

Planning Committee  

---

Agenda Packet

October 17, 2023 |  
Room 280  
5:00 p.m.



## **Charlotte-Mecklenburg Planning Commission Planning Committee Meeting Agenda**

Charlotte-Mecklenburg Government Center, Room 280  
October 17, 2023 | 5 p.m.

---

**1. Call to Order and Introductions**

**2. Approval of the September 19, 2023 Minutes. Attachment 1**

**3. 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. **Attachment 2.**

Staff Resource: Jason Pauling, Planning  
Bethany Fritts, Asset and Facility Management

**4. 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. **Attachment 3.**

Staff Resource: Jason Pauling, Planning  
Bethany Fritts, Asset and Facility Management

**5. 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). **Attachment 4.**

Staff Resource: Jason Pauling, Planning  
Bob Sorrell, Charlotte-Mecklenburg Schools

**6. 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). **Attachment 5.**

Staff Resource: Jason Pauling, Planning  
David Dillard, Charlotte Mecklenburg Library

**7. Catawba Lands Conservancy Overview (30 minutes)**

Staff Resource: Bart Landess, Executive Director, Catawba Lands Conservancy and Carolina Thread Trail

**8. Trees Charlotte – Project Overview (30 minutes)**

Staff Resource: Jane Myers, Executive Director, Trees Charlotte

**9. Community Area Plan Update (15 minutes)**

Staff Resource: Kathy Cornett, Planning

**10. Adjournment**

September 19, 2023 – 5:00 p.m.

---

### 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

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

**Other Staff:** Bethany Fritts, Asset and Facility Management, and Jonathan Beller, Mecklenburg County Storm Water Services

### Welcome and Introductions

Chairperson Andrew Blumenthal called the meeting to order at 5:01 p.m., welcomed everyone, and introduced each commissioner and staff member.

### Virtual Meeting Rules and Guidelines

The meeting was livestreamed on YouTube. A link for the public to view the meeting's livestream is posted on the Planning, Design & Development Department's webpage.

### Approval of Minutes

*A motion was made by Commissioner Shaw and seconded by Commissioner Harvey to approve the July 18, 2023, minutes. The minutes were unanimously approved. 7-0*

### Mandatory Referrals

**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.

**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.

**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.

**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.

Chairperson Blumenthal asked if any mandatory referral should be pulled for discussion. Following the discussion:

*A motion was made by Commissioner Gaston and seconded by Commissioner Harvey stating that the Planning Committee reviewed M.R. #23-33, M.R. #23-34, M.R. #23-35 and M.R. #23-36, on September 19, 2023, and has no additional comments for the submitting agencies. The motion was approved. 7-0*

### Action Items

- Chairperson Blumenthal asked for Mr. Beller's contact information. Kathy Cornett agreed to secure and to distribute Mr. Beller's contact information to the chairperson.
- In early 2024, the Planning Committee will contact Storm Water regarding a presentation on Stormwater's 15-year Plan.

## Community Area Plan Update

Kathy Cornett provided a status update on the Community Area Plan process. Seven Community Area Planning workshops were held in the Spring. The week of September 11<sup>th</sup> marked the beginning of the seven workshops scheduled for the Fall. She also shared the geographies, the schedule for the workshops and engagement strategies.

**Call to Action:** Staff requested that Commissioners help in promoting and attending workshops.

- Workshops include a virtual (Tuesday), Thursday afternoon, and Saturday morning.
- Commissioners interested in facilitating require training. (Thursday prior to Tuesday workshop date).

### Commissioners asked several questions:

- Are training sessions in-person? **Yes, training is in-person at CMGC - 8<sup>TH</sup> floor.**
- The desire for preserving single-family neighborhoods and 10-Minute neighborhoods seems contradictory. Is it different groups of people desiring those two things or is it a contradiction that people are making? **The goal of the 10-Minute neighborhood is for a 10-minute walk, bike or transit trip from goods and services without using a vehicle. Citizens are interested in this and are very interested in protecting existing neighborhoods.**
- At the beginning of the workshops could staff add additional clarifying statements regarding purpose of the exercises. **Staff asks that Commissioners submit their suggestions to staff.**
- Commissioners received communication from Florence Knight (Elle) regarding the workshop schedule. Northeast Middle still has its location as TBD. The Chairperson asked that staff send communication when a location is identified.
- Could staff provide samples of the workbooks? **Staff noted workbooks are digital, however, sample pages from the website can be provided.**
- How are the focus areas chosen from the larger area? **Staff are assigned areas and are responsible for knowing those areas. Based on different elements, staff has conducted site visits, reviewed comments on the Policy Map, etc. Staff then works together to determine discussion points.**

During discussion, Chairperson Blumenthal introduced Commissioner Robyn Stuart as the newest member of the Planning Commission.

