Other Attendees: Erin Shaw

Other Staff: Bethany Fritts, Asset and Facility Management and Anna Radcliff, General Services, Bert Lynn, Mecklenburg County Park and Recreation, Elizabeth (Liz) Kitts, and Erin Gillespie, Corridors of Opportunity

Welcome and Introductions

Chairperson Keba Samuel called the meeting to order at 5:07 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 March 21, 2023, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals

Chairperson Samuel pulled M.R. #23-12 and M.R. #23-13 for review and discussion. M.R. #23-19 was also pulled by Vice Chairperson Blumenthal for discussion.

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.

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.

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.

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.

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.

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.

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.

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.

A motion was made by Commissioner Whilden and seconded by Vice Chairperson Blumenthal stating that the Planning Committee reviewed M.R. #23-12, #23-13, #23-14, #23-15, #23-16, #23-17, #23-18, and #23-19 on April 18, 2023, and has no additional comments for the submitting agencies. The motion was unanimously approved. 5-0

Meck Playbook Implementation Update

Mecklenburg County Park, and Recreation Director, Bert Lynn gave Planning Commissioners an update on the Meck Playbook and recent land acquisition activity. He noted that Park & Recreation operates within the city and county. Aside from Park & Rec, five of Mecklenburg County’s six towns have their own agencies.

The Meck Playbook was approved In December 2021. It includes four guiding principles - commitment to equity, evolve and grow, tell more stories, and to move beyond boundaries. Goals and strategies have also been developed to grow Park & Rec’s reach. Land acquisitions have been occurring and are projected for another 8 – 10 years. Acquisitions are intended to assist under-resourced communities, account for growth, enhance the greenway network, and to better align with environmental stewardship. Commissioners asked several questions during the presentation. Mr. Lynn shared the number of parcels acquired in recent years and their locations. Additional details about gap areas and the typical development requests were also shared. After a question-and-answer period the presentation concluded.

Community Area Plan Update

Kathy Cornett, Long Range Program Manager gave a brief update on the Community Area Planning process. She reminded commissioners about the purpose of the scheduled workshops and training provided prior to each workshop. Conversations during the workshops have been robust and confirm plan priorities, how to improve access and mitigate impacts. Also, staff have sent a thank you email to participants encouraging them to get others involved in the workshops or library hours or to make use of our online resources. Following discussion, the meeting adjourned.

Adjourn – The meeting adjourned at 6:05 pm

MANDATORY REFERRAL | REPORT NO. 23-20
Proposal to acquire of property for Rocky River Church Rd for Tree Canopy Preservation

***PROJECT PROPOSAL AND LOCATION:**

The City of Charlotte's Planning, Design & Development Department (PDD) proposes to acquire two parcels totaling approximately 41.889 acres (111-261-07 and 111-261-44) for tree canopy preservation. The properties are located off Rocky River Church Rd.

Following acquisition of these properties, the City anticipates donation of a conservation easement to the Catawba Lands Conservancy for the Rocky River Church Rd properties to ensure that perpetual stewardship of the tree canopy is provided. These properties are 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 properties were identified and considered under the City's scoring model for tree canopy preservation and reforestation and were determined to be good candidates for preservation due to their conservation value. The properties provide an opportunity to preserve approximately 12 acres of existing canopy and increase canopy cover by approximately 30 acres through reforestation efforts. 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.

***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 at its May 3, 2023 meeting reviewed this proposal electronically and offered the following comments:

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.

