

Planning Committee  

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Agenda Packet

November 14, 2023 |  
Room 266  
5:00 p.m. |



# Charlotte-Mecklenburg Planning Commission

## Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 266  
November 14, 2023 | 5 p.m.

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1. **Call to Order and Introductions**
  
2. **Approval of the October 17, 2023 Minutes. Attachment 1**
  
3. **M.R. #23-41** | Mecklenburg County proposes to acquire Tax Parcels 139-011-32 and 139-011-24 located in the Town of Mint Hill for park and preserve purposes. The property sits north of Fairview Road and west of I-485, consisting of approximately 29.71 acres. **Attachment 2.**  
Staff Resource:            Jason Pauling, Planning  
   Bethany Fritts, Asset and Facility Management
  
4. **M.R. #23-42** | Mecklenburg County proposes to acquire Tax Parcel 029-342-34, approximately 0.540 acres located inside of the I-485 loop and east of I-77, and off Polk and White Road in Charlotte for Park and Recreation purposes. **Attachment 3.**  
Staff Resource:            Jason Pauling, Planning  
   Bethany Fritts, Asset and Facility Management
  
5. **M.R. #23-43** | The Charlotte-Mecklenburg Board of Education intends to convey to the Town of Mint Hill the former school building and associated land located at 11516 Bain School Road (PID # 19701146). The conveyance includes land of approximately 4.45 acres and the existing onestory, 52,600 square foot building. **Attachment 4.**  
Staff Resource:            Jason Pauling, Planning  
   Bob Sorrell, Charlotte-Mecklenburg Schools
  
6. **M.R. #23-44** | The City of Charlotte proposes to dispose of three properties totaling approximately 0.70 acres on the southeast corner of West Boulevard and Remount Road for purposes of redevelopment (PID #s 11903340, 11903341, and 11903342). **Attachment 5.**  
Staff Resource:            Jason Pauling, Planning  
   Liliias John, Economic Development
  
7. **M.R. #23-45** | Mecklenburg County proposes to acquire property totaling approximately 8.377 acres off Little Rock Road adjacent to Paw Creek (PID # 059-271-01) for park, preservation and greenway purposes. **Attachment 6.**

Staff Resource: Jason Pauling, Planning  
Roberta Whitner, Asset and Facility Management

- 8. M.R. #23-46** | Mecklenburg County proposes to acquire a 6.561-acre property off West Sugar Creek Road for Park and Recreation (PID # 043-17-110) as an addition to the Mallard Creek Greenway System. **Attachment 7.**

Staff Resource: Jason Pauling, Planning  
Roberta Whitner, Asset and Facility Management

- 9. M.R. #23-47** | The City of Charlotte proposes to dispose of two parcels totaling 4.33 acres (PID #s 08906447 and 08906431) at Reagan Drive and Tom Hunter Road for the purpose of affordable housing. **Attachment 8.**

Staff Resource: Jason Pauling, Planning  
Lilias John, Economic Development

**10. Strategic Mobility Plan Overview (45 minutes)**

Staff Resource: Ed McKinney, CDOT  
Julian Burton, CDOT

**11. Community Area Plan Update (10 minutes)**

Staff Resource: Kathy Cornett, Planning

**12. Adjournment**

October 17, 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, Theresa McDonald, and Robin Stuart

Vice Chairperson Rhodes arrived at the meeting at 5:11 pm after the approval of the September 19, minutes.

**Planning Staff Present:** Kathy Cornett, Zenia Duhaney, Erin Hinson, Alysia Osborne, Jason Pauling, and Tim Porter

**Other Staff:** Bethany Fritts, Asset and Facility Management

**Presenters:** Bart Landess, Executive Director, Catawba Lands Conservancy and Carolina Thread Trail and Jane Myers, Executive Director, Trees Charlotte

### Welcome and Introduction

Chairperson Andrew Blumenthal called the meeting to order at 5:06 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 Gaston and seconded by Commissioner Shaw to approve the September 19, 2023, minutes. The minutes were unanimously approved. 6-0*

### Mandatory Referrals

**M.R. #23-37** | Mecklenburg County Park and Recreation proposes to accept a land donation of Tax Parcels 199-251-05 and 141-171-27 (+/- 1.15 acres) on Dixie River Road from Dixie Land River, LLC.

**M.R. #23-38** | Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 015- 223- 10 (+/- 3.680 acres) in the Town of Huntersville for expansion of the Gar Creek nature preserve.

**M.R. #23-39** | The Charlotte-Mecklenburg Board of Education intends to exchange the former school located at 1400 N. Graham St. (PID 07901729) containing 4.18 acres for the current Mecklenburg County Bar Building at 511 Yellowstone Dr. (PID 06904138).

**M.R. #23-40** | Charlotte Mecklenburg Library desires to dispose of the 5,002 square foot building situated on 0.292 acres at 2324 LaSalle Street (PID 06917117).

The Chairperson asked if any of the mandatory referrals should be pulled for discussion. Commissioner Shaw asked about the disposition process for 1400 N. Graham Street property (M.R. #23-39). Jason Pauling, Senior Project Manager explained that the Bar Association and the Board of Education (CMS) are in the process of exchanging properties. The only comment received was from the Historic District Landmark Commission for the properties designation as a historic landmark be disclosed. Anything associated with the development regulations will need to be coordinated with the Historic Landmarks Commission. After further discussion,

Chairperson Blumenthal clarified that the building at Yellow Stone Drive was initially marketed for sale. Nevertheless, CMS has acknowledged they want to use the building. Therefore, the Bar Association is moving to Graham Street and the CMS is moving to Yellow Stone Drive. Commissioner Shaw requested as a follow-up clarification from CMS about the use of the property. After additional discussion, the committee voted.

*A motion was made by Commissioner Gaston and seconded by Vice-Chairperson Rhodes stating that the Planning Committee reviewed M.R. #23-37, M.R. #23-38, M.R. #23-39, and M.R. #23-40, on October 17, 2023, and has no additional comments for the submitting agencies. The motion was approved. 7-0*

### **CATAWBA LANDS CONSERVANCY OVERVIEW**

Bart Landess, Executive Director, provided an overview regarding the Catawba lands Conservancy. The group's primary focus is saving land and connecting lives to nature. He talked about the protected areas in North Carolina providing details on the economic development and exponential growth which has occurred from 1976 through 2030. The goal is to have good quality of life, a great place to live, while conserving land and protecting the natural environment. Mr. Landess also talked about the NC trails and the benefits of having them.