### Commissioner Objectives: Have at least one commissioner scheduled to attend the next six workshops.

- North Inner – Commissioners Gaston and McDonald attending.
- East Inner – Commissioners Rhodes and Steward attending.
- South End – Commissioners Shaw, Blumenthal, and Chairman Welton attending.
- East Middle Outer – To be scheduled.
- Northeast Inner – Commissioner Shaw
- Northeast Middle – To be scheduled.

Chairperson Blumenthal asked for a call for volunteers for the unscheduled sites.

The Chairperson shared scheduled presenters for upcoming meetings are Trees Charlotte and the Catawba Land Conservancy, (October), CDOT – Update on Strategic Mobility Plan (November), and the Greenway Plan, Katie Lloyd (December). Commissioner Gaston is working on a North End presentation and Commissioner Harvey on the West End.

**Adjournment - 5:32 p.m.**

## MANDATORY REFERRAL | REPORT NO. 23-37

### Proposal to accept donation of property along Dixie River Road for Park and Recreation purposes

#### PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to accept a land donation of Tax Parcels 199-251-05 and 141-171-27 together (+/- 1.15 acres) situated in the City of Charlotte, on Dixie River Road and southwest of I-485 Outer Loop surrounded by single-family residential properties. The parcels are both vacant wooded land, adjacent to existing Berewick Park. The donation is being made by Dixie Land River, LLC. Property is currently zoned as MX-1.

#### AERIAL MAP:



#### PROJECT JUSTIFICATION:

The acceptance of the donation adds to existing Berewick Park which is roughly +/- 172 acres in size.

#### CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acceptance of these 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 place type for this property per The City of Charlotte 2040 Comprehensive Plan Policy Map is Parks & Preserves. This proposal is consistent with the adopted policy map.

**PROJECT IMPACT:**

Acceptance of this donation will increase land for recreation, open space, and future greenway. 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:**

There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates the conveyance of this property sometime in FY24.

**PLANNING STAFF REVIEW:**

Planning supports the acquisition and expansion of the Parks & Preserves place type. 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:**

