

Planning Committee  

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Agenda Packet

September 19, 2023 |  
Room 280  
5:00 p.m.



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 280  
September 19, 2023 | 5 p.m.

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1. **Call to Order and Introductions**
  
2. **Approval of the July 18, 2023 Minutes. Attachment 1**
  
3. **M.R. #23-33** | Mecklenburg County Storm Water Services proposes to acquire ~0.96 acres (PID # 069071020) at 800 Prince Street for flood mitigation purposes. **Attachment 2.**  
Staff Resource: Jason Pauling, Planning  
Jonathan Beller, Mecklenburg County Storm Water Services
  
4. **M.R. #23-34** | Mecklenburg County Storm Water Services proposes to acquire ~0.29 acres (PID # 09313419) located at 1730 Eastway Drive for flood mitigation purposes. **Attachment 3.**  
Staff Resource: Jason Pauling, Planning  
Jonathan Beller, Mecklenburg County Storm Water Services
  
5. **M.R. #23-35** | Charlotte Mecklenburg Schools (CMS) proposes to acquire ~.057 acres along Alleghany Street (PID # 06111329) + adjacent to Harding High School, through private donation to the Charlotte-Mecklenburg Board of Education. **Attachment 4.**  
Staff Resource: Jason Pauling, Planning  
Bob Sorrell, Charlotte-Mecklenburg Schools
  
6. **M.R. #23-36** | Mecklenburg County Park & Recreation proposes to acquire ~5.19 acres (PID #s 00519140 through 147) adjacent to Smithville Park along Nannie Potts Road in the Town of Cornelius, to extend the McDowell Creek Greenway. **Attachment 5.**  
Staff Resource: Jason Pauling, Planning  
Bethany Fritts, Mecklenburg County Asset and Facility Management
  
7. **Community Area Plan Update (10 minutes)**  
Staff Resource: Kathy Cornett, Planning
  
8. **Adjournment**

July 18, 2023 – 5:00 p.m.

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## Attendance

**Planning Committee Members Present:** Chairperson Andrew Blumenthal, Vice Chairperson Courtney Rhodes; and Commissioners Melissa Gaston, Erin Shaw, Ronnie Harvey, and Theresa McDonald

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

**Other Staff:** Bethany Fritts, Asset and Facility Management, Elizabeth Kitts, Real Estate, and Ebony Wells, General Services

## Welcome and Introductions

Chairperson Andrew Blumenthal called the meeting to order at 5:05 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 Melissa Gaston and seconded by Vice Chairperson Rhodes to approve the June 20, 2023, minutes. The minutes were unanimously approved. 6-0*

## Mandatory Referrals

**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.

**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.

Chairperson Blumenthal asked if any mandatory referral should be pulled for discussion. Hearing no response, a motion was made to approve the mandatory referrals.

*A motion was made by Commissioner Gaston and seconded by Commissioner Harvey stating that the Planning Committee reviewed M.R.#23-31 and M.R. #23-32, on July 18, 2023, and has no additional comments for the submitting agencies. The motion was approved. 6-0*

## Community Area

Kathy Cornett, Planning, updated commissioners regarding workshop series. The team is currently halfway through the series of scheduled workshops. For the month of August, the team will be compiling information and preparing for the next series of workshops in the fall. Erin Hinson, Planner provided an update on the engagement numbers for the first series of workshops.

### **Action Items**

- Planning Academy Graduate Reunion & Fellowship Brunch scheduled for Saturday, August 5, 2023, from 10:30 am – noon at the Urban Design Center. Commissioners are welcomed to attend.
- Staff will update commissioners about the achieved engagement strategy targets and how these compare to pre-established targets at either the next Planning Committee meeting or at the Planning Commission Retreat.
- Chairperson Blumenthal requested that staff provide a list of the seven remaining community areas. Kathy Cornett will send list to commissioners.
- Commissioners should attend workshops when feasible and will keep a track of commission attendance.
- Training for commissioners is the Thursday before scheduled workshops. Commissioners must attend training in order to help facilitate workshops. The training is area specific.

### **Planning Committee Members Discussion – Action Items**

Committee members voiced that they would like the future presentations listed below. The committee will work on compiling a list to present at the next Executive Committee meeting. Chairperson Blumenthal would like short presentations presented to the Planning Committee that last approximately 20-30 minutes.