### **TREES CHARLOTTE – PROJECT OVERVIEW**

Jane Myers, Executive Director, provided a summary about Trees Charlotte. She discussed the different approaches for utilizing trees to reach the community. This included how trees matter in building community, the benefits of Charlotte's Urban Forest, Charlotte's Tree Canopy, and some of the related disparities. She also provided a summary on the natural causes of tree loss. Ms. Myers shared the type of events undertaken through partnerships in the community and how the practice of preservation occurs. Outreach and education are also used to inspire residents to advocate for tree plantings and preservation.

Commissioners asked several questions after each presentation. The following action items resulted from the discussion:

#### **Action Items**

- Commissioner Shaw asked for a confirmation from CMS regarding the use of the property at 1400 Graham Street.
- The Chairperson asked for the presenters' contact information and for the distribution of presentations to commissioners.
- Ms. Myers will send link to recommended certified arborist listed on Trees Charlotte's website. This is so that commissioners can learn more about mature tree canopies. Vice Chairperson Rhodes had inquired about mature tree canopies and possible property damage that might result from a tree falling.
- Staff asks that Commissioners continue to spread the news about the area plan process and asks that the community submit images of areas or things that they like about their communities.

#### **Community Area Plan Update**

Erin Hinson, Planner talked about how the Community Area Planning effort will provide detailed guidance for growth and development for Charlotte's communities. There are five phases to the process and the result will be 14 Community Area Plans. She also updated the committee on engagement efforts. Kathy Cornett reviewed the details of Phase 2, which primarily focused on policy map changes. Phase 3, Projects and Programs, is expected to include 8 Workshops in the spring. After additional discussion Chairperson Blumenthal updated the committee on his attendance at the Northeast Middle and Outer workshop. He acknowledged staff efforts and complimented Kathy Cornett on her ability to manage expectations at workshops. After additional discussion the meeting was adjourned.

**Adjournment - 6:58 p.m.**



## MANDATORY REFERRAL | REPORT NO. 23-41

### Proposal to acquire property on Blair Road in Mint Hill for Park and Recreation Use

#### PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcels 139-011-32 and 139-011-24 located in the Town of Mint Hill. The property sits north of Fairview Rd and west of I-485, consisting of +/- 29.71 acres. Currently zoned as R, Residential District specific to Town of Mint Hill.

#### AERIAL MAP:



**PROJECT JUSTIFICATION:**

The site is to be an addition to the County's recently acquired Large Oak Park. This expansion would create additional access to the park off Blair Road and provide room for more park amenities. The acquisition would expand Large Oak Park to +/- 43.641 acres.

**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.

**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 FY24.

**PLANNING STAFF REVIEW:**

Planning has no additional comments and supports the proposal. This would align with Goal 7 of the 2040 Comprehensive Plan supporting integrated and natural environments by increasing the acreage of protected, natural lands in Mecklenburg County.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their November 1, 2023 meeting. Bert Lynn with Mecklenburg County Park and Recreation mentioned that this property came on the market in June and that they had a coordination meeting with The Town of Mint Hill to discuss purchase and Mint Hill was in support. Mint Hill Town Manager Brian Welch also confirmed the Town's support for this acquisition. The park has not yet been master planned so there is not yet a time frame for development.

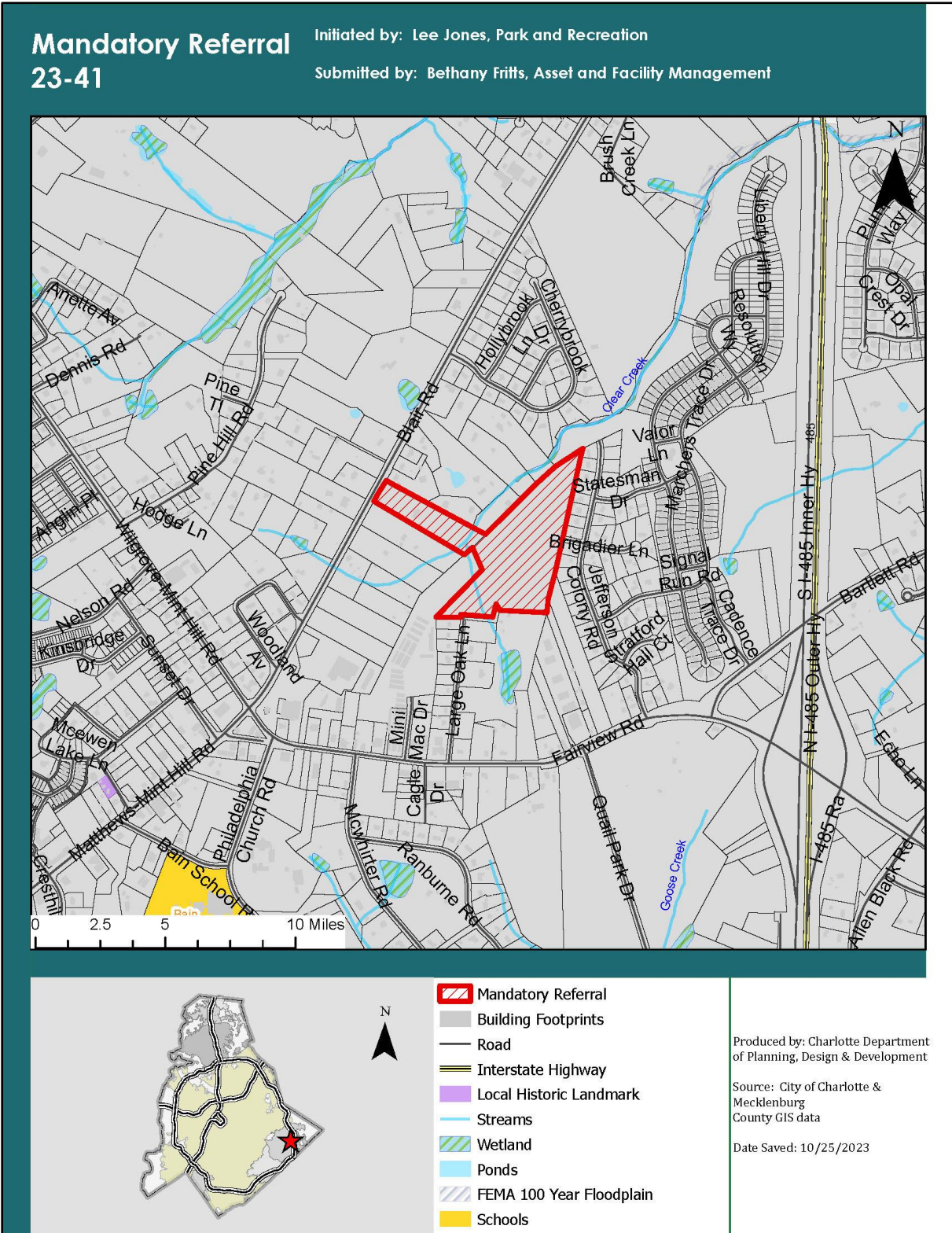
**PLANNING COMMITTEE REVIEW:**

At their November 14, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



MANDATORY REFERRAL | REPORT NO. 23-41

PROJECT MAP:





## MANDATORY REFERRAL | REPORT NO. 23-42

### Proposal to acquire property on Polk and White Road for Park and Recreation Use

#### PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation would like to acquire Tax Parcel 029-342-34, +/- .540 acres. Located inside of the I-485 loop and east of I-77 off Polk and White Road in Charlotte. The parcel is a small vacant heavily wooded lot surrounded entirely by Mallard Creek Park.

#### AERIAL MAP:



#### PROJECT JUSTIFICATION:

Acquisition of this property is for inclusion into the existing Mallard Creek Park. The existing park is roughly +/- 218.427 acres in size.

**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 place type for this property per The City of Charlotte 2040 Comprehensive Plan Policy Map is Parks and Preserves. The proposed acquisition is consistent with the Policy Map.

**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 FY24.

**PLANNING STAFF REVIEW:**

Planning has no additional comments and supports the proposal. This acquisition aligns with Goal 7 of the 2040 Comprehensive Plan supporting an increase in the acreage of protected, natural lands within the City.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

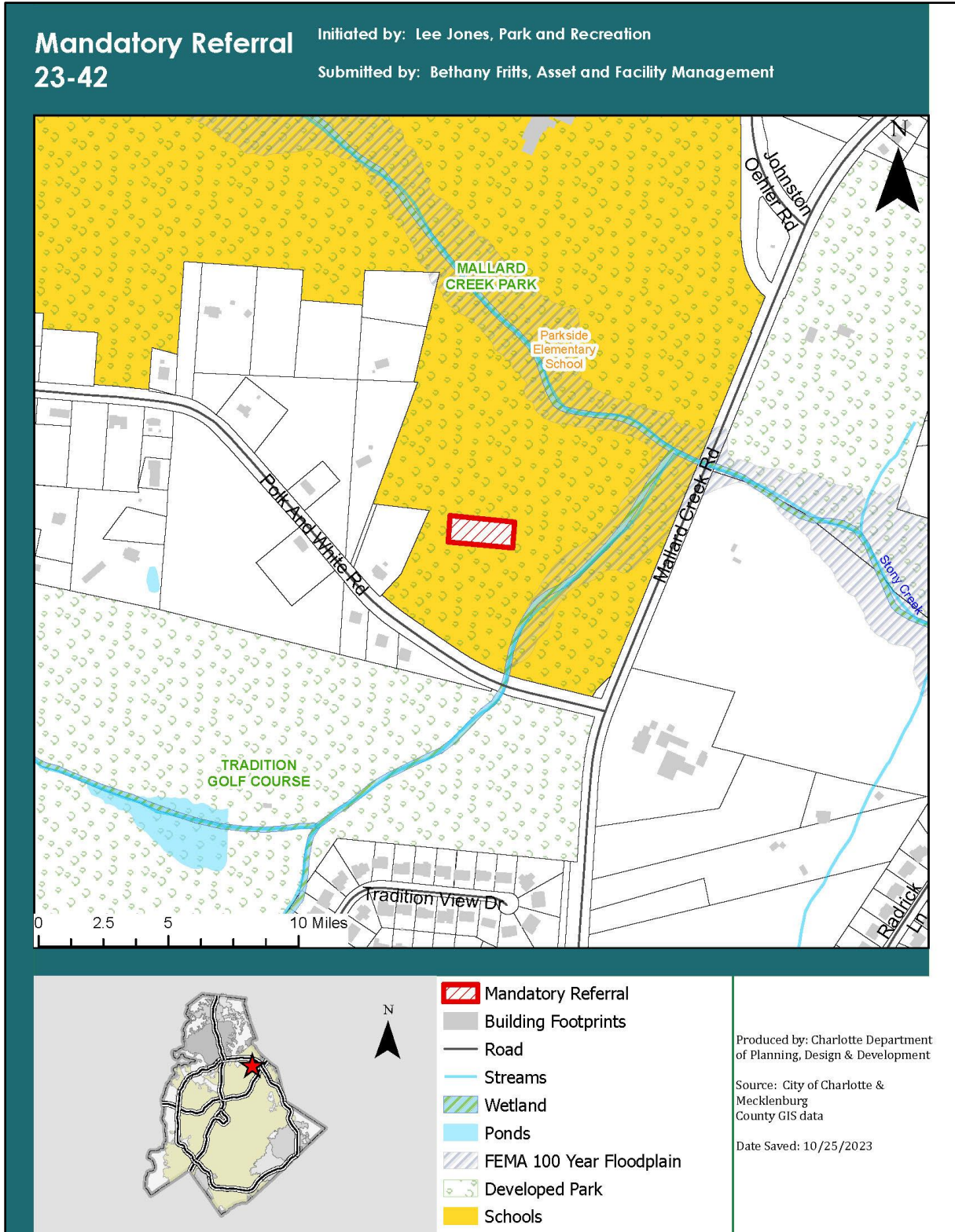
The Joint Use Task Force reviewed this proposal at their November 1, 2023 meeting and did not have any additional comments to add.

**PLANNING COMMITTEE REVIEW:**

At their November 14, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



**PROJECT MAP:**





## MANDATORY REFERRAL | REPORT NO. 23-43

### Proposal to convey building and property from Charlotte-Mecklenburg Board of Education to the Town of Mint Hill on Bain School Road

#### PROJECT PROPOSAL AND LOCATION:

Convey to the Town of Mint Hill the former school located at 11516 Bain School Road, Mint Hill, NC, a portion of Parcel ID 19701146 containing +/- 4.45 acres, near downtown Mint Hill. Property is improved with a 1-story 52,600 SF building, Zoned B-P DO-B (CD). Adjacent land uses are business and residential.