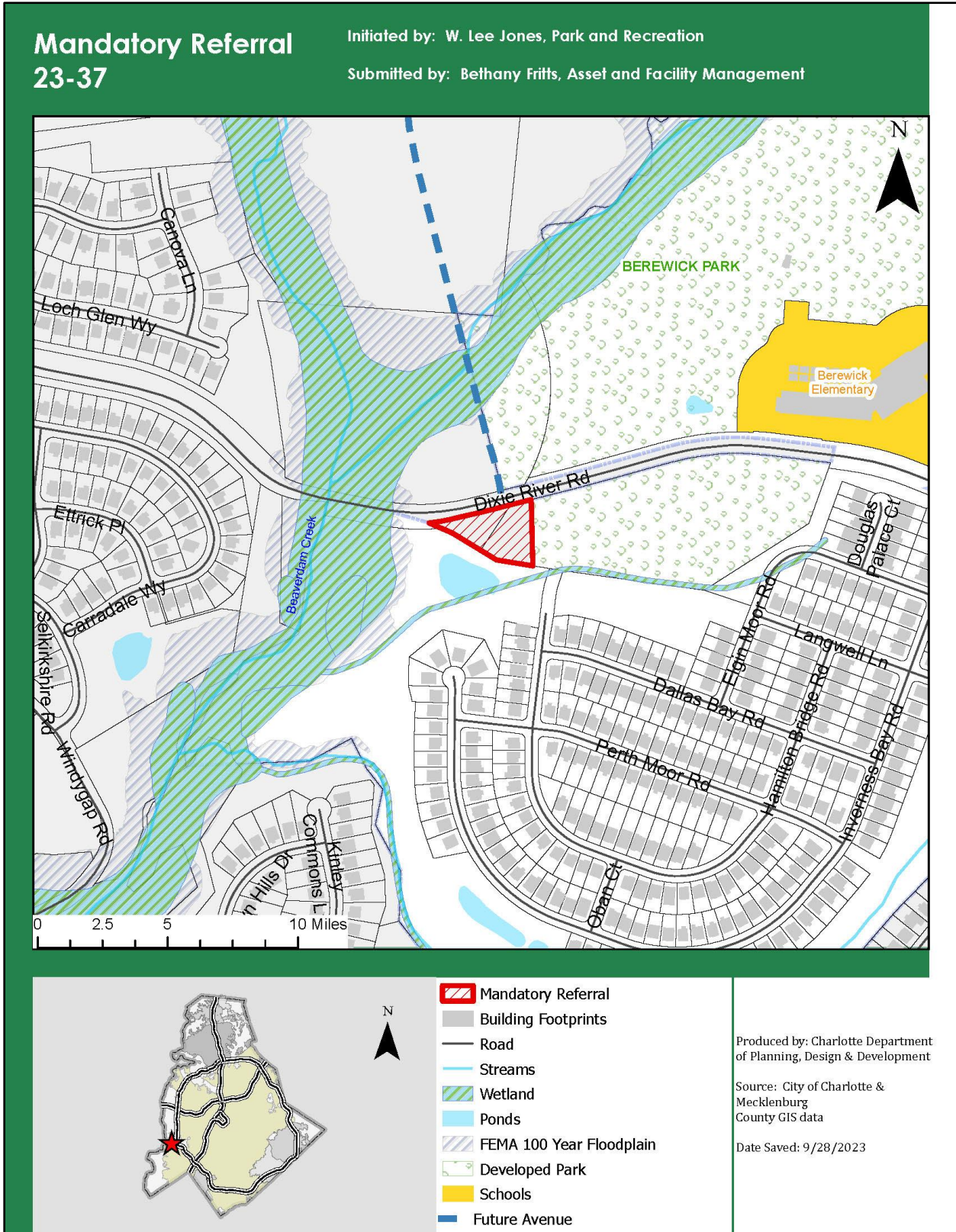
The Joint Use Task Force reviewed this proposal at their October 4, 2023 meeting and had no additional comments.

**PLANNING COMMITTEE REVIEW:**

At their October 17, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:



**PROJECT MAP:**



## MANDATORY REFERRAL | REPORT NO. 23-38

### Proposal to acquire property on McCoy Road in Huntersville for Preservation

#### PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park and Recreation proposes to acquire Tax Parcel 015-223-10 (+/- 3.680 acres) in the Town of Huntersville for Park and Recreation purposes as an addition to Gar Creek nature preserve. The property is a vacant wooded lot that abuts Gar Creek. Surrounding uses include single-family residential and public parkland. This parcel is currently zoned as Rural according to the Town of Huntersville's Zoning Ordinance.

#### AERIAL MAP:



#### PROJECT JUSTIFICATION:

The County first acquired land for Gar Creek Nature Preserve in 2000 and has expanded its landholdings at the site over the past 23 years resulting in a nature preserve that now totals over 300 acres in size.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acceptance of these 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.

**PROJECT IMPACT:**

Acquisition of this property would expand the County's existing Gar Creek Nature Preserve and further Park and Recreation's goal to provide additional parkland in an effort to protect resident and migratory wildlife species and forest habitat.

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

There are no known related public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates the acquisition of this property sometime in FY24.