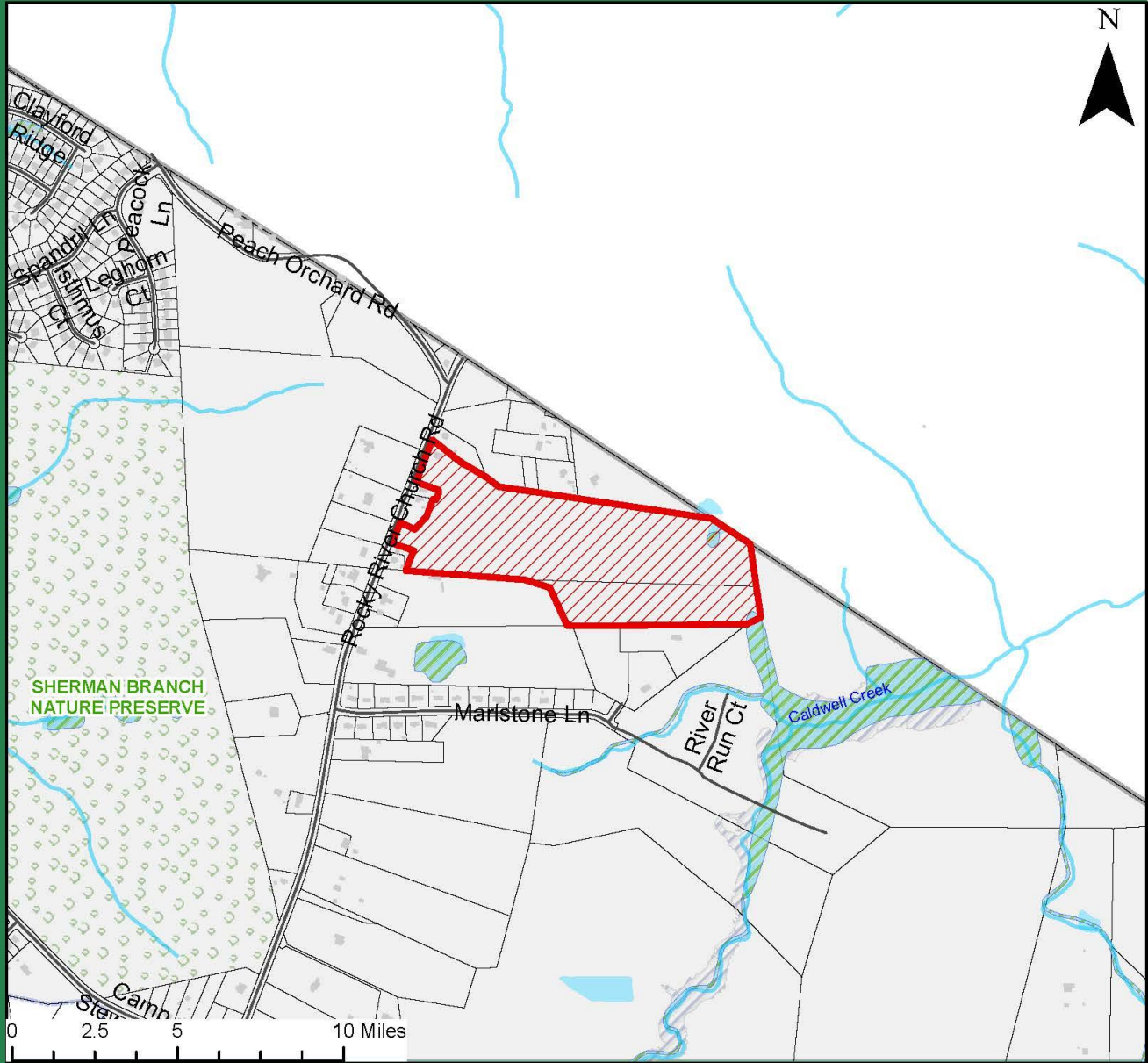
CMPC PLANNING COMMITTEE REVIEW:

At its May 16, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:

Mandatory Referral 23-20

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

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 4/19/2023

MANDATORY REFERRAL | REPORT NO. 23-21

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

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire a portion of Tax Parcel 019-351-23, +/- 7 acres, located in the Town of Huntersville. The property is heavily wooded and adjacent to the Ferrelltown Nature Preserve and undeveloped Ferrelltown Park. The property is currently zoned, TR – Transitional Residential District according to the Towns zoning designation.

PROJECT JUSTIFICATION:

Acquisition of this property is for inclusion into the existing Ferrelltown Nature Preserve. The existing nature preserve is roughly 42.199 acres in size, adjacent to the Ferrelltown Park, +/- 27.50 acres.

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:

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 property will occur in FY23 or early FY24.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force at its May 3, 2023 meeting reviewed this proposal electronically and offered the following comments:

PLANNING STAFF REVIEW:

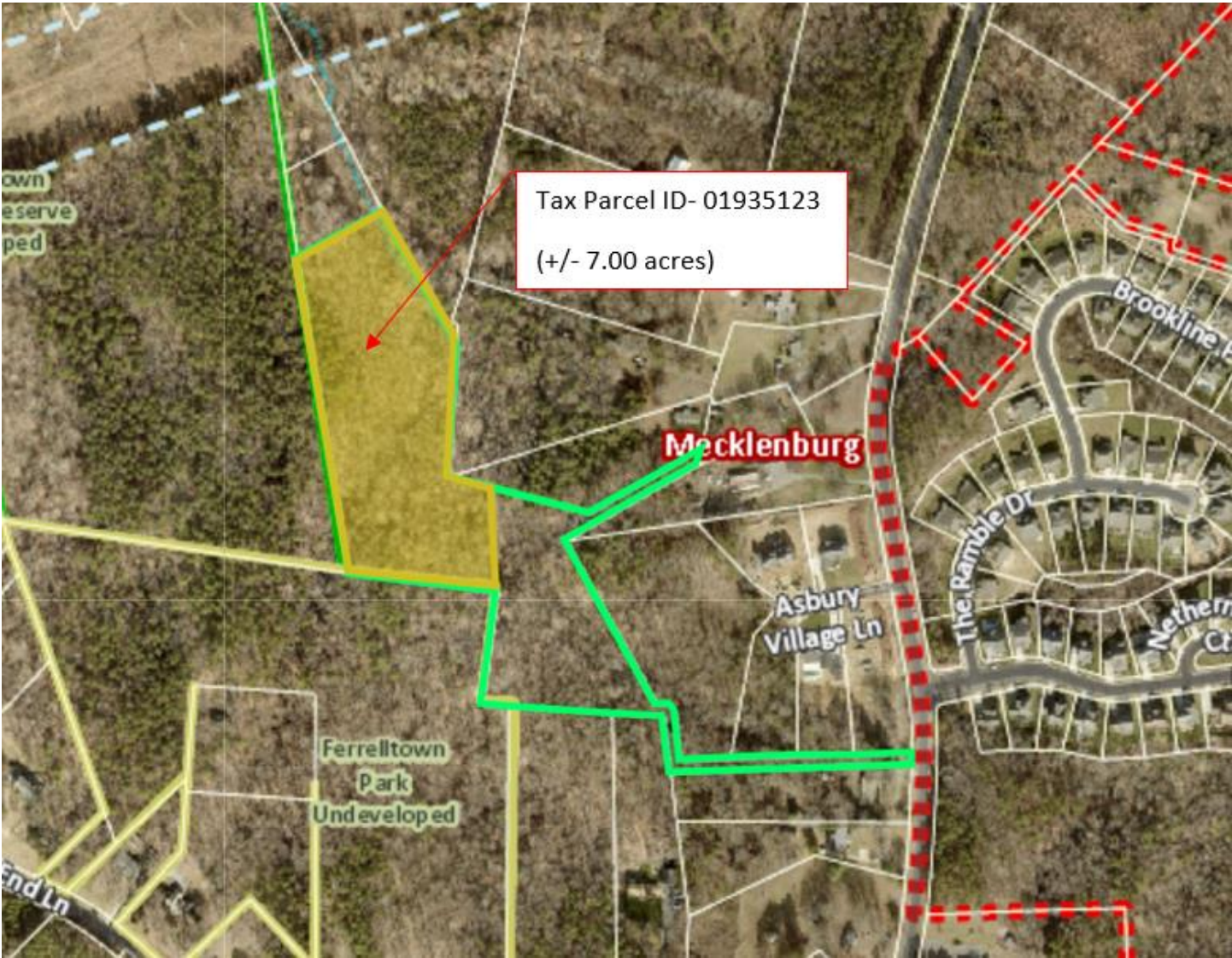
Planning staff has reviewed the proposed and has the following comments: None

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

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

CMPC PLANNING COMMITTEE REVIEW:

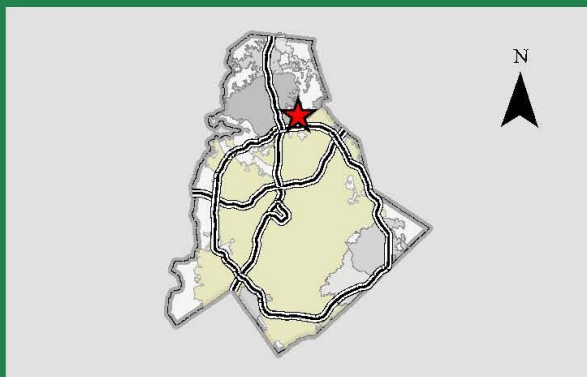
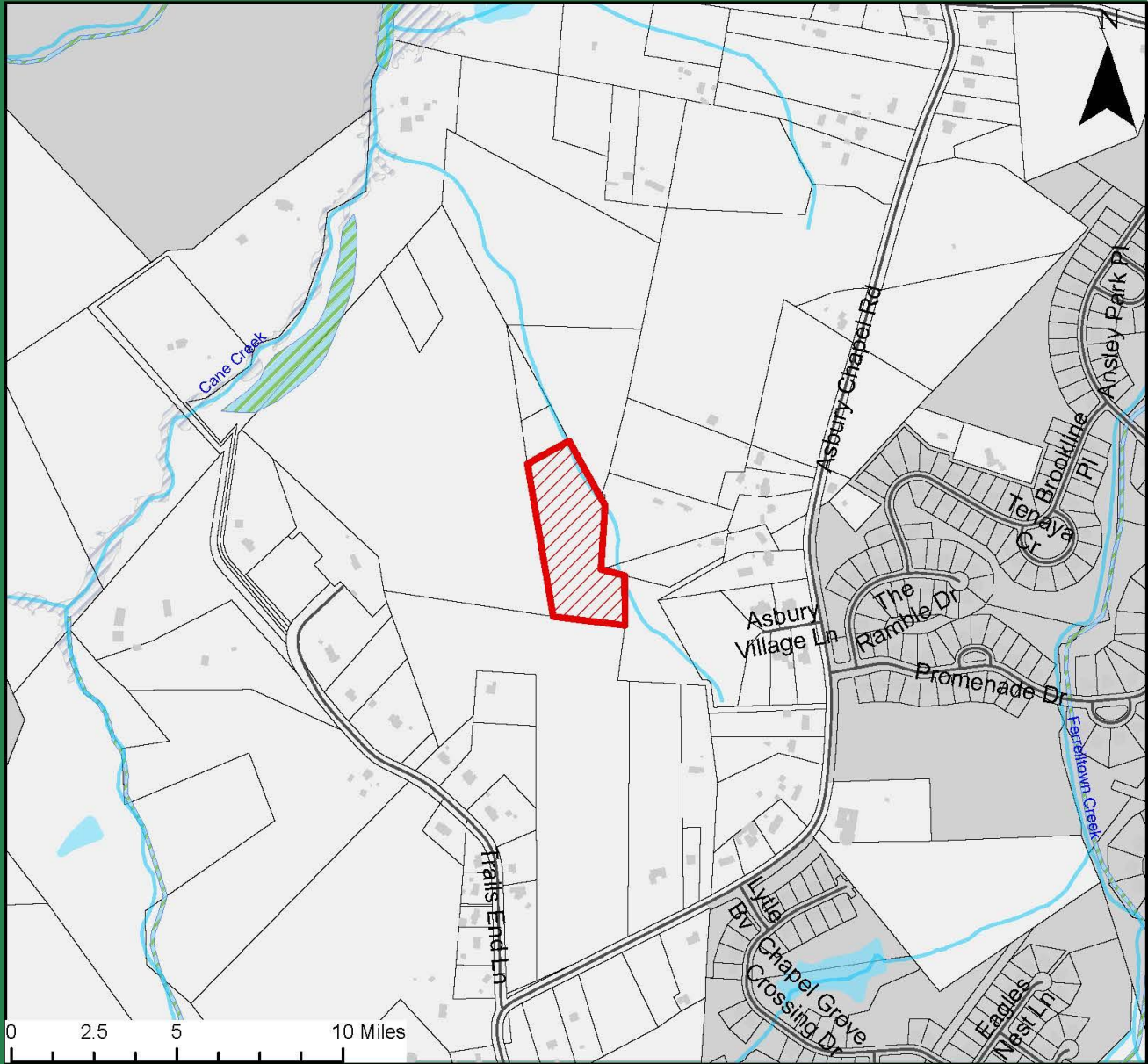
At its May 16, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



Mandatory Referral 23-21

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
-  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: 4/27/2023

MANDATORY REFERRAL | REPORT NO. 23-22

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

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 105-161-20, +/- 7.830 acres. Located in the City of Charlotte, east of 77, inside the I-485 Loop near the intersection of Rocky River and Hood Road. The property is heavily wooded with .25 miles of Rocky River Road frontage, surrounded by walkable single-family neighborhoods. The property is currently zoned R-3, new zoning plan effective June 1st, 2023, will change to N-1 zoning.

PROJECT JUSTIFICATION:

The property is envisioned to be a local neighborhood 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 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 this parcel.

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 property will occur in FY23 or early FY24.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force at its May 3, 2023 meeting reviewed this proposal electronically and offered the following comments:

PLANNING STAFF REVIEW:

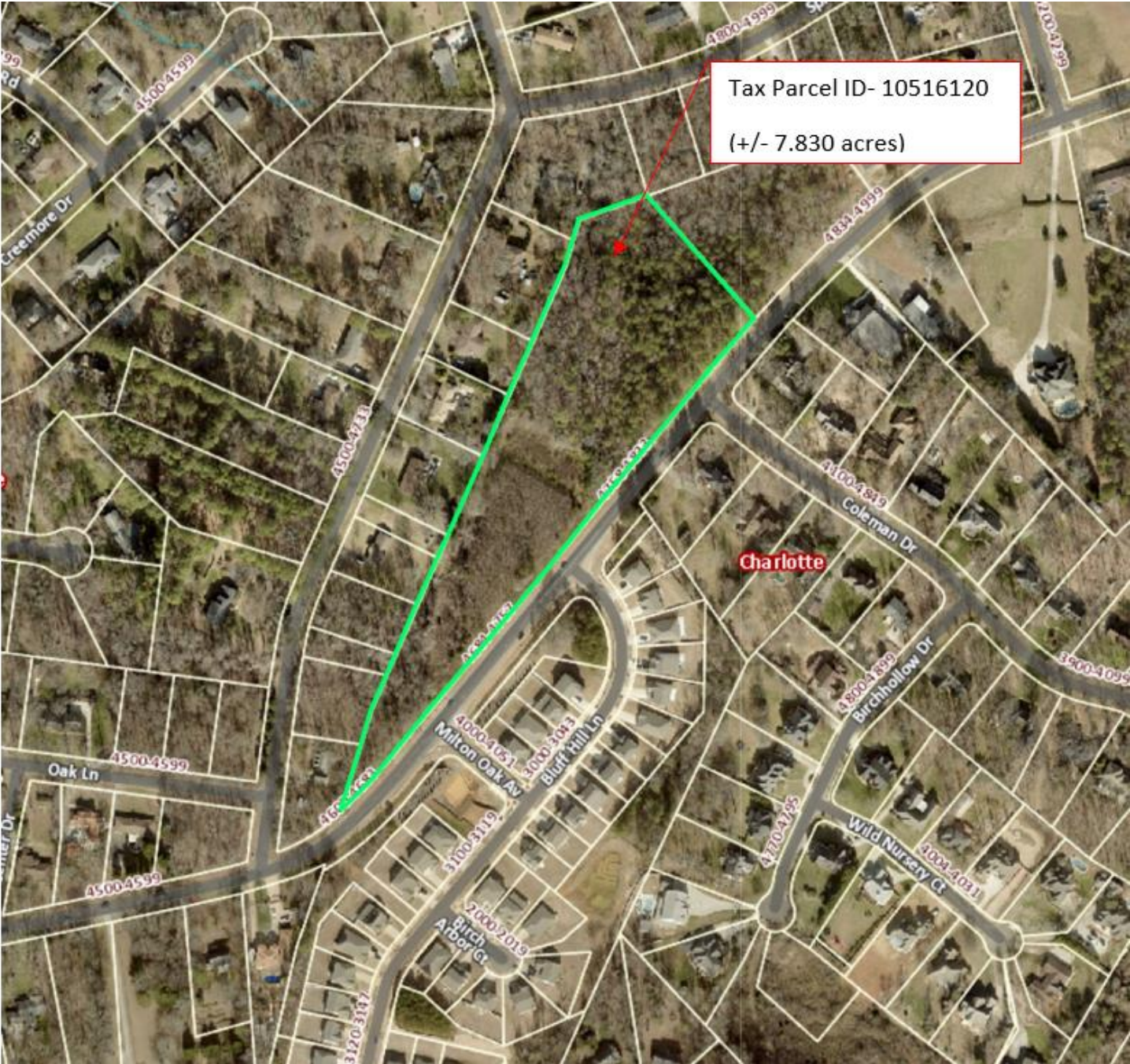
Planning staff has reviewed the proposed and has the following comments: None

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:

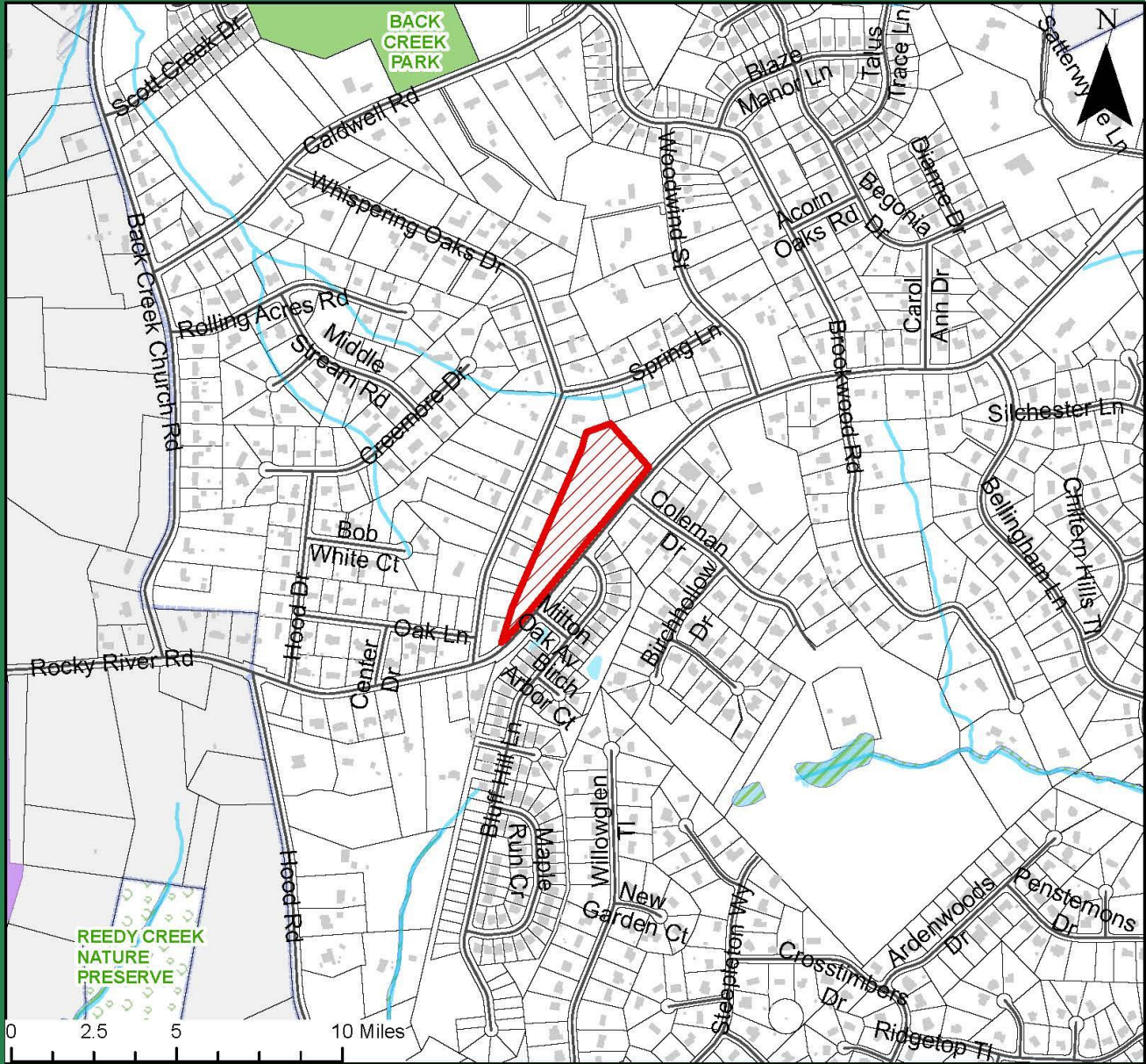
At its May 16, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



Mandatory Referral 23-22

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Bethany Fritts, Asset and Facility Management



0 2.5 5 10 Miles



-  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: 4/27/2023

MANDATORY REFERRAL | REPORT NO. 23-23
Proposal to acquire property on Council Place for Park and Recreation use

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 227-371-84, +/- 2.430 acres, located in the Town of Matthews. The property is mostly wooded with some clearing, positioned on the corner of E. John Street and Council Place with Four Mile Creek boarding the north side of the parcel. The property is currently zoned, B-1 (CD) Neighborhood Business, Conditional Use, according to the Town's zoning designation.

PROJECT JUSTIFICATION:

Acquisition of this property is envisioned to be developed as a rest area with restrooms and parking for the Four Mile Creek Greenway. This purchase will significantly assist with the safety of park goers and greenway users by having a designated area to park and deter from parking on the side of the road causing a safety hazard.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The purchase 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 acquisition is supported by the Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum acreage of 19:1,000 residents.

PROJECT IMPACT:

Acquisition of this parcel will increase land for recreation, open space, and future greenway.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Park and Recreation is aware of the future project to widen E. John Street and will plan to develop the property around their project.

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 at its May 3, 2023 meeting reviewed this proposal electronically and offered the following comments:

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: This parcel is within the Town of Matthews and subject to the Town's long range plans.

CMPC PLANNING COMMITTEE REVIEW:

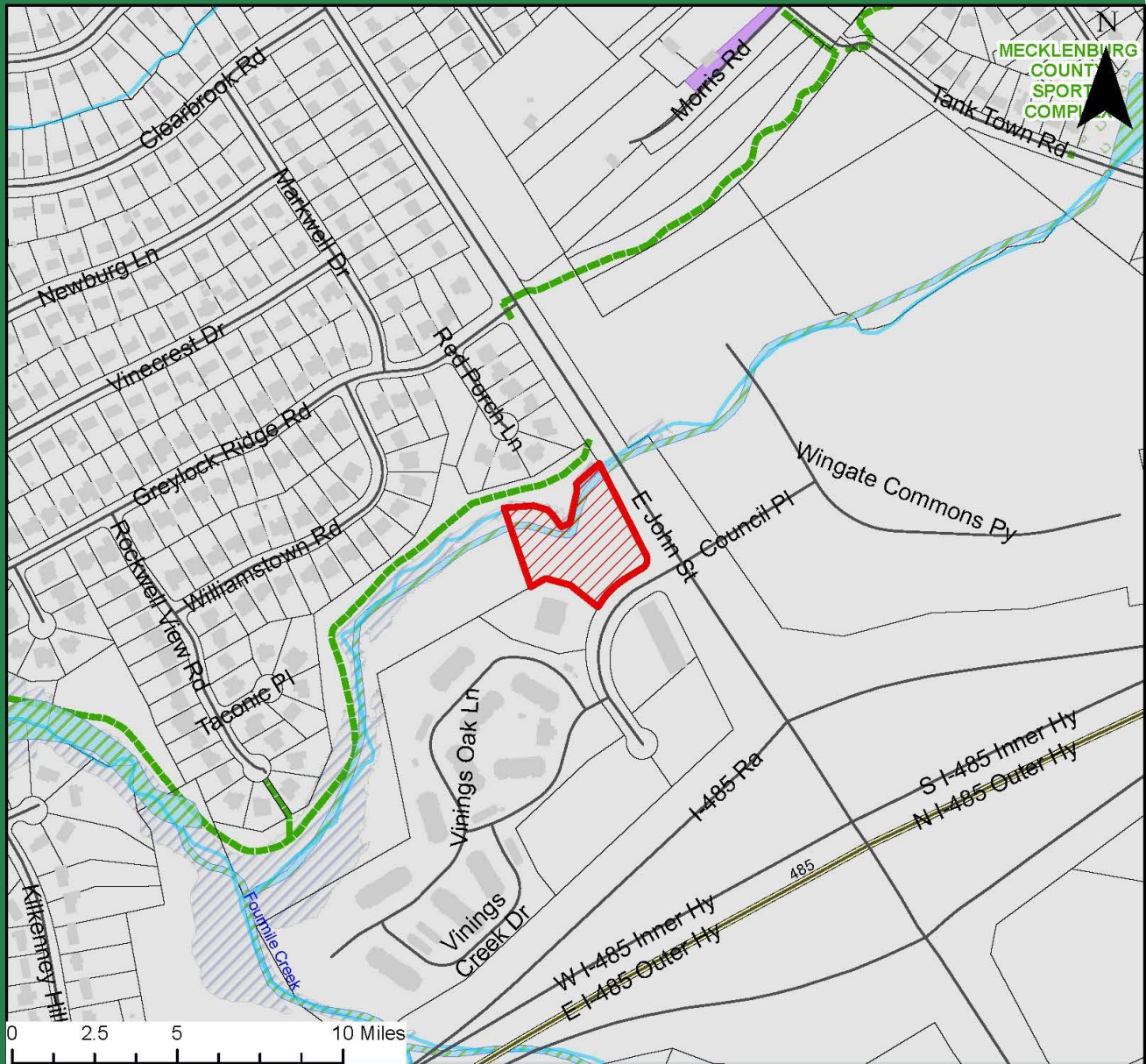
At its May 16, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



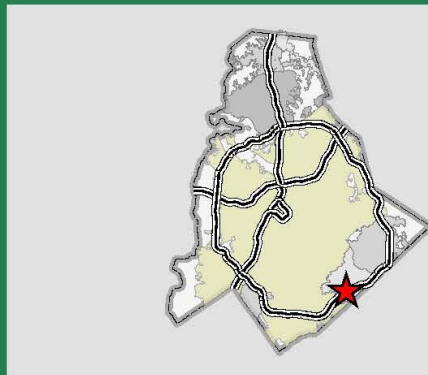
Mandatory Referral 23-23

Initiated by: W. Lee Jones, Park and Recreation

Submitted by: Bethany Fritts, Asset and Facility Management



MECKLENBURG
COUNTY
SPORTS
COMPLEX



- Mandatory Referral
- Building Footprints
- Road
- Interstate Highway
- Proposed Thoroughfare Improvement
- Local Historic Landmark
- Streams
- Wetland
- Existing Greenway (Alt Option)
- Greenway - Developed
- Greenway - Proposed
- FEMA 100 Year Floodplain
- Developed Park

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 4/27/2023

MANDATORY REFERRAL | REPORT NO. 23-24

Proposal to acquire property on N. Graham Street for Park and Recreation use

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 045-102-04, +/- .440 acres. Located in the City of Charlotte, at the northeast corner of N. Graham Street and Princess Street. The property consists of a vacant single-family structure and currently zoned B-1, 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 Commercial place type for this parcel.