#### AERIAL MAP:



#### PROJECT JUSTIFICATION:

The old Bain School was built in 1970 and was last used by CMS in 2022 when the new Mint Hill Elementary was opened. The newer building on the site, built in 2012, is sufficient for CMS needs and replaced the old facility. CMS has substantial non-instructional/support capital needs and, absent any other funding source, CMBE has determined that leveraging existing assets is a path to securing the resources needed. The Town has intended uses for the building.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

CMBE owns all real estate and facilities operated by CMS. CMBE has statutory authority to lease or sell vacant properties, subject to the rights of first refusal by the Mecklenburg County Board of Commissioners (where applicable).

**PROJECT IMPACT:**

Avoid the cost to operate and maintain, even minimally, a facility that is not in use; make a vacant facility available to an appropriate end user.

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

There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

TBD; subject to successful purchase and sale negotiations, including terms and conditions.

**PLANNING STAFF REVIEW:**

Planning has no additional comments and supports the proposal. This acquisition aligns with Goal 10 of the 2040 Comprehensive Plan supporting a fiscal responsibility and shared resources.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

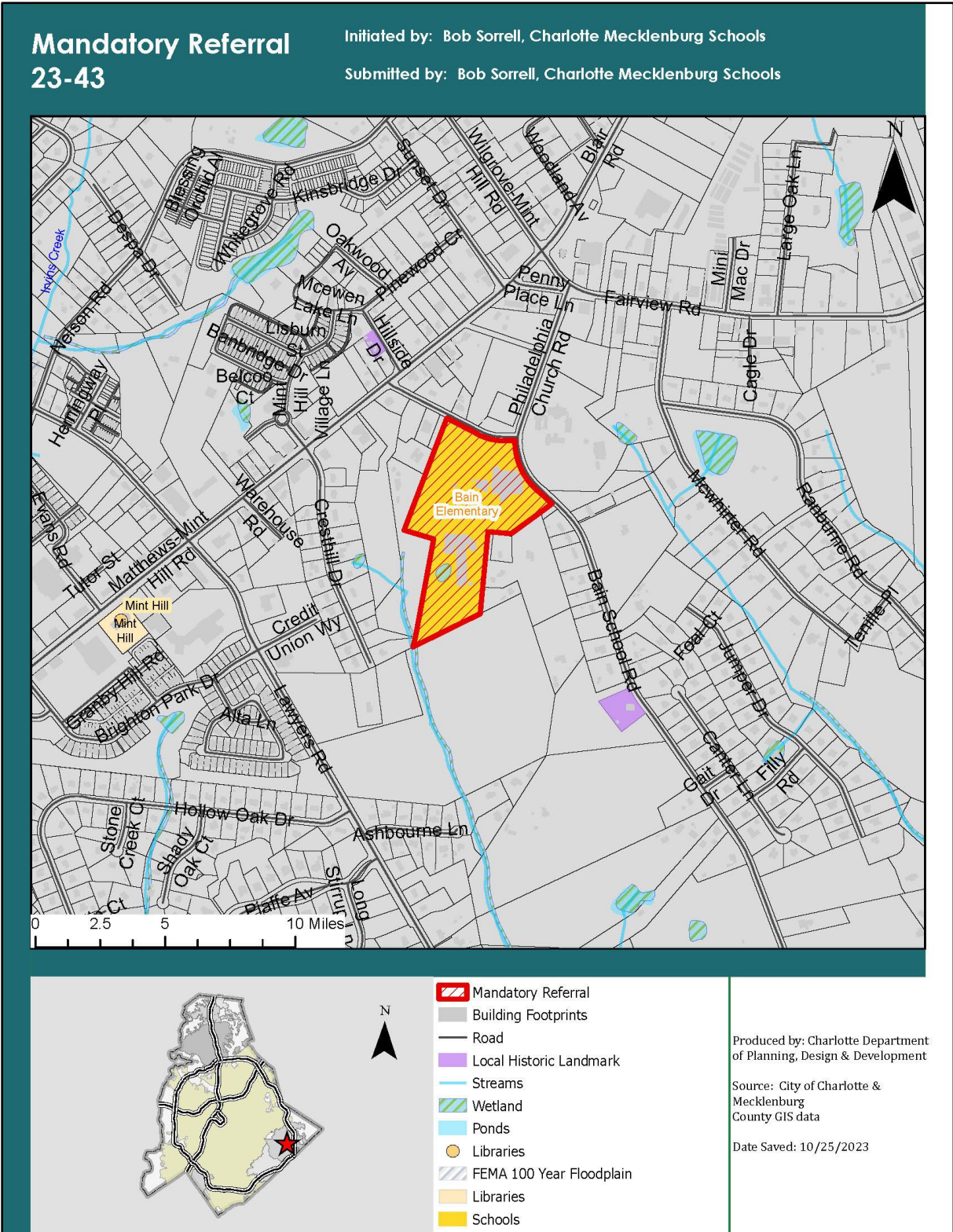
The Joint Use Task Force reviewed this proposal at their November 1, 2023 meeting. Brian Welch, Town Manager of Mint Hill mentioned that they had reached out to the school about their plans and that the town is interested in using the existing space as a community center and investing to make improvements to the building.

**PLANNING COMMITTEE REVIEW:**

At their November 14, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



**PROJECT MAP:**





## MANDATORY REFERRAL | REPORT NO. 23-44

### Proposal by City of Charlotte Economic Development to dispose of property on West Boulevard for redevelopment

#### PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to dispose of three properties on West Boulevard for redevelopment. All three properties are located on the southeast corner of West Boulevard and Remount Road (parcel identification numbers: 11903340, 11903341, and 11903342). All referenced properties together total 0.80 acres and are currently zoned B-1 according to the Charlotte Zoning Ordinance.

1527 and 1533 West Boulevard (Parcel identification numbers 11903340 and 11903341, respectively) are improved with attached single-story retail buildings that consist of eight (8) total spaces.

The structure located on 11903340 consists of 3,900 square feet of finished area and was constructed in 1952. The structure located on 11903341 consists of 4,633 square feet of finished area and was constructed in 1950. The structures on 11903340 and 11903341 are attached.

1541 West Boulevard (Parcel identification number 11903342) is improved with a single-story retail space that is vacant. The structure located on 11903342 is not attached to any other structures and consists of 1,040 square feet of finished area and was constructed in 1950.