- Catawba Lands Conservancy
- Sustain Charlotte and Carolina Thread Trail
- A collaborative meeting between Park & Rec, County Commissioners, & Planning Committee
- Urban Arboretum Trail and other trails i.e., Transit Trail, Carolina Thread Trail, etc.
- CATS Initiatives. Also, the plans for Roadways and Highways. (Save for Planning Commission Meeting)
- Park & Rec – Understanding the Park & Recreation strategy for buying smaller parcels. 10-Minute idea.
- Sustain Charlotte presentation on bicycling and connectivity. Find out more about connectivity on the ground as it relates to running or biking clubs.

Chairperson Blumenthal reminded commissioners that there are no Planning Committee or Commission meetings in the month of August. Also, the Planning Commission Retreat is scheduled for Friday, September 8, 2023. After further discussion the meeting was adjourned.

**Adjourn** – The meeting adjourned at 5:32 pm

**MANDATORY REFERRAL | REPORT NO. 23-33**

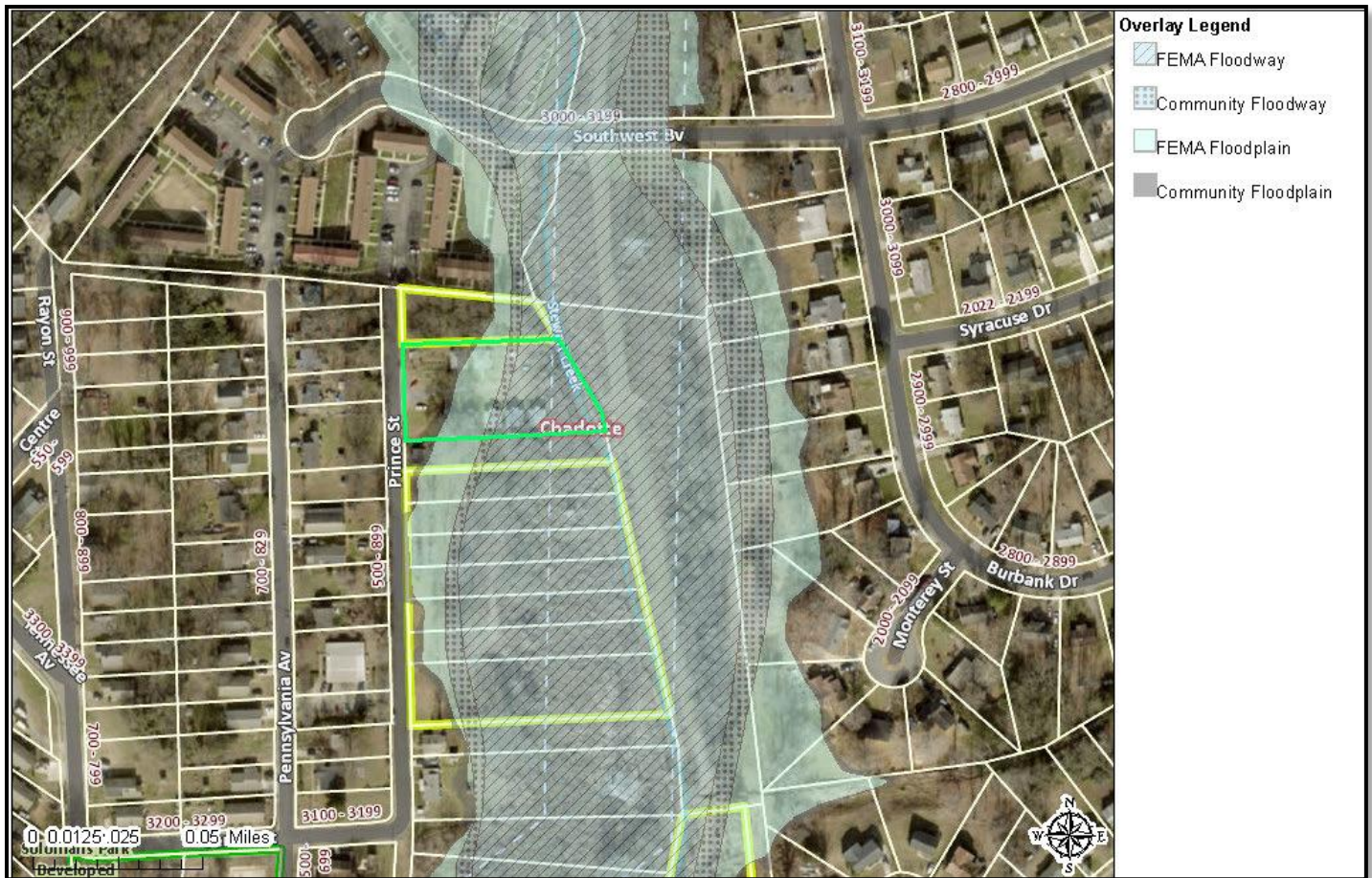
**Proposal to acquire/dispose of property on Prince Street for flood mitigation purposes**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County’s Storm Water Services Program proposes to acquire the flood prone property listed below. This property is subject to periodic and severe flooding. Surrounding uses include single-family residential as well as other floodplain properties acquired by the County.