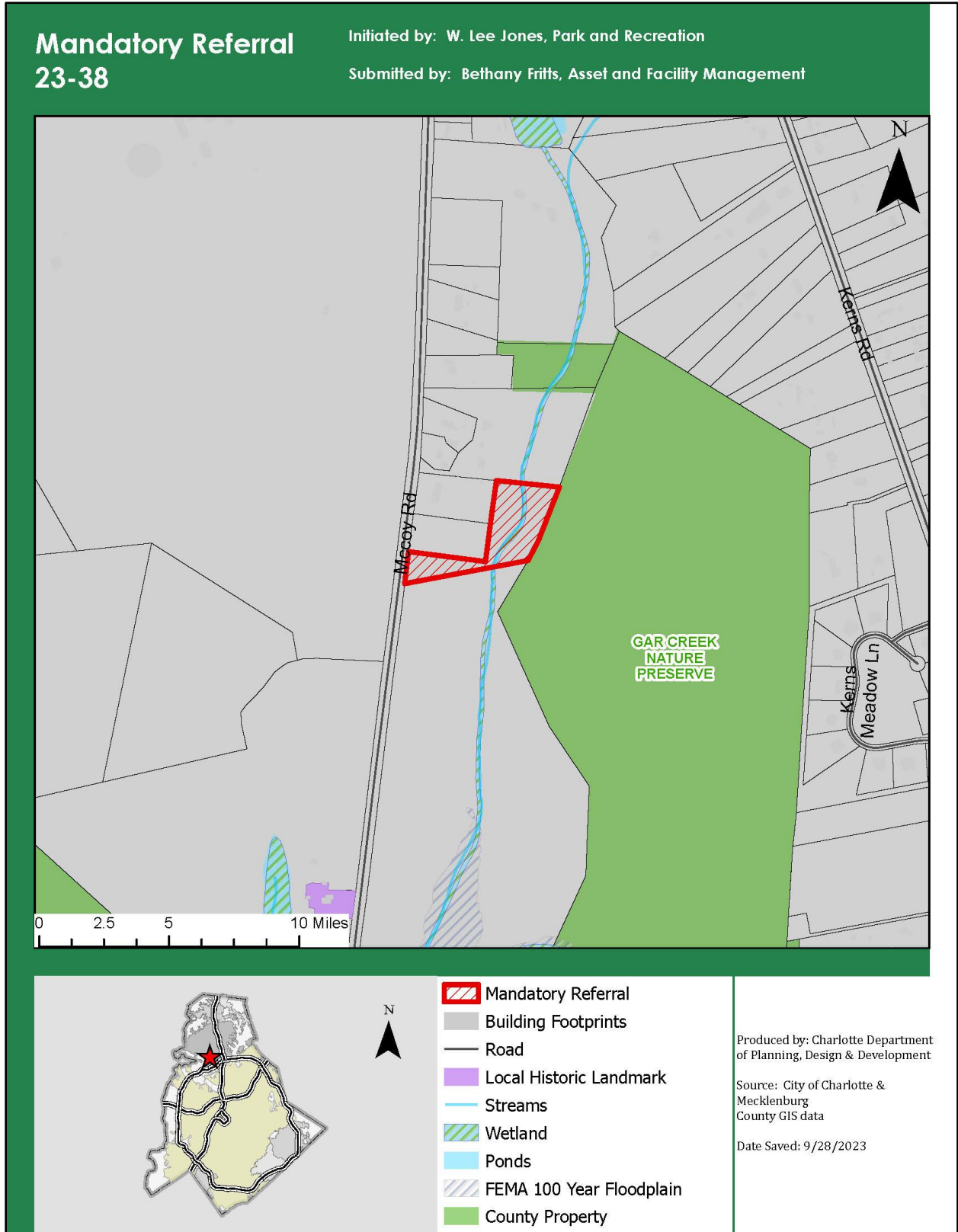
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their October 4, 2023 meeting and had no additional comments.

**PLANNING COMMITTEE REVIEW:**

At their October 17, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:

**PROJECT MAP:**



## MANDATORY REFERRAL | REPORT NO. 23-39

### Proposal to dispose of property on Graham Street

#### PROJECT PROPOSAL AND LOCATION:

The Charlotte-Mecklenburg Board of Education intends to exchange the former school located at 1400 N. Graham St., Parcel ID 07901729 containing 4.18 acres, in the Lockwood neighborhood for the current Mecklenburg County Bar Building at 511 Yellowstone Dr. Parcel ID 06904138. The Graham property is improved with a 2 story 11,328 SF building and a modular, Zoned ML-2. Adjacent land uses are business and industrial. The Yellowstone property is a 3-acre parcel improved with a 2 story 26,236 SF, Class B office, Zoned I-2 (CD).

#### AERIAL MAP:



#### PROJECT JUSTIFICATION:

The Parks Hutchison School was built in 1926 and was last used by CMS in 2020 although the modular is currently used for administrative space. The site and building constraints coupled with regulatory requirements make the site unsuitable for redevelopment for school use. 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 property at Yellowstone will allow for the relocation of administrative offices and functions.

**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).

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The place type for the property at 1400 N. Graham is Commercial and the place type for 511 Yellowstone Drive is Innovation Mixed Use per The City of Charlotte 2040 Comprehensive Plan Policy Map. This proposal is consistent with the adopted policy map as both institutional and office uses are acceptable in both place types.