#### AERIAL MAP:



**PROJECT JUSTIFICATION:**

Parcels 11903340 and 11903341 were going through a federal foreclosure action, and the City coordinated with the U.S. Attorney's Office to purchase the properties to repurpose the land and buildings, as well as the adjacent property (11903342) in conformity with the West Boulevard Playbook. This sale of property is consistent with the objectives and vision outlined in the West Boulevard Playbook, and all three properties are well positioned to further the City's commitment to economic and community development in one of the Corridors of Opportunity. Future uses of the property will provide commercial amenities and services for nearby residents. The current redevelopment plan contemplates renovating the existing buildings.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The sale of property is consistent with the objectives of the West Boulevard Playbook, Charlotte Future 2040 Plan adopted June, and the City-Owned Real Estate and Facilities Policy adopted in 2017, which policy was designed ensure the acquisition, use, management, and disposition of the city-owned properties demonstrate responsible, responsive, and transparent management of public resources and are consistent with City Council priorities core services.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The place type designation for these properties according to the Charlotte 2040 Comprehensive Plan is Neighborhood Activity Center. These areas typically form on the edges of neighborhoods, include a mix of uses, and provide a 10-minute walk, bicycle ride, transit ride, or short automobile trip to essential goods and services.

**PROJECT IMPACT:**

This sale will positively impact the community with future renovations of the existing structures, which are currently in disrepair. The City and its development partner will collaborate with the West Boulevard Neighborhood Coalition on promoting business growth, increasing safety, and revitalizing the area.

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

In alignment with the West Boulevard Playbook these acquisitions support the priorities of economic development, community safety, and community development.

**ESTIMATED PROJECT COMPLETION DATE:**

The sale of properties is estimated to be complete by February 2024, but could happen by the end of 2023, followed by an 8-10 month construction timeline.

**PLANNING STAFF REVIEW:**

The sale of these properties supports several goals of the Charlotte 2040 Comprehensive Plan, including furthering 10-minute neighborhood goals (goal 1), providing opportunities for upward economic mobility and opportunity (goal 8), and Fiscal Responsibility (goal 10).

**JOINT USE TASK FORCE REVIEW COMMENTS:**

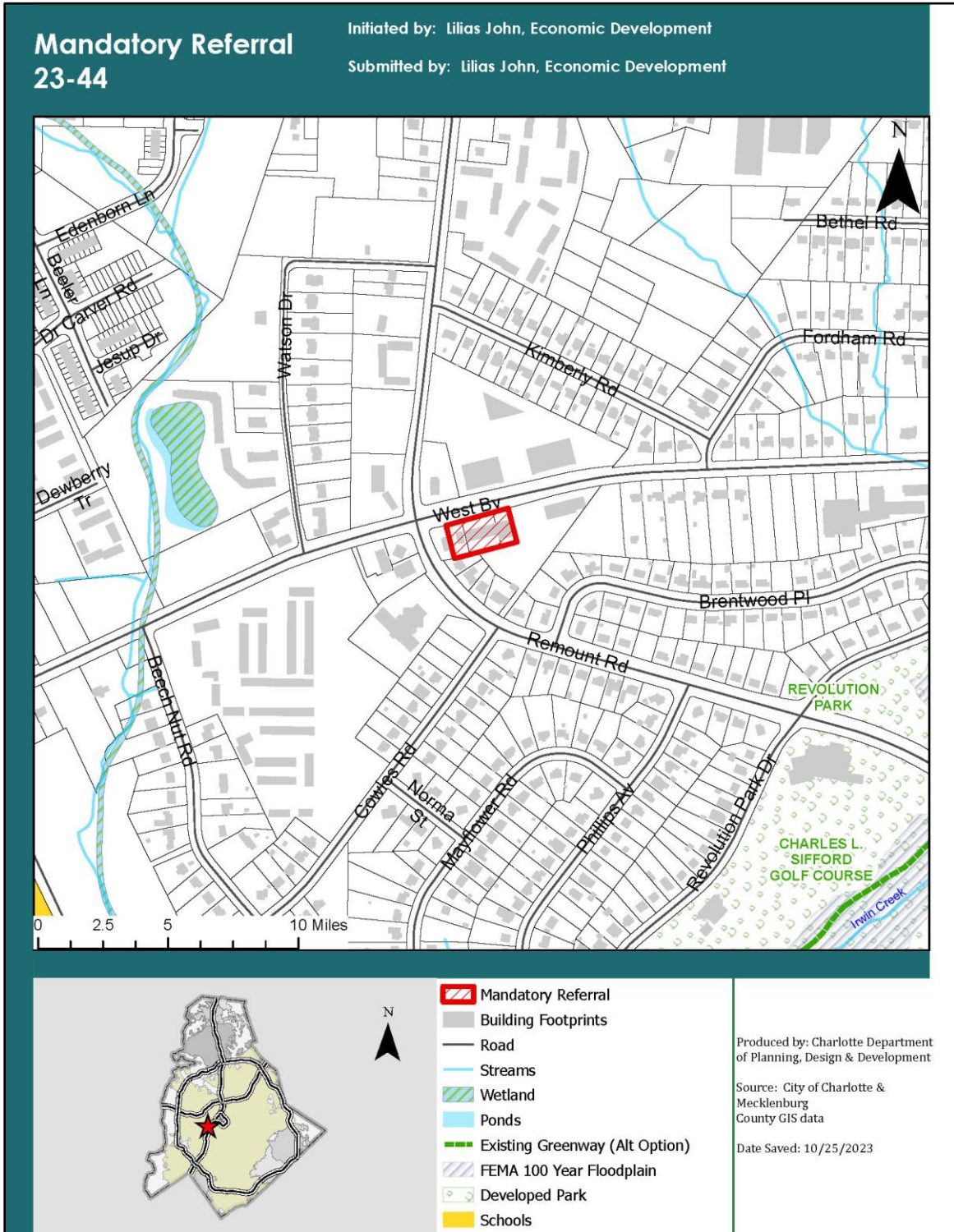
The Joint Use Task Force reviewed this proposal at their November 1, 2023 meeting. There were no additional comments.