TAX PARCEL ID	STREET ADDRESS	PARCEL SIZE	IMPROVEMENTS	ZONING
06907102	800 Prince St, Charlotte #1	0.96 Acres	650 SF Single-Family Home	R-5
06907102	800 Prince St, Charlotte #2	0.96 Acres	650 SF Single-Family Home	R-5
06907102	800 Prince St, Charlotte #3	0.96 Acres	650 SF Single-Family Home	R-5
06907102	800 Prince St, Charlotte #4	0.96 Acres	650 SF Single-Family Home	R-5
06907102	800 Prince St, Charlotte #6	0.96 Acres	650 SF Single-Family Home	R-5
06907102	800 Prince St, Charlotte #7	0.96 Acres	650 SF Single-Family Home	R-5
06907102	800 Prince St, Charlotte #8	0.96 Acres	650 SF Single-Family Home	R-5

**AERIAL MAP:**



**PROJECT JUSTIFICATION:**

The proposed acquisition is located within a FEMA-designated floodplain and is at continued risk of life and property damage and/or loss from future floods. The acquisition is intended to eliminate potential future losses by removing the improvements through demolition.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this floodplain parcel is consistent with the *Mecklenburg County Floodplain Management Guidance Document*, adopted by Mecklenburg Board of County Commissioners December 3, 1997, which aims to (i) prevent and reduce the loss of life, property damage, and service disruptions, and (ii) restore natural and beneficial functions of the floodplain. The selection of this parcel for acquisition is supported by the *Flood Risk Assessment and Risk Reduction Plan*, approved by Mecklenburg Board of County Commissioners in May of 2012.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The place type for this property per The City of Charlotte 2040 Comprehensive Plan Policy Map is Neighborhood 1 (N1). This proposal is consistent with the adopted policy map.

**PROJECT IMPACT:**

This project will have a positive impact and is further supported by the goals and Objectives of the 2040 Comprehensive Plan for protecting and integrating natural and built environments, and environmental justice.

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

The referenced parcel is located adjacent to prior floodplain acquisitions. Although not currently identified as part of a larger public/private project, the acquired parcels can be available for future projects with the understanding that new structures (buildings) will not be allowed.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring this property in FY24 with demolition to follow shortly after acquisition.

**PLANNING STAFF REVIEW:**

Planning supports the acquisition and demolition by Mecklenburg County Storm Water Services. The property is located within a Corridor of Opportunity as well as the EGF Vulnerable to Displacement Boundary identified by the 2040 plan. It is not within a Historic District.