**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 and a due diligence period.

**PLANNING STAFF REVIEW:**

Planning supports the exchange of properties and will continue to evaluate both commercial and Innovation Mixed Use Place Types. This exchange is supported by Goal 10 of the Charlotte 2040 Comprehensive Plan: Fiscal Responsibility whereas this presents a cost-efficient strategy to serve the public reducing capital project costs.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their October 4, 2023 meeting and had the following comments:

1. Jenny Shughart, Project Coordinator with the Historic District Commission referenced that the Parks Hutchinson School is a designated Historic Property and would be subject to design review by the Charlotte-Mecklenburg Historic Landmarks Commission (Stuart Gray). CMS will need to communicate this to the party that will receive the Graham Street property.

**PLANNING COMMITTEE REVIEW:**

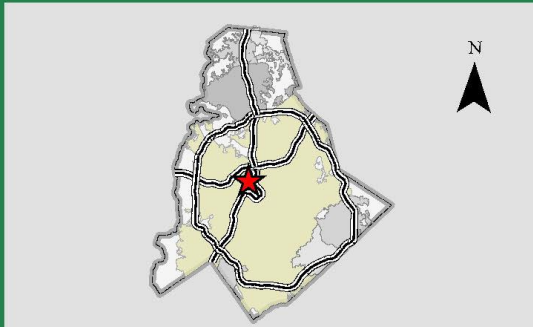
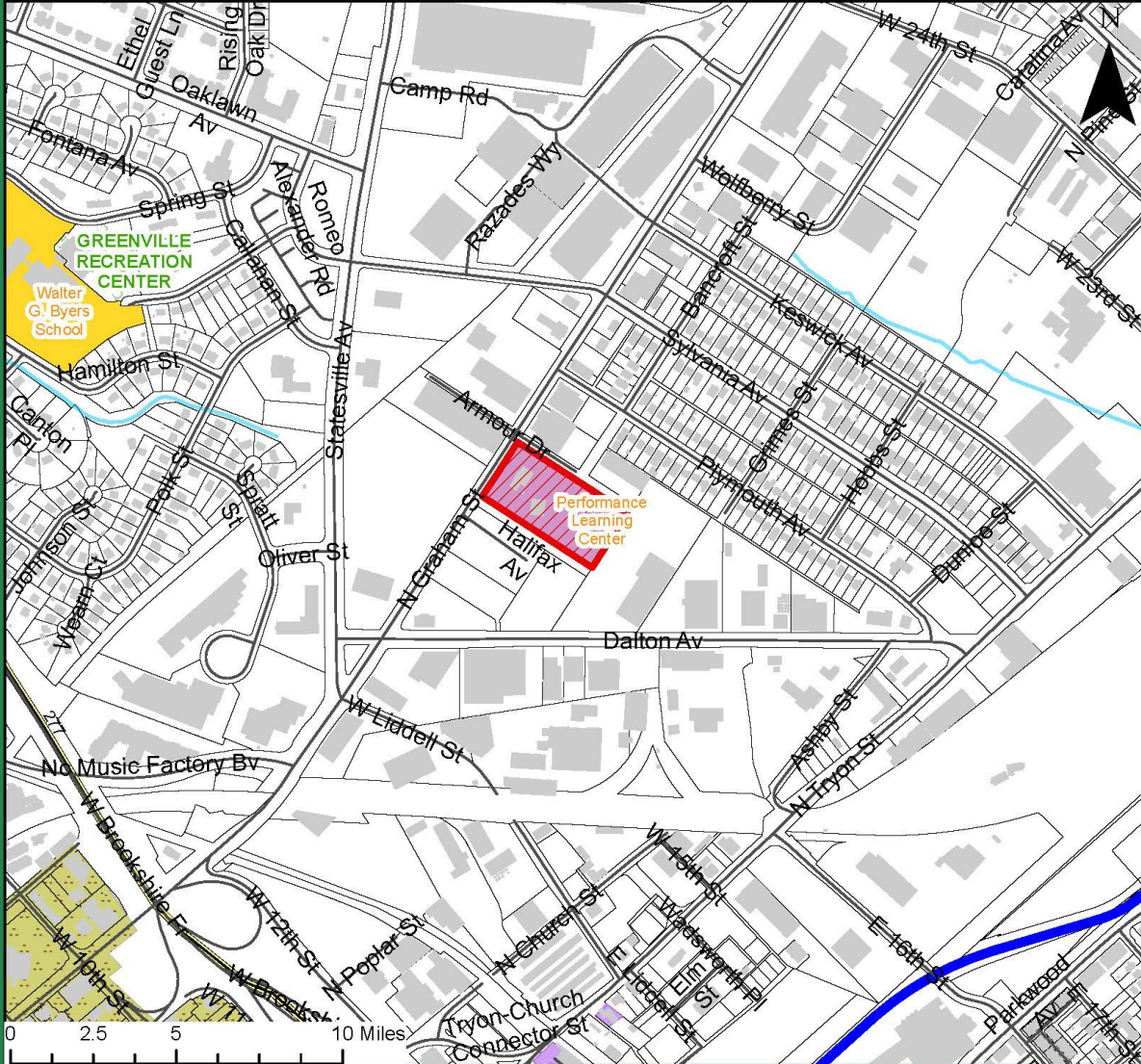
At their October 17, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:

**PROJECT MAP:**

# Mandatory Referral 23-39

Initiated by: Bob Sorrell, Charlotte Mecklenburg Schools

Submitted by: Bob Sorrell, Charlotte Mecklenburg Schools



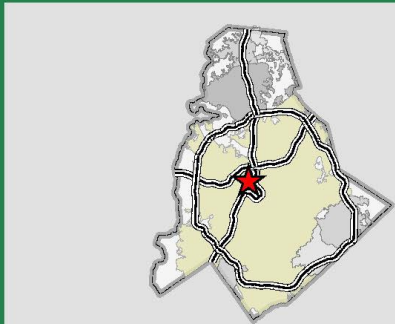
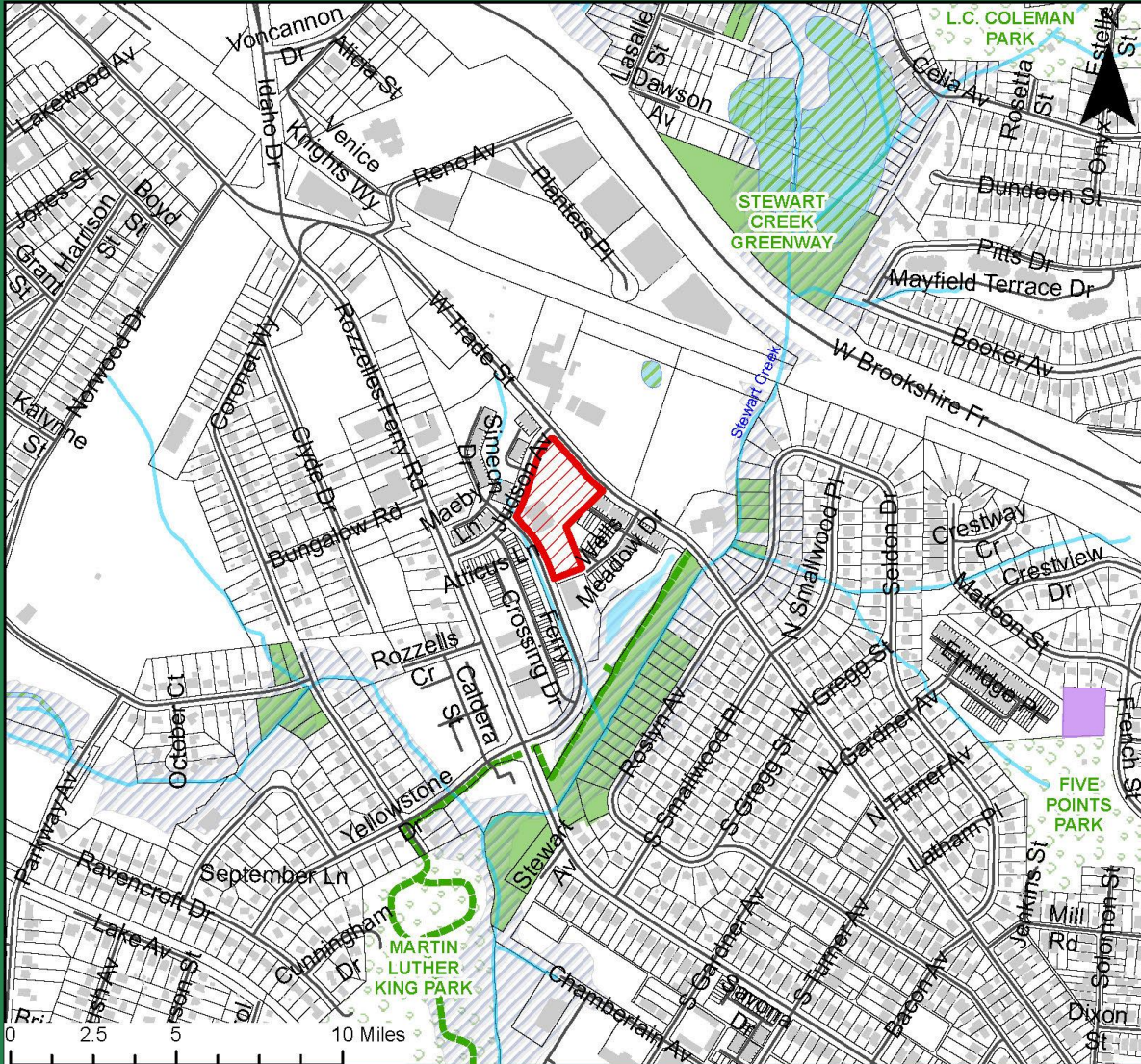
-  Mandatory Referral
-  Building Footprints
-  Road
-  Blue Line
-  Interstate Highway
-  Local Historic Landmark
-  Streams
-  Developed Park
-  Historic Districts
-  Schools