**PLANNING COMMITTEE REVIEW:**

MANDATORY REFERRAL | REPORT NO. 23-44

At their November 14, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:

**PROJECT MAP:**





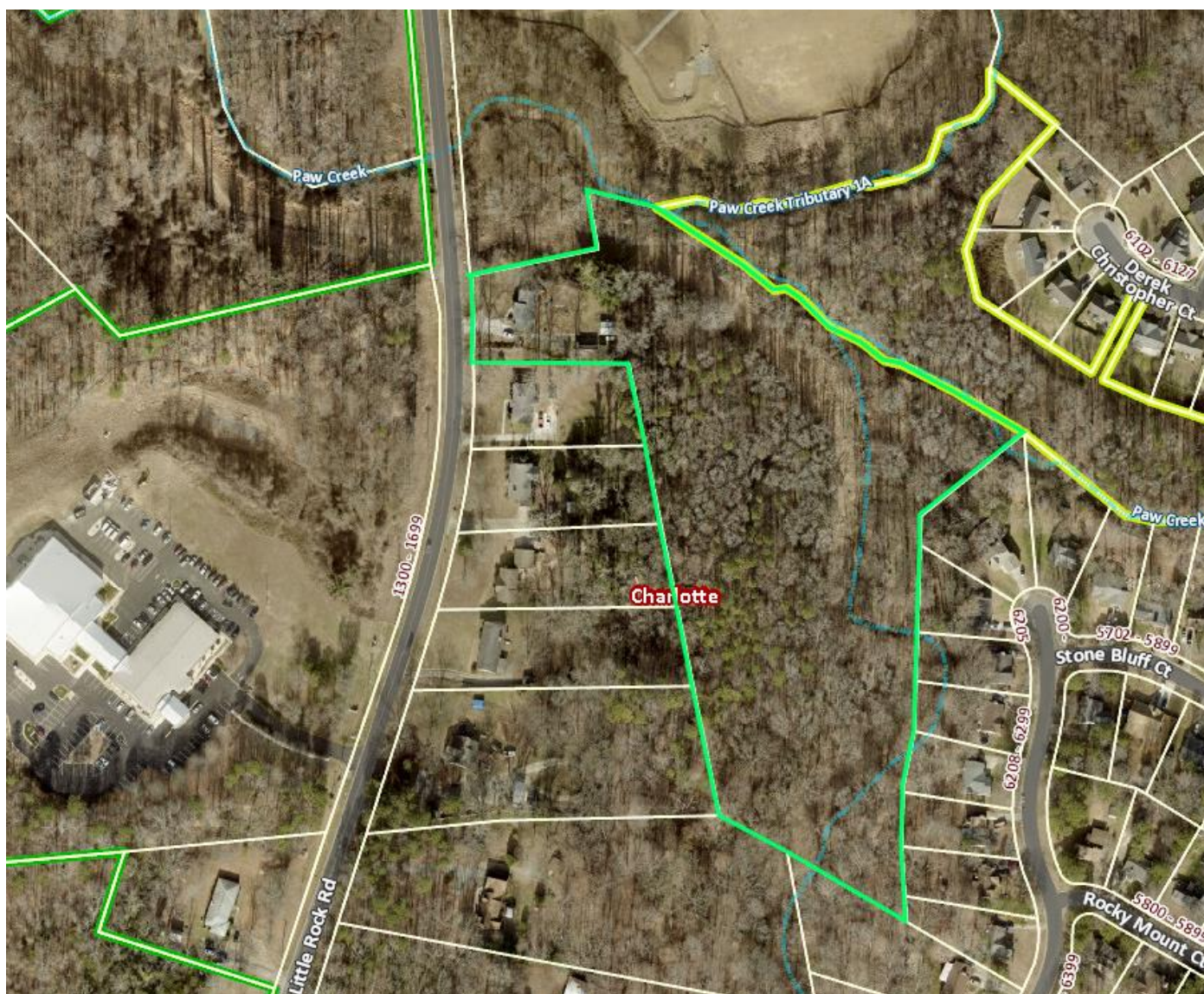
## MANDATORY REFERRAL | REPORT NO. 23-45

### Proposal by Mecklenburg County to acquire property on Little Rock Road for Park and Recreation Use

#### PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 059-271-01 (+/- 8.377 acres) in Charlotte, North Carolina for Park and Recreation purposes as an addition to the Paw Creek Greenway. The parcel has a single-family home with Paw Creek running through the back of the parcel. Surrounding uses include single-family residential, churches and a charter school. This parcel is currently zoned N1-A Neighborhood 1 Zoning District according to the Charlotte Unified Development Ordinance.

#### AERIAL MAP:



**PROJECT JUSTIFICATION:**

This County capital project will develop the first 1.5 miles of Paw Creek Greenway connecting residential areas to the Robert L. Smith Park. This greenway has been identified as a corridor for the Carolina Thread Trail.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this parcel is consistent with Park and Recreation’s master plan goal of achieving continuous uninterrupted property ownership at County nature preserves. Additionally, purchase of the parcel is consistent with the County’s Environmental Leadership Action Plan goal of maintaining a minimum acreage of 19:1,000 residents.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The place type designation for this property according to the Charlotte 2040 Comprehensive Plan is Neighborhood 1. Parks and Open Space are appropriate within the N1 place type.

**PROJECT IMPACT:**

Acquisition of this property would expand the County’s existing Paw Creek Greenway and further Park and Recreation’s goal to provide additional greenways, which are vegetated natural buffers that promote water quality, help reduce the impacts of flooding, provide wildlife habitat, and connect people and places.

**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 FY24.

**PLANNING STAFF REVIEW:**

The acquisition of this property supports goal 1 of the Charlotte 2040 Comprehensive Plan by providing land for a future greenway connectivity from surrounding neighborhoods to the Robert L. Smith District Park, an important community asset for this neighborhood. This acquisition also supports goal 7 of the 2040 Plan supporting an increase in the acreage of protected, natural lands within the city.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