This acquisition is supported by Goal 7 of the Charlotte 2040 Comprehensive Plan: Integrated Natural and Built Environment. Additionally, this acquisition is consistent with Environmental Justice goals of the Comprehensive Plan, which seek to minimize and equalize effects of environmental hazards among the entire community.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

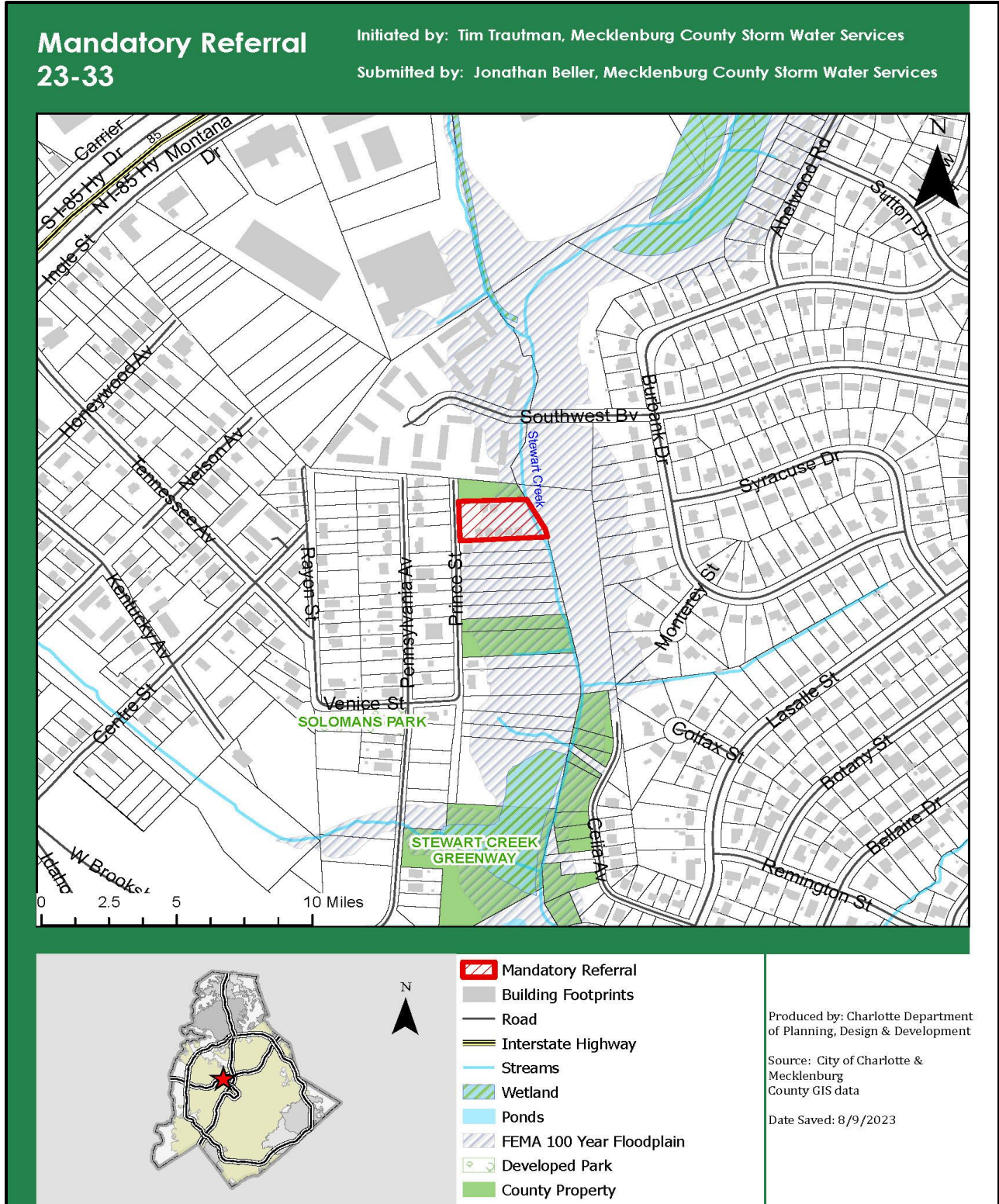
The Joint Use Task Force reviewed this proposal at their September 6, 2023 meeting and had no additional comments.