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 at its May 3, 2023 meeting reviewed this proposal electronically and offered the following comments:

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:

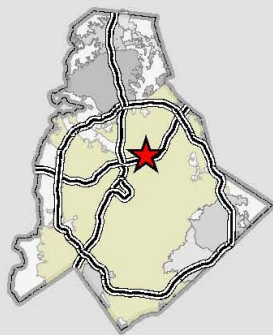
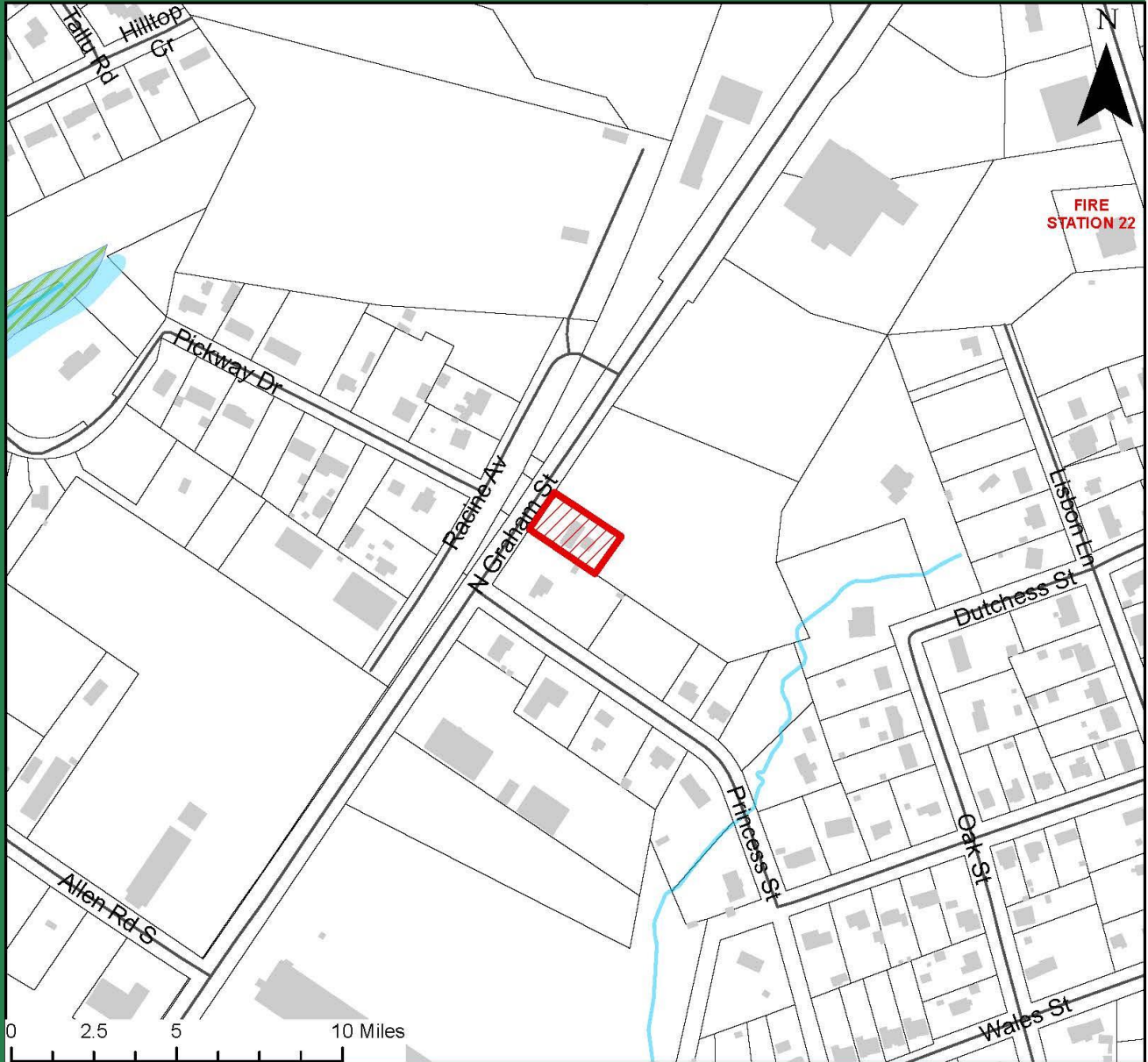
At its May 16, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



Mandatory Referral 23-24

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
-  Ponds
-  Fire Station
-  Greenway - Developed
-  Greenway - Proposed

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 4/27/2023