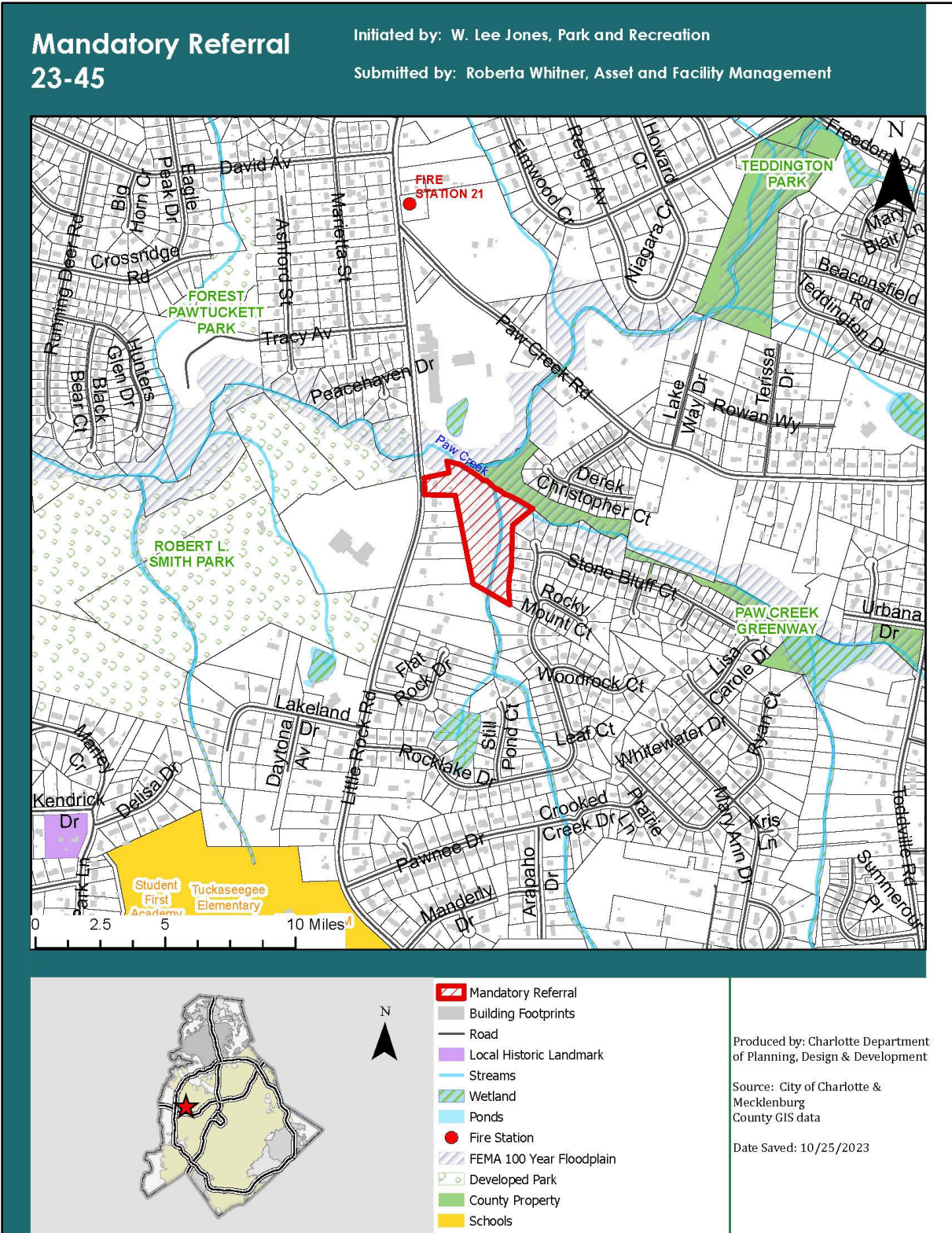
The Joint Use Task Force reviewed this proposal at their November 1, 2023 meeting. Bert Lynn with Mecklenburg County Park and Recreation mentioned that this parcel was purchased for phase 2 of Paw Creek Greenway scheduled for development sometime in the coming years. He mentioned that phase 1 is currently under construction within Robert L. Smith District Park.

**PLANNING COMMITTEE REVIEW:**

At their November 14, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



**PROJECT MAP:**





## MANDATORY REFERRAL | REPORT NO. 23-46

### Proposal by Mecklenburg County to acquire property off W Sugar Creek Road for Extension of Mallard Creek Greenway

#### PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 043-17-110 (+/- 6.561 acres) in Charlotte, North Carolina for Park and Recreation purposes as an addition to the Mallard Creek Greenway. The parcel has a single-family home with Mallard Creek running through the back of the parcel. Surrounding uses include single-family residential homes. This parcel is currently zoned N1-B Neighborhood 1 Zoning District according to the Charlotte Unified Development Ordinance.

#### AERIAL MAP:





**PROJECT JUSTIFICATION:**

Mallard Creek Greenway is part of the Cross-Charlotte Trail, a partnership between Mecklenburg County and the City of Charlotte that is developing a 26-mile contiguous trail. This greenway will connect the SC/NC state line to Cabarrus County.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this parcel is consistent with Park and Recreation’s master plan goal of achieving continuous uninterrupted property ownership at County nature preserves. Additionally, purchase of the parcel is consistent with the County’s Environmental Leadership Action Plan goal of maintaining a minimum acreage of 19:1,000 residents.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The place type designation for this property according to the Charlotte 2040 Comprehensive Plan is Neighborhood 1. Parks and Open Space are appropriate within the N1 place type.

**PROJECT IMPACT:**

Acquisition of this property would expand the County’s existing Mallard Creek Greenway and further Park and Recreation’s goal to provide additional greenways, which are vegetated natural buffers that promote water quality, help reduce the impacts of flooding, provide wildlife habitat, and connect people and places.

**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 FY24.

**PLANNING STAFF REVIEW:**

The acquisition of this property supports goal 1 of the Charlotte 2040 Comprehensive Plan by providing land for greenway connectivity as part of the Cross Charlotte Trail. This acquisition also supports goal 7 of the 2040 Plan supporting an increase in the acreage of protected, natural lands within the city.