**CMPC PLANNING COMMITTEE REVIEW:**

At their September 19, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



**PROJECT MAP:**





**MANDATORY REFERRAL | REPORT NO. 23-34**

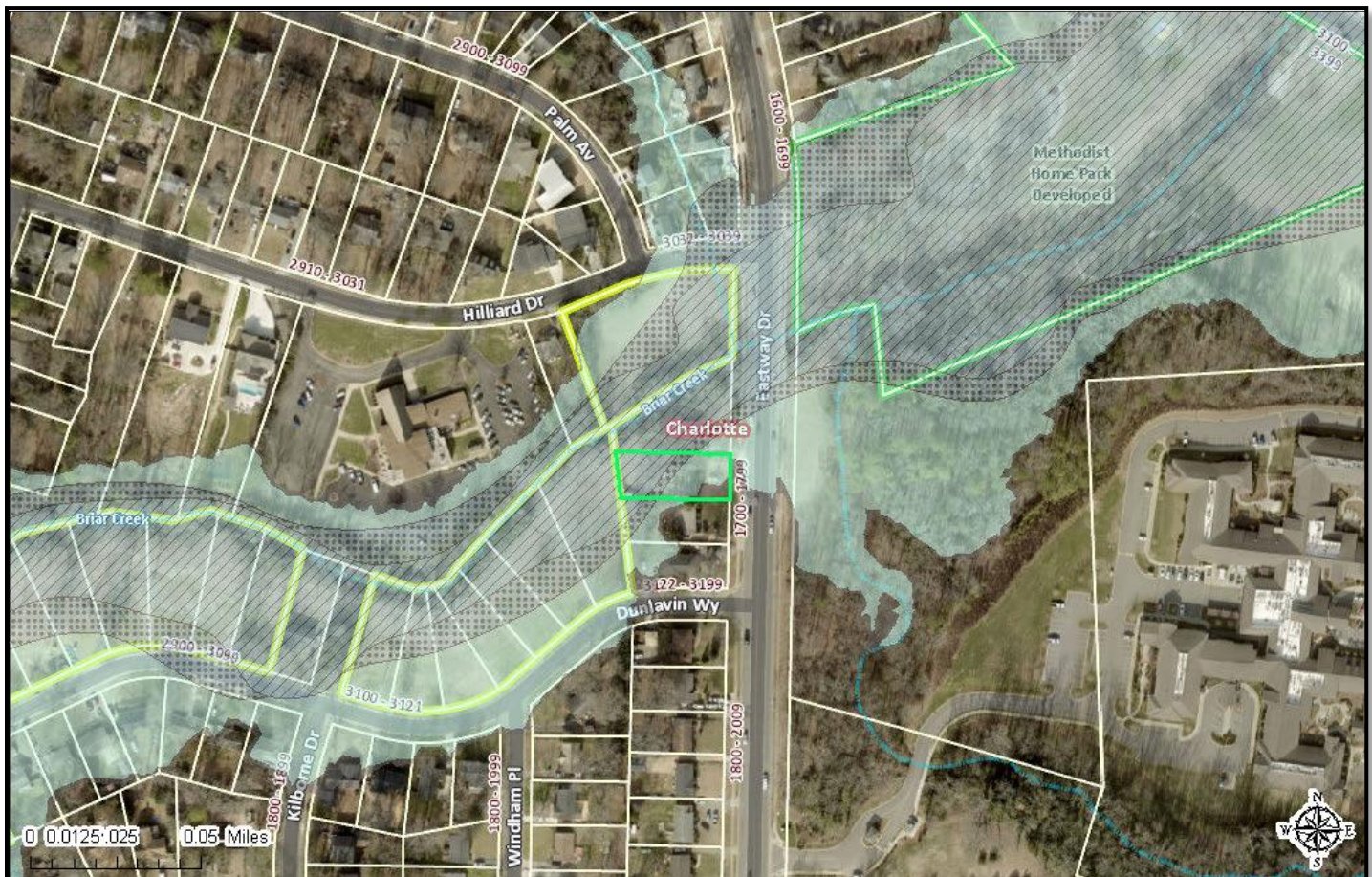
**Proposal to acquire/dispose of property on Prince Street for flood mitigation purposes**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County’s Storm Water Services Program proposes to acquire the flood prone property listed below. This property is subject to periodic and severe flooding. Surrounding uses include single-family residential as well as other floodplain properties acquired by the County.