Produced by: Charlotte Department of Planning, Design & Development  
 Source: City of Charlotte & Mecklenburg County GIS data  
 Date Saved: 9/28/2023

# Mandatory Referral 23-39

Initiated by: Bob Sorrell, Charlotte Mecklenburg Schools

Submitted by: Bob Sorrell, Charlotte Mecklenburg Schools



- Mandatory Referral
- Building Footprints
- Road
- Local Historic Landmark
- Streams
- Wetland
- Ponds
- Existing Greenway (Alt Option)
- FEMA 100 Year Floodplain
- Developed Park
- County Property
- Colleges

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 9/28/2023



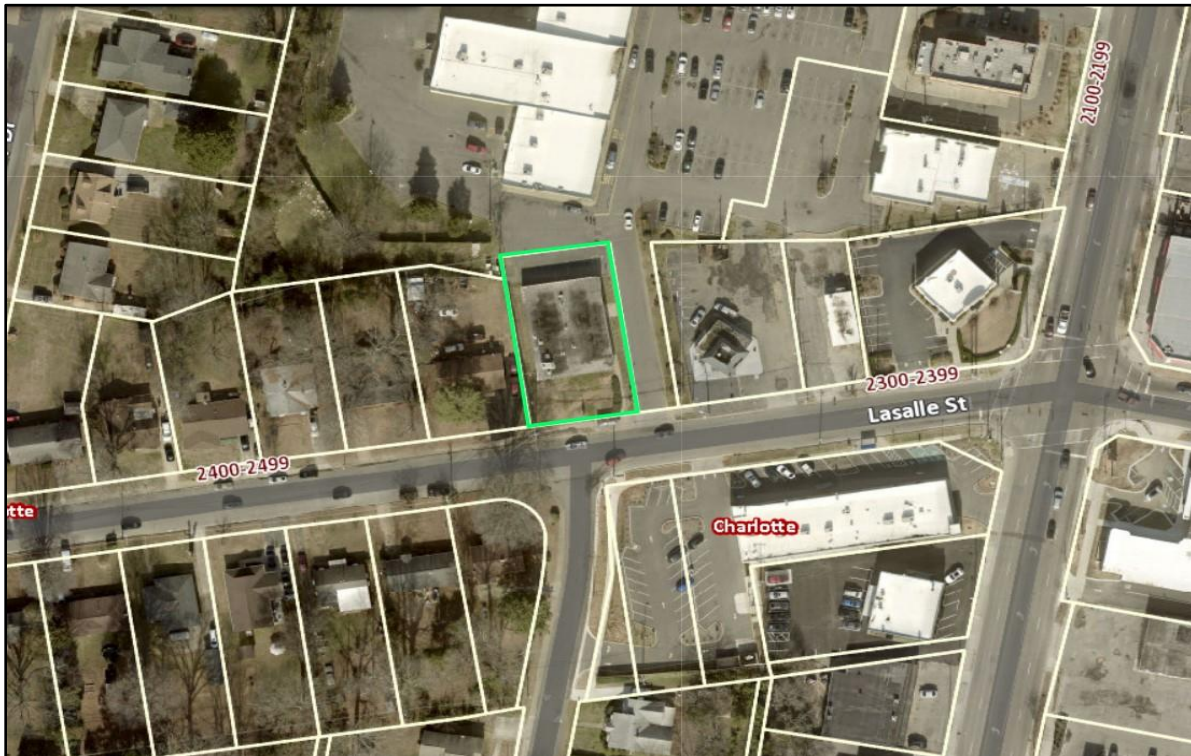
## MANDATORY REFERRAL | REPORT NO. 23-40

### Proposal to dispose of CML property at 2324 LaSalle Road

#### PROJECT PROPOSAL AND LOCATION:

Charlotte Mecklenburg Library desires to dispose of the 5,002 square foot building situated on 0.292 acres at 2324 LaSalle Street (with 3,667 sf of finished area). It is located in the first block west of the intersection of LaSalle Street and Beatties Ford Road. Parcel ID # 06917117. It is the last of four commercial buildings on LaSalle from the intersection before the properties change to residential. The University Park Shopping Center is directly behind the property. There is an access easement for the driveway to the shopping center adjacent to the property. There are eight parking spaces adjacent to the building on the property (including one ADA space). The property has rights to additional parking at the shopping center. It is zoned NC. The current occupant is CMS for the Project LIFT office.

#### AERIAL MAP:



#### PROJECT JUSTIFICATION:

Background: Charlotte Mecklenburg Library acquired the property at 2324 LaSalle Street from CD Spangler Construction in the mid-1950s and built a library in 1957 using funds from a \$1.6 million bond package approved by the voters of Charlotte and Mecklenburg County in December of 1952.

Once the Beatties Ford Road branch opened in 1998 (now known as Allegra Westbrooks Regional), the Library deeded the property to the city to use for “community support” services with a reversion clause (that required the city to deed the property back to the library if it ceased using the property for community support services).

The city used the property for Neighborhood and Business Services (NBS) Northwest Area team field operations, including code enforcement, neighborhood services and business outreach. When NBS consolidated its field operations staff into

four geographic based teams in 2011, NBS collaborated with CMS to use the facility for Project L.I.F.T. Project L.I.F.T. is designed to address the achievement gaps in CMS. CMS agreed to continue to support neighborhood meetings at the facility. The city decided in 2022 that its arrangement with CMS/Project Lift did not fit the definition of “community support” services and deeded the property to the Library in March 2023 under the reversion clause of the 1998 deed.

Library leadership has determined that CML has no program need for the property that meets the mission of the library system, nor the resources to support additional programming by the library or others using the property. Leadership acknowledges that owning property that is not used for its mission is not a core function of the Library, may not be consistent with permissible use of public funds, and may not be consistent with the intent of the InterLocal Agreement with Mecklenburg County for provision of facilities management services.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

It is intended that the new owner will continue to use the building for community support and enhancement purposes.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The place type for this property per The City of Charlotte 2040 Comprehensive Plan Policy Map is Neighborhood Activity Center.

**PROJECT IMPACT:**

There should be no impact to traffic or noise for any use of the building. The CATS bus stop on the property will remain.

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

The entire Historic West End is in the midst of very affirming changes to create better housing, more job opportunities, provide more community services, and improve aesthetics. Public transit routes are already robust, there are several schools close by (the new West Charlotte Senior High campus is only one block away), and private developers continue to rehabilitate properties and re-tenant them with retailers and service providers that are needed for the community (prime examples are the new Chase bank, Archive CLT coffee shop, and BW Sweets shop, plus the new TD bank), as well as the Thrive incubator type re-developments along Beatties Ford Road that have been led by Historic West End Partners.

**ESTIMATED PROJECT COMPLETION DATE:**

The projected transfer of the property is expected to occur by the end of 2023.

**PLANNING STAFF REVIEW:**

Planning has no additional comments and supports the proposal. This would align with Goal 10 of the 2040 Comprehensive Plan supporting fiscal responsibility.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this proposal at their October 4, 2023 meeting and had no additional comments.

**PLANNING COMMITTEE REVIEW:**

At their October 17, 2023 meeting, the Planning Committee reviewed the proposed request and had the following comments:

**PROJECT MAP:**