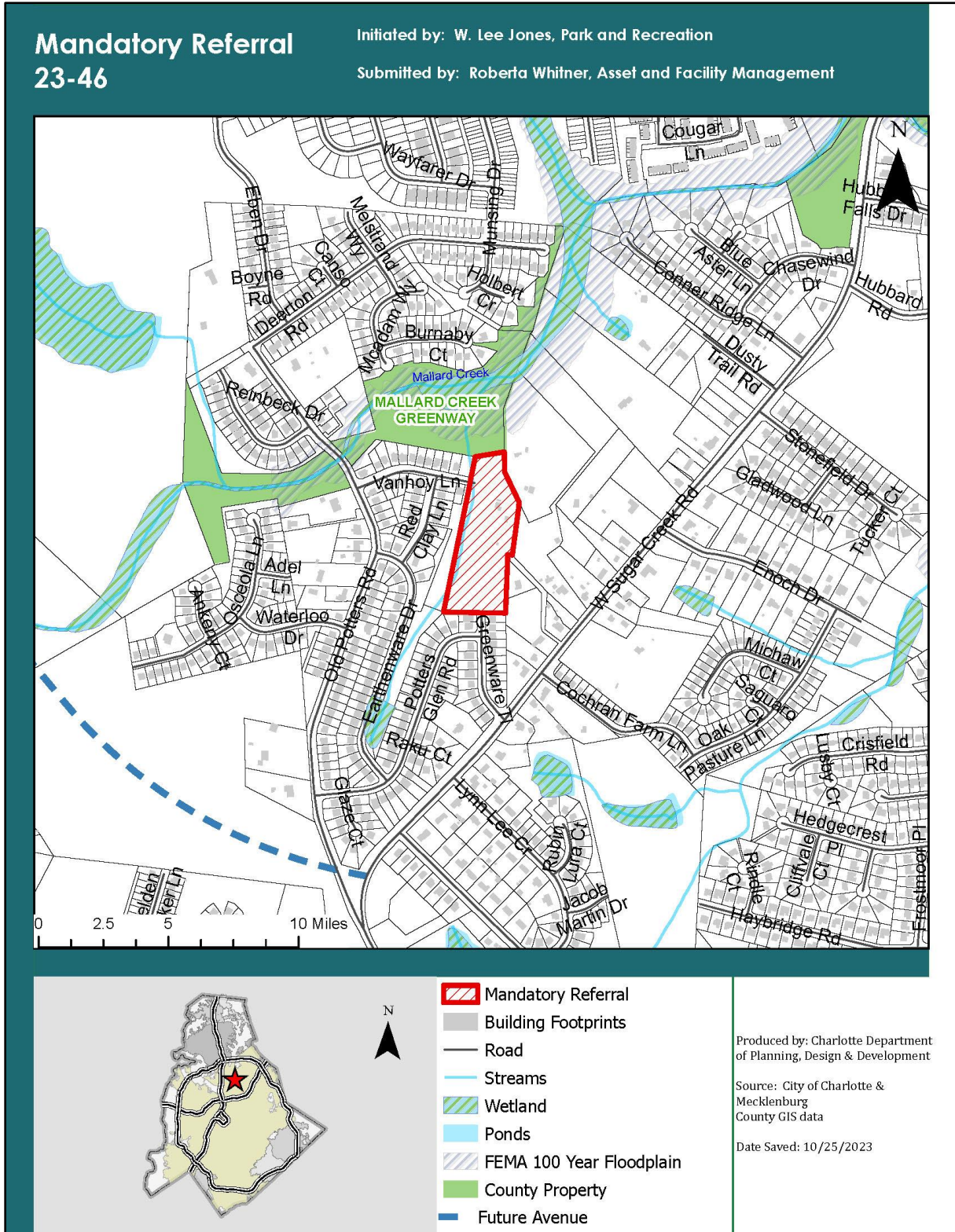
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their November 1, 2023 meeting. Bert Lynn with Mecklenburg Park and Recreation mentioned that the goal is to continue to expand the Mallard Creek Greenway system further west linking it up at some point with the Long Creek system which is also currently under construction.

**PLANNING COMMITTEE REVIEW:**

At their November 14, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:

**PROJECT MAP:**





## MANDATORY REFERRAL | REPORT NO. 23-47

### Proposal to dispose of property at Reagan Drive and Tom Hunter Road

#### PROJECT PROPOSAL AND LOCATION:

The City of Charlotte proposes to dispose of a property at 5350 and 5342 Reagan Drive for redevelopment. The property is located on the north side of Reagan Drive near the intersection of Reagan Drive and Tom Hunter Road (parcel identification number: 08906447 and 08906431). All referenced properties together total 4.33 acres and are currently zoned N2B according to the Charlotte Unified Development Ordinance.

5350 and 5342 Reagan Drive (parcel identification number: 08906447 and 08906431) are vacant lots totally 4.33 acres. The vacant lots are proposed to be affordable for-sale townhouses, informed by the Sugar Creek Playbook and community engagement with Sugar Creek residents and the Sugar Creek Business Association.

#### AERIAL MAP:



#### PROJECT JUSTIFICATION:

Parcels 08906447 and 08906431 was an operating hotel (Economy Inn) with a long history of crime at the I-85 and Sugar Creek Road. Beginning in 2019, the City of Charlotte engaged business owners and residents of the area to identify priorities and strategies to revitalize the area. A top priority from that work that continued until 2022 was reducing the number of hotel rooms in an effort to reduce opportunities for transactional crime that centers around the hotel. The property was purchased in Spring 2023, demolition occurred over the summer of 2023 and a Request for Proposals was issued in June 2023 with evaluation occurring in September 2023. This sale of property is consistent with the objectives

and vision outlined in the Sugar Creek Playbook, and both properties are well positioned to further the City's commitment to housing and community development in one of the Corridors of Opportunity. Future uses of the property will provide housing and community amenities. The current redevelopment plan contemplates new construction affordable townhouses.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The sale of property is consistent with the objectives of the Sugar Creek Playbook, Charlotte Future 2040 Plan adopted June, and the City-Owned Real Estate and Facilities Policy adopted in 2017, which policy was designed ensure the acquisition, use, management, and disposition of the city-owned properties demonstrate responsible, responsive, and transparent management of public resources and are consistent with City Council priorities core services.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The place type designation for this property according to the Charlotte 2040 Comprehensive Plan is Neighborhood 1. Parks and Open Space are appropriate within the N1 place type.

**PROJECT IMPACT:**

This sale will positively impact the community with opportunities for home ownership in an area with rising home prices. The City and its development partner will collaborate with the Sugar Creek Business Association and the Hidden Valley community to implement the project and incorporate larger community goals as appropriate

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

In alignment with the Sugar Creek Playbook these acquisitions support the priorities of housing, community safety, and community development.

**ESTIMATED PROJECT COMPLETION DATE:**

The sale of properties is estimated to be complete by February 2024 followed by up to 18 months construction timeline.

**PLANNING STAFF REVIEW:**

The acquisition of this property supports goal 1 of the Charlotte 2040 Comprehensive Plan by providing land for greenway connectivity as part of the Cross Charlotte Trail. This acquisition also supports goal 7 of the 2040 Plan supporting an increase in the acreage of protected, natural lands within the city.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their November 1, 2023 meeting. Charlotte Water referenced the easement running along the south side of the property. There were no additional comments.

**PLANNING COMMITTEE REVIEW:**

At their November 14, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



**PROJECT MAP:**