TAX PARCEL ID	STREET ADDRESS	PARCEL SIZE	IMPROVEMENTS	ZONING
09313419	1730 EASTWAY DR, CHARLOTTE	0.29 ACRES	944 SQFT SF RES	R-4

**AERIAL MAP:**



**PROJECT JUSTIFICATION:**

The proposed acquisition is located within a FEMA-designated floodplain and is at continued risk of life and property damage and/or loss from future floods. The acquisition is intended to eliminate potential future losses by removing the improvements through demolition.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

General acquisition of floodplain parcels is consistent with the Mecklenburg County Floodplain Management Guidance Document, adopted by Mecklenburg Board of County Commissioners December 3, 1997, which aims to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain. The selection of these specific parcels for acquisition is supported by the Flood Risk Assessment and Risk Reduction Plan, approved by Mecklenburg Board of County Commissioners in May of 2012.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The place type for this property per The City of Charlotte 2040 Comprehensive Plan Policy Map is Neighborhood 1 (N1). This proposal is consistent with the adopted policy map.

**PROJECT IMPACT:**

This project will have a positive impact and is further supported by the goals and Objectives of the 2040 Comprehensive Plan for protecting and integrating natural and built environments, and environmental justice.

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

The referenced parcel is located adjacent to prior floodplain acquisitions. Although not currently identified as part of a larger public/private project, the acquired parcels can be available for future projects with the understanding that new structures (buildings) will not be allowed.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring this property in FY24 with demolition to follow shortly after acquisition.

**PLANNING STAFF REVIEW:**

Planning supports the acquisition and demolition by Mecklenburg County Storm Water Services. It is not within a Historic District. This acquisition is supported by Goal 7 of the Charlotte 2040 Comprehensive Plan: Integrated Natural and Built Environment. Additionally, this acquisition is consistent with Environmental Justice goals of the Comprehensive Plan, which seek to minimize and equalize effects of environmental hazards among the entire community.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

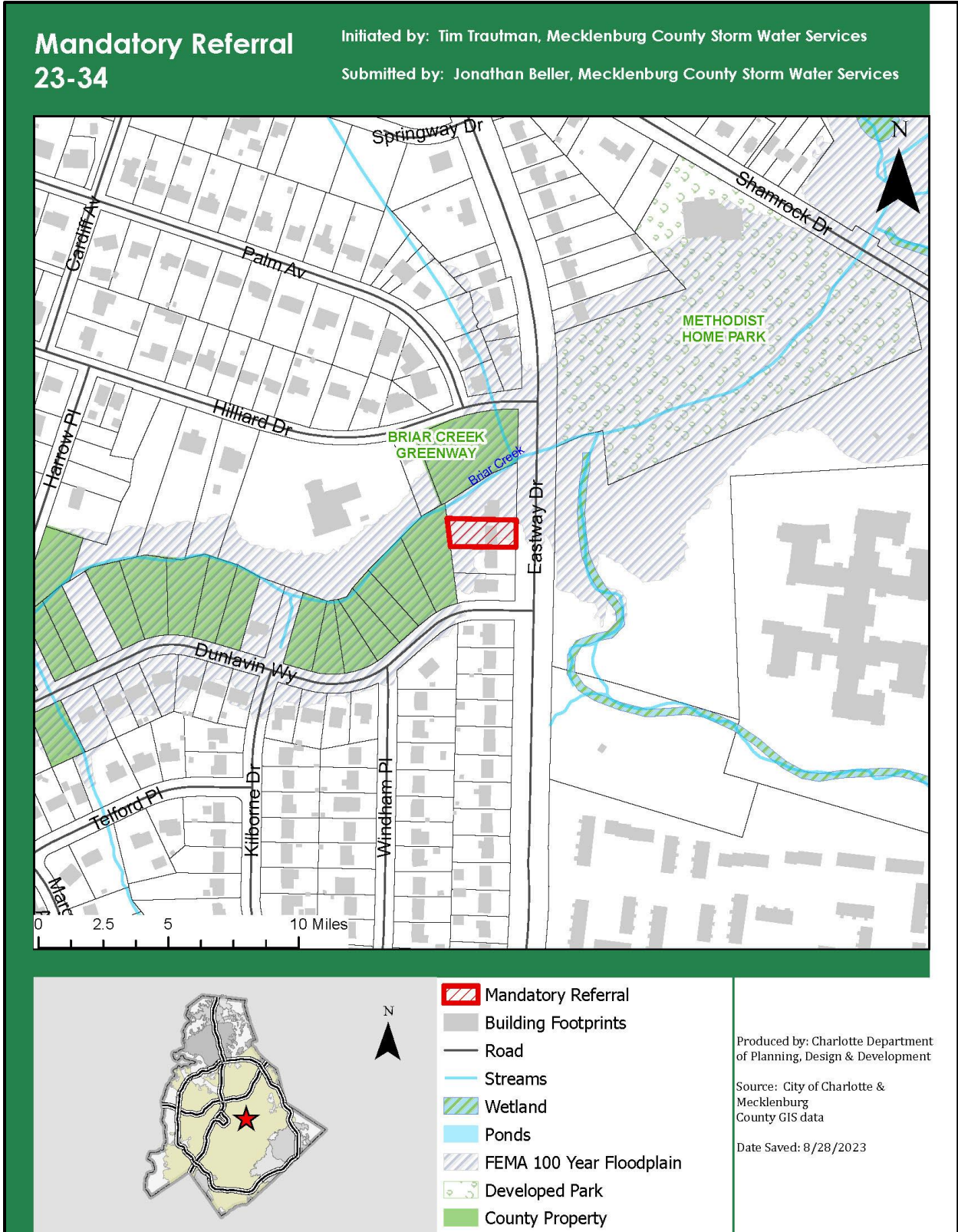
The Joint Use Task Force reviewed this proposal at their September 6, 2023 meeting and had no additional comments.

**PLANNING COMMITTEE REVIEW:**

At their September 19, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



PROJECT MAP:



## MANDATORY REFERRAL | REPORT NO. 23-35

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

Charlotte-Mecklenburg Schools (CMS) proposes to acquire .057 acres along Alleghany Street (tax parcel 06111329) through private donation to The Charlotte-Mecklenburg Board of Education. Property is adjacent to Harding University High School property.

### **AERIAL MAP:**



### **PROJECT JUSTIFICATION:**

The proposed acquisition will further enhance an area identified in the 2023 capital improvement plan (CIP) for a comprehensive athletics package and balance of campus replacement, while requiring no additional investment.

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

While the proposed acquisition was unplanned, it is consistent with the planned CMS 2023 CIP projects and is supported by the Mecklenburg County Capital Ordinances.

**PROJECT IMPACT:**

This project will have a positive impact and is further supported by the goals and Objectives of the 2040 Comprehensive Plan for protecting and integrating natural and built environments, and environmental justice.

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

The referenced parcel is located adjacent to prior floodplain acquisitions. Although not currently identified as part of a larger public/private project, the acquired parcels can be available for future projects with the understanding that new structures (buildings) will not be allowed.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring this property in FY24 with demolition to follow shortly after acquisition.

**PLANNING STAFF REVIEW:**

Planning supports the acquisition and demolition by Mecklenburg County Storm Water Services. It is not within a Historic District. This acquisition is supported by Goal 7 of the Charlotte 2040 Comprehensive Plan: Integrated Natural and Built Environment. Additionally, this acquisition is consistent with Environmental Justice goals of the Comprehensive Plan, which seek to minimize and equalize effects of environmental hazards among the entire community.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

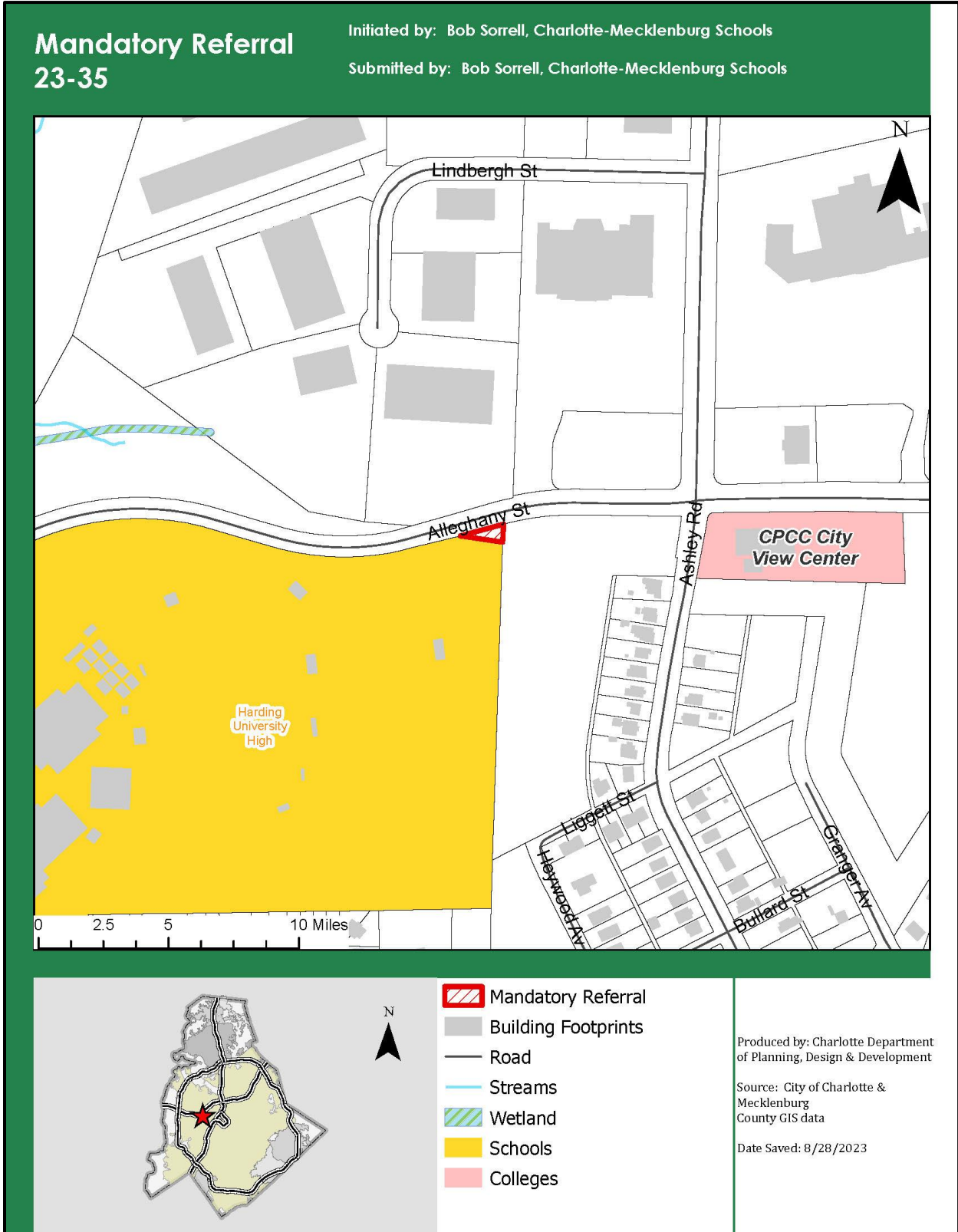
The Joint Use Task Force reviewed this proposal at their September 6, 2023 meeting and had no additional comments.

**PLANNING COMMITTEE REVIEW:**

At their September 19, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



**PROJECT MAP:**



## MANDATORY REFERRAL | REPORT NO. 23-36

### PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcels 005-19-140, 005-19-141, 005-19-142, 005-19-143, 005-19-144, 005-19-145, 005-19-146, 005-19-147, totaling +/- 5.19 acres adjacent to Smithville Park and near Cornelius Elementary. Located in the Town of Cornelius, with frontage along Nannie Potts Road. The parcels are zoned Neighborhood Residential (NR).

### AERIAL MAP:



### PROJECT JUSTIFICATION:

Acquisition of this property is vital to extend the McDowell Creek Greenway from Smithville Park to Westmoreland Rd. The purchase 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 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:**

According to the 2023 adopted Land Use Plan map for the Town of Cornelius, these properties lie within the Smithville Revitalization Area.

**PROJECT IMPACT:**

Acquisition of these parcels will increase land for recreation, open space, and connectivity 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 will occur in FY24.

**PLANNING STAFF REVIEW:**

Planning supports the acquisition by Mecklenburg County for the continued expansion of the County's Greenway system, as well as to achieve the Town of Cornelius Greenway vision.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their September 6, 2023 meeting and had no additional comments.

**PLANNING COMMITTEE REVIEW:**

At their September 19, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



PROJECT MAP:

