

Planning Committee

Agenda Packet

March 19, 2024 |
Room 280
5:00 p.m. |

Charlotte-Mecklenburg Planning Commission Planning Committee Meeting Agenda

Charlotte-Mecklenburg Government Center, Room 280
March 19, 2024 | 5 p.m.

1. **Call to Order and Introductions**

2. **Approval of the February 20, 2024 Minutes. Attachment 1**

3. **M.R. #24-07** | Mecklenburg County Stormwater Services proposes to acquire tax parcel 099-102-34 located at 5529 Ruth Drive in Charlotte, totaling approximately 0.29 acres for floodplain protection + preservation purposes. **Attachment 2.**
Staff Resource: Jason Pauling, Planning
 Jonathan Beller, Mecklenburg County Stormwater Services

4. **M.R. #24-08** | Mecklenburg County Park and Recreation proposes to acquire tax parcel 221-511-01, totaling approximately 8.624 acres, located in Pineville, for a greenway connection + future park use. **Attachment 3.**
Staff Resource: Jason Pauling, Planning
 Bethany Fritts, Mecklenburg County Asset & Facility Management

5. **M.R. #24-09** | Mecklenburg County Park and Recreation proposes to acquire tax parcel 105-202-05, totaling approximately 1.49 acres, located along I-485 for expansion of the Crab Orchard Park property. **Attachment 4.**
Staff Resource: Jason Pauling, Planning
 Bethany Fritts, Mecklenburg County Asset & Facility Management

6. **M.R. #24-10** | Mecklenburg County proposes to transfer portions of tax parcels 157-041-04 + 157-041-27 to a private developer for the construction of affordable mixed-income housing with deed restrictions. The project will consist of affordable multi-family rental units, age restricted senior housing units + for sale single family units. **Attachment 5.**
Staff Resource: Jason Pauling, Planning
 Roberta Whitner, Mecklenburg County Asset & Facility Management

7. **M.R. #24-11** | Mecklenburg County Park and Recreation proposes to acquire tax parcel 103-112-02, totaling approximately 0.419 acres, located on Jenkins Drive + adjacent to Campbell Creek for a future greenway connection. **Attachment 6.**

Staff Resource: Jason Pauling, Planning
Bethany Fritts, Mecklenburg County Asset & Facility Management

8. Evidence of Impact: Urban Growth, Access and Heat in a Future Charlotte (45 minutes)

Staff Resource: Douglas A. Shoemaker, Ph.D.
Director of Research and Outreach, Center for Applied GIS at UNC
Charlotte

9. Community Area Planning Update (15 minutes)

Staff Resource: Kathy Cornett, Planning

10. Adjournment

Attendance

Planning Committee Members Present: Chairperson Andrew Blumenthal, Vice Chairperson Courtney Rhodes, Chairperson Planning Commission Douglas Welton; and Commissioners Melissa Gaston and Erin Shaw

Planning Committee Members Absent: Commissioners, Ronnie Harvey, and Robin Stuart

Planning Staff Present: Abie Bonevac, Kathy Cornett, Zenia Duhaney, Gretchen Flores, Erin Hinson, Tolu Ibikunle, Tara Moore, Alysia Osborne, and Jason Pauling

Other Staff: Bethany Fritts, Mecklenburg County Asset & Facility Management, Johnathan Beller, Stormwater Services

Presenter: David Kroening, Charlotte-Mecklenburg Stormwater Services

Welcome and Introduction

Chairperson Blumenthal called the meeting to order at 5:03 p.m., welcomed everyone, and introduced each commissioner and staff member.

Approval of Minutes

A motion was made by Commissioner Shaw seconded by Commissioner Gaston to approve the December 19, 2023, minutes. The minutes were unanimously approved. 5-0

Mandatory Referrals

The Chairperson asked about M.R. #24-03 the Tree Canopy Preservation Project on North Tryon Street. He noted, M.R.#24-02 has approximately 42 acres. A less dense part of town (North Tryon) does not have the cheapest real estate nor is M.R. #24-03's parcel (1.6 acres) the largest. Is this a good investment? Ms. Moore explained this line of reasoning was considered. Many fees are collected in this part of town resulting in the purchase of more properties. There are a few White Oak trees in this area, so we decided they are worth protecting. This also increases the property value. In addition, the parcel backs up to the Cross Charlotte Trail, which is an important connection. Our decision was to move forward despite the cost. Chairperson Blumenthal liked the idea of having more "infill parcels" that are for tree canopy preservation. Chairman Welton asked if the structure will remain on site? Ms. Moore shared that trees will be planted if the structure is demolished, but no decision has been made.

M.R. #24-01 | Mecklenburg County Park and Recreation proposes to acquire tax parcels 069- 09-413 + 069-077-09, totaling approximately 0.457 acres to add land to existing L.C. Coleman Park + along Stewart Creek.

M.R. #24-02 | The City of Charlotte Planning, Design and Development Department's Urban Forestry Division proposes to acquire tax parcels 111-261-07 + 111-261-44 totaling approximately 41.889 acres along Rocky River Church Road for tree canopy preservation purposes.

M.R. #24-03 | The City of Charlotte Planning, Design and Development Department's Urban Forestry Division proposes to acquire tax parcel 089-111-06 totaling approximately 1.68 acres for tree canopy preservation. The property is located on North Tryon Street near the intersection of West Eastway Drive.

M.R. #24-04 | Mecklenburg County Storm Water Services proposes to purchase tax parcel 031- 472-19 totaling approximately 0.24 acres for flood buyout + preservation purposes. The property is located on Lake Drive adjacent to the Catawba River.

M.R. #24-05 | Mecklenburg County Park and Recreation proposes to acquire tax parcels 023- 042-07, 023-042-99 + 023-042-10, totaling approximately 55.641 acres, located in Huntersville + adjacent to Latta Nature Preserve.

M.R. #24-06 | Mecklenburg County Park and Recreation proposes to acquire tax parcels 023- 062-32 + 023-062-31, totaling approximately 11.078 acres + located in Huntersville for increased protection of the Gar Creek Watershed.

A motion was made by Commissioner Vice Chairperson Rhodes and seconded by Commissioner Gaston stating that the Planning Committee reviewed M.R. #24-01, M.R. #24-02, M.R. #24-03, M.R. #24-04, M.R. #24-05, and M.R. #24-06. on February 20, 2024, and has no additional comments for the submitting agencies. The motion was approved. 5-0

Storm Water Services Update

David Kroening, Storm Water Services provided an overview of County Storm Water Services whose responsibility is to maintain the FEMA Flood Plain in Charlotte. In addition, County Storm Water Services is responsible for administering the Flood Mitigation Program to reduce flood risks in the community. The City of Charlotte's Storm Water responsibility is administering over the smaller streams which drain less than a square mile. Details were provided around the Flood Risk Assessment and Risk Reduction Plan to include how to determine a flood risk score. Commissioners were very engaged and asked several questions during the presentation.

Annual Report Update

Gretchen Flores, Planning Program Manager introduced Tolu Ibikunle, Planning Coordinator and the topic of discussion. Ms. Ibikunle provided an overview to commissioners on the 2040 Comprehensive Plan's 2023 Annual Report. This report is part of the implementation strategy for the 2040 Charlotte Future Comprehensive Plan. Staff partnerships and participation in planning conferences and educational opportunities were also shared. The City of Charlotte and staff also received the following awards for the implementation of the 2040 Comprehensive Plan.

- The American Planning Association 2023 National Planning Award – Long Range Planning.
- The Marvin Collins Large Comprehensive Plan Award including agencies and individuals that have completed outstanding plans – City of Charlotte.
- The International Association for Public Participation Award for Public Engagement 2022 as well as receiving recognition for the IAP2 USA project of the year award – City of Charlotte & the Community.

Next Steps/Call to Action

Mr. Kroening was asked by Chairperson Blumenthal if he could share his presentation with Kathy Cornett so that commissioners who were not present could be informed.

Adjournment:

The meeting adjourned at 6:23 pm

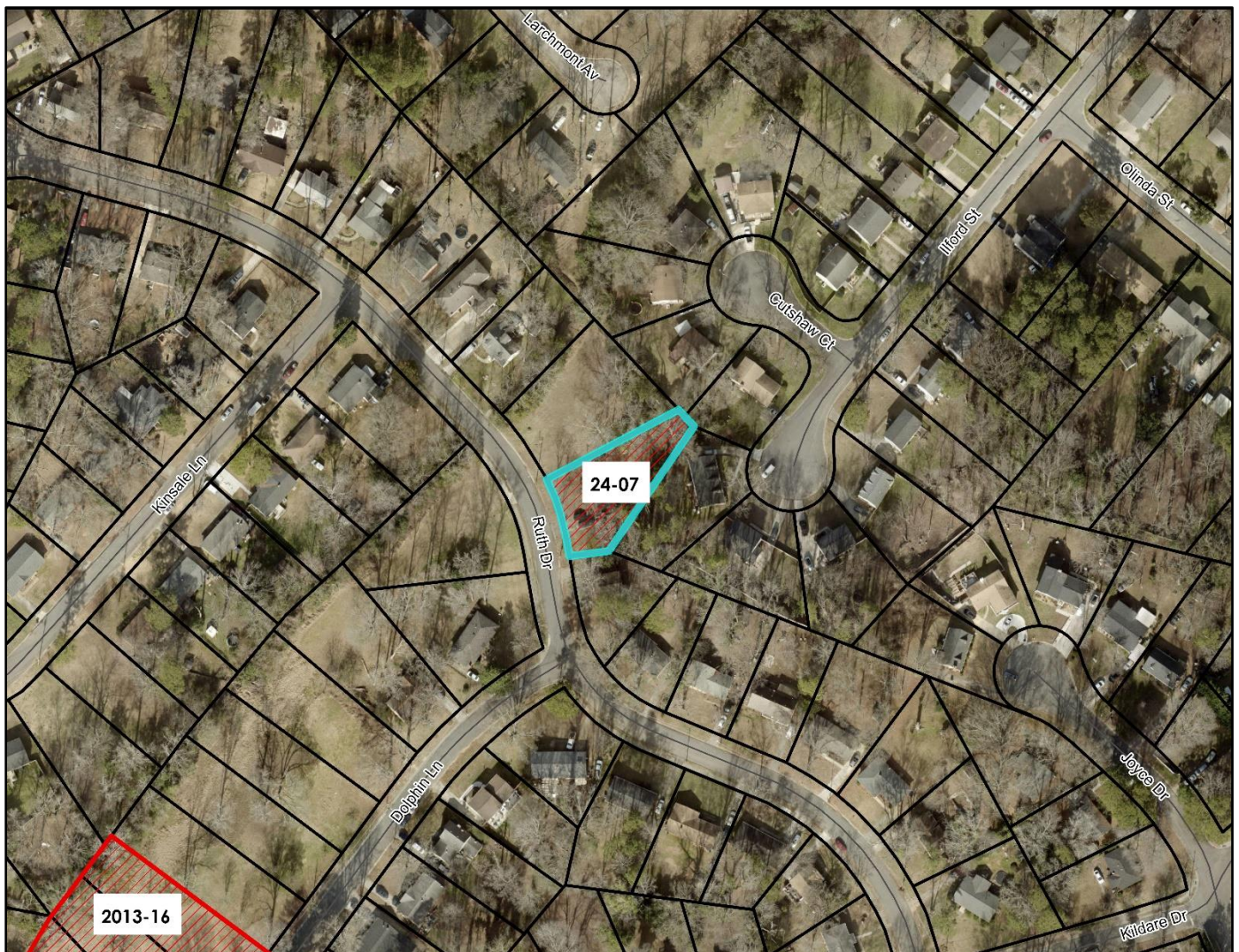
MANDATORY REFERRAL | REPORT NO. 24-07

Proposal to acquire property on Ruth Drive in Charlotte at Briar Creek for Floodplain protection

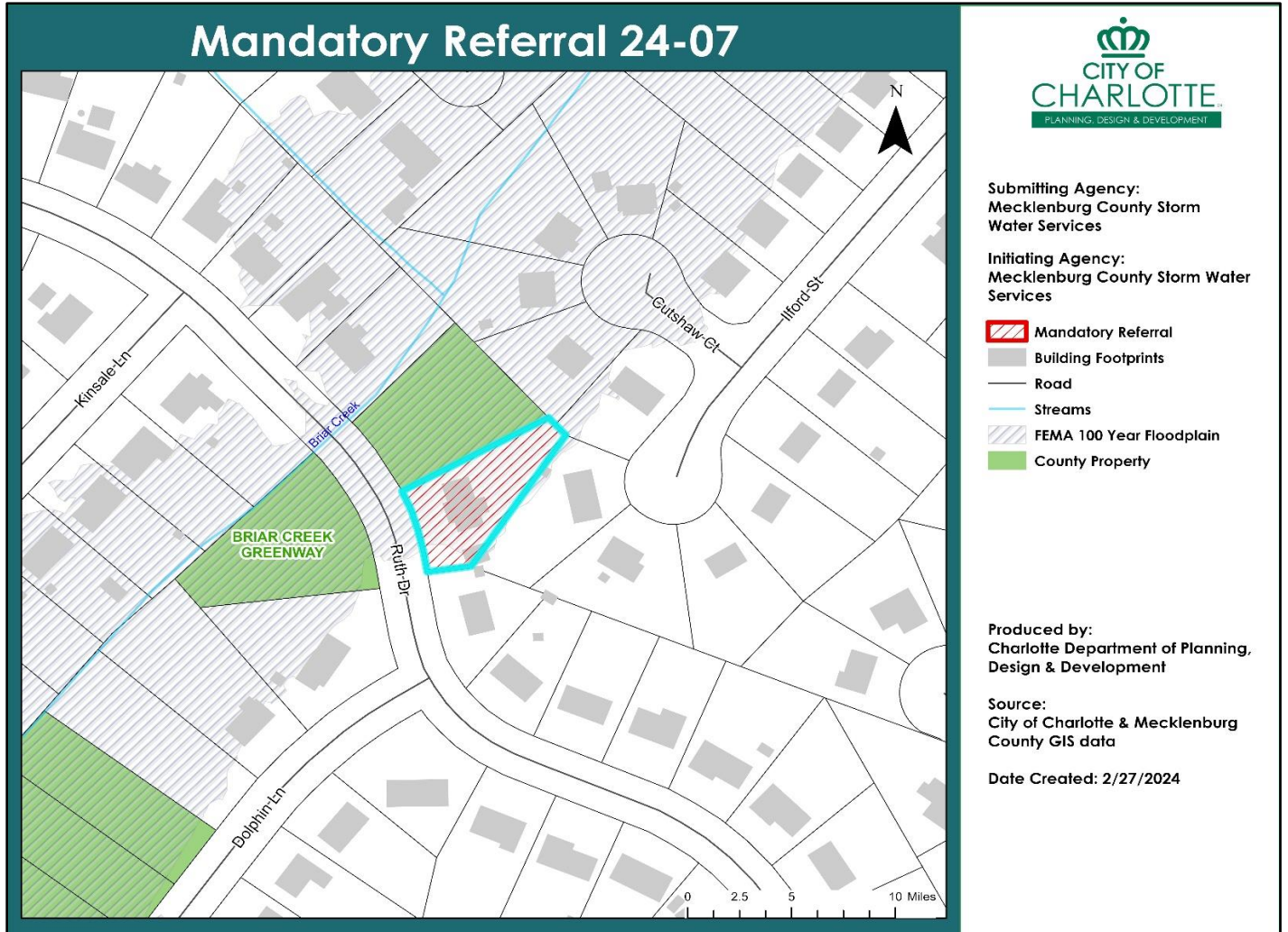
PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Storm Water Services Program proposes to acquire the flood prone property located at 5529 Ruth Drive in Charlotte (Parcel ID 09910234), which is approximately 0.29 acres. This property is subject to periodic and severe flooding. Use of County Storm Water Services capital funds is proposed for acquisition of this property. Parcel owner participation is voluntary, no condemnation is proposed. There is a 1580 square foot structure on the property that will be demolished, and property is to remain as open space.

AERIAL MAP:



PROJECT 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 proposed acquisition is intended to eliminate potential future losses by removing the improvements.

PROJECT IMPACT:

Acquisition of this parcel will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

MANDATORY REFERRAL | REPORT NO. 24-07

ESTIMATED PROJECT COMPLETION DATE:

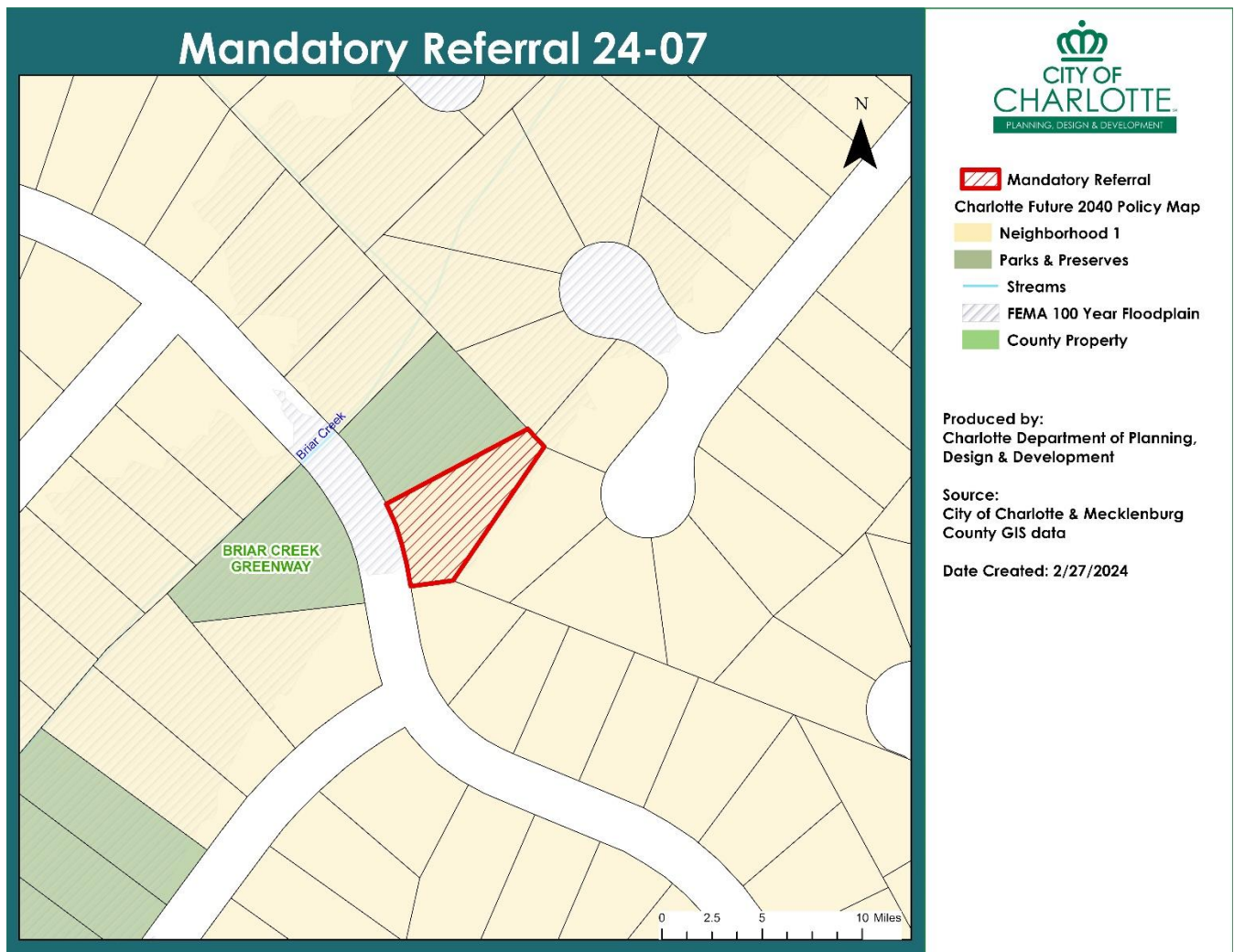
Mecklenburg County anticipates acquiring this property in the fourth quarter of FY24 with demolition to follow shortly after acquisition. We propose to use available capital funds for the purchases.

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 designation for this property according to the Charlotte 2040 Comprehensive Plan is Neighborhood 1 (N1). The Comprehensive Plan supports County acquisitions for floodplain protection and preservation of land and open spaces, which is supported in all place type designations.



PLANNING STAFF REVIEW:

The acquisition of this property supports goals 6 and 7 of the 2040 Plan by both eliminating safety hazards and improving environmental justice in flood hazard areas and increasing areas within the City and County of protected, natural lands, open space and preservation.

JOINT USE TASK FORCE REVIEW COMMENTS:

Jonathan Beller referenced that this property has experienced minor flooding in January, and working with Park and Recreation, the intent behind this acquisition is to purchase and demolish the existing structure, prevent future construction on the site, and keep the property in a conservation/preservation state. Gretchen Flores asked if the place type would be changed to Parks and Preserves, Mr. Beller said yes.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 24-08

Proposal to acquire property on South Polk Street in the Town of Pineville for Park and Recreation use

PROJECT PROPOSAL AND LOCATION:

Park and Recreation would like to acquire Tax Parcel 221-511-01, +/- 8.624 acres of property in the Town of Pineville for a future park and greenway connection. The subject parcel is vacant, heavily treed, and has frontage on both S. Polk Street and Carolina Place Parkway. This site sits below County constructed greenway trail along Little Sugar Creek at the President James K. Polk State Historic Site. Currently zoned as B-4 - Highway Business District.

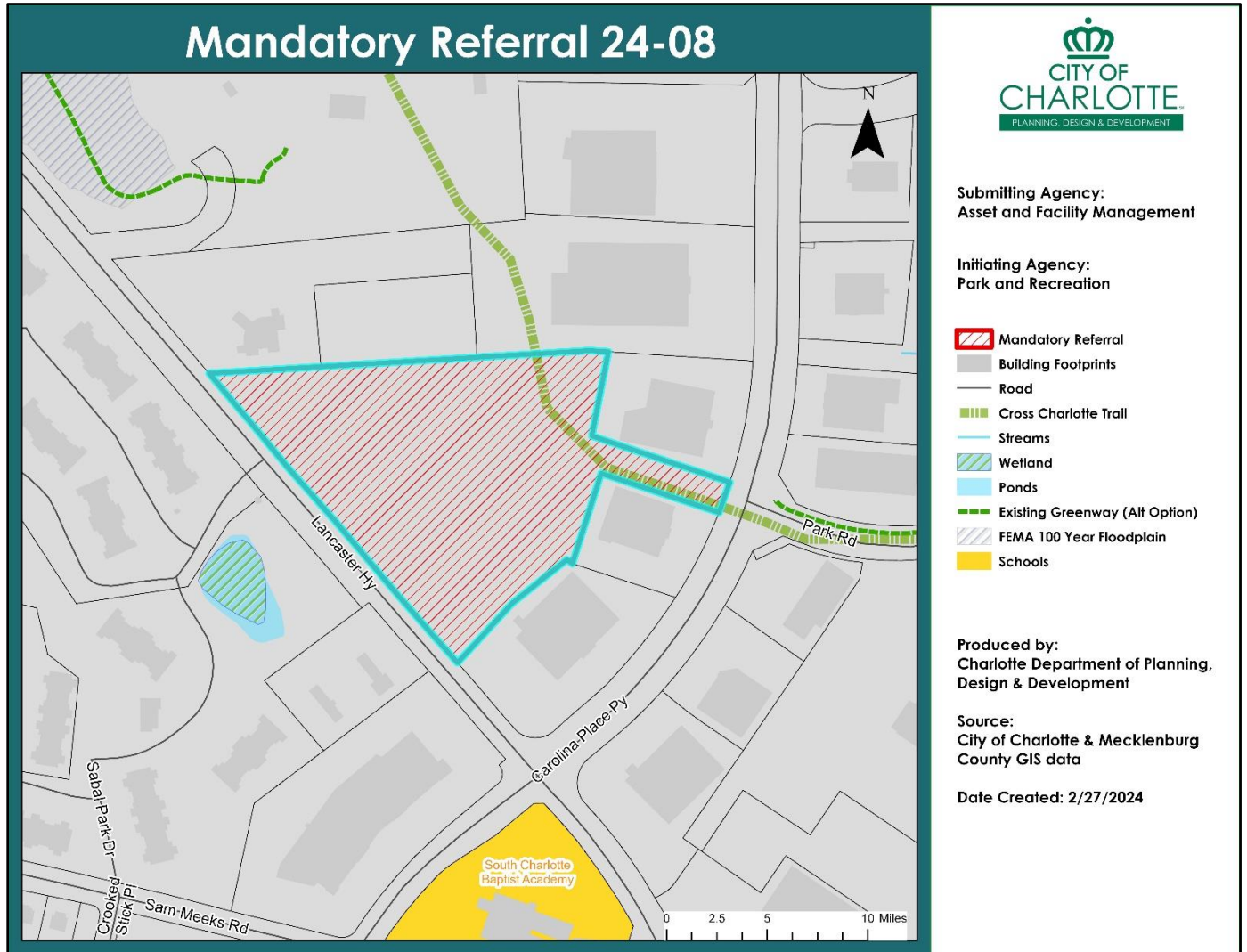
AERIAL MAP:



PROJECT JUSTIFICATION:

Acquisition of the parcel will allow Park and Recreation to make a connection from the Polk site across Carolina Parkway to Park Road and continuing eastward to the existing McMullen Creek and McAlpine Creek Greenways.

PROJECT MAP:



PROJECT IMPACT:

Acquisition of this property would expand the County’s existing greenways and further Park and Recreation’s goal to provide additional greenways, which are vegetated natural buffers, 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 parcel is planned to occur in FY24.

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.

JOINT USE TASK FORCE REVIEW COMMENTS:

Bethany Fritts referenced that this property has been in on-going negotiations as it is an important piece of the greenway system for the McAlpine and McMullen Creek. Due to the size of the parcel, the location could also be a small park with cross-connection potential. Gretchen Flores asked about the timeline of the acquisition and Ms. Fritts said it should be completed by the end of the year.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 24-09

Proposal to acquire property for Crab Orchard Park Expansion

PROJECT PROPOSAL AND LOCATION:

Park and Recreation proposes to acquire Tax Parcel 105-202-05, which is approximately 1.490 acres and beside I-485. The parcel is a small, wooded remnant piece that is surrounded on three sides by recently purchased Crab Orchard Park.

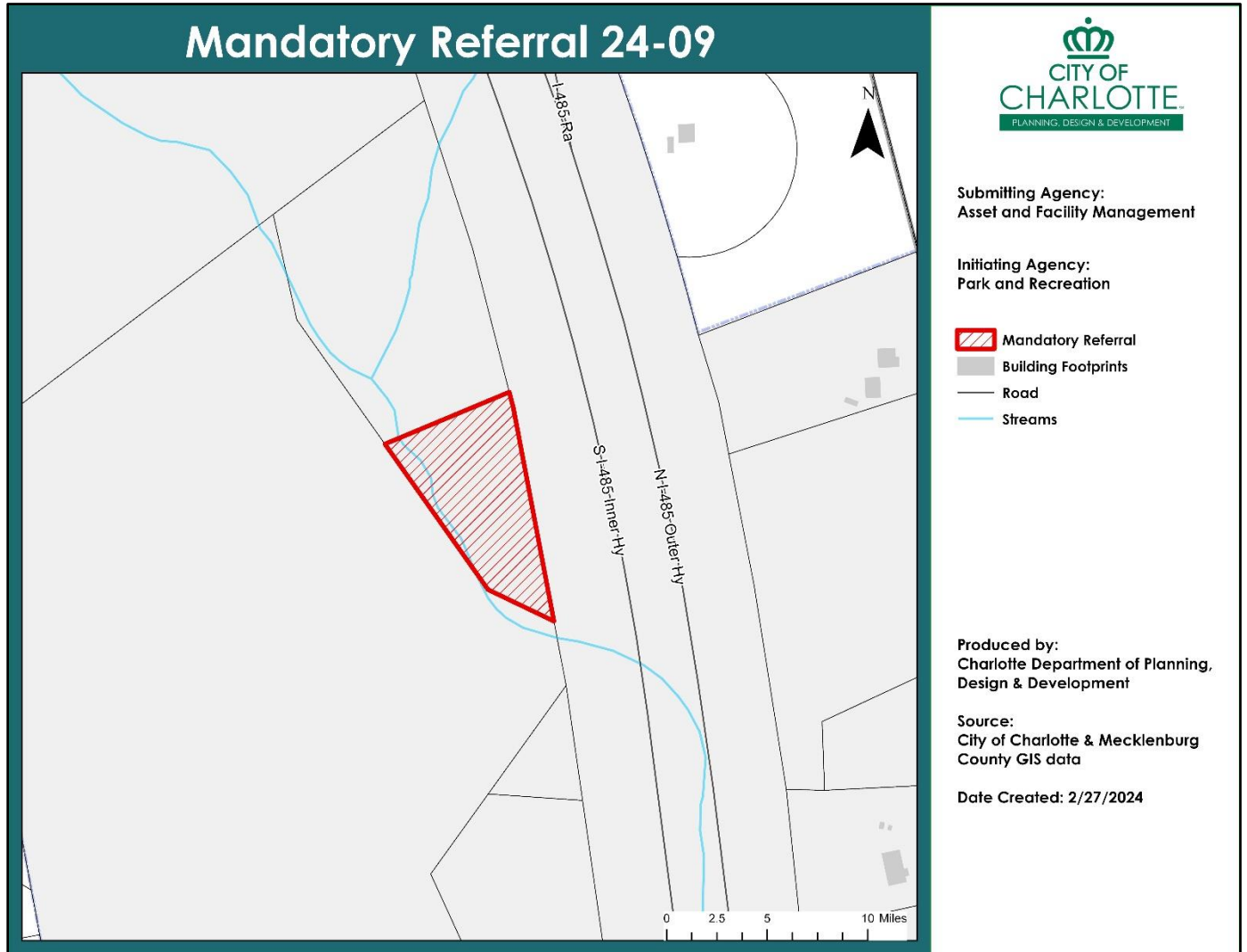
AERIAL MAP:



PROJECT JUSTIFICATION:

The owner reached out to County Real Estate interested in selling. This purchase would create a more uniform shaped park and provide for additional space.

PROJECT 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 is planned to occur in FY24.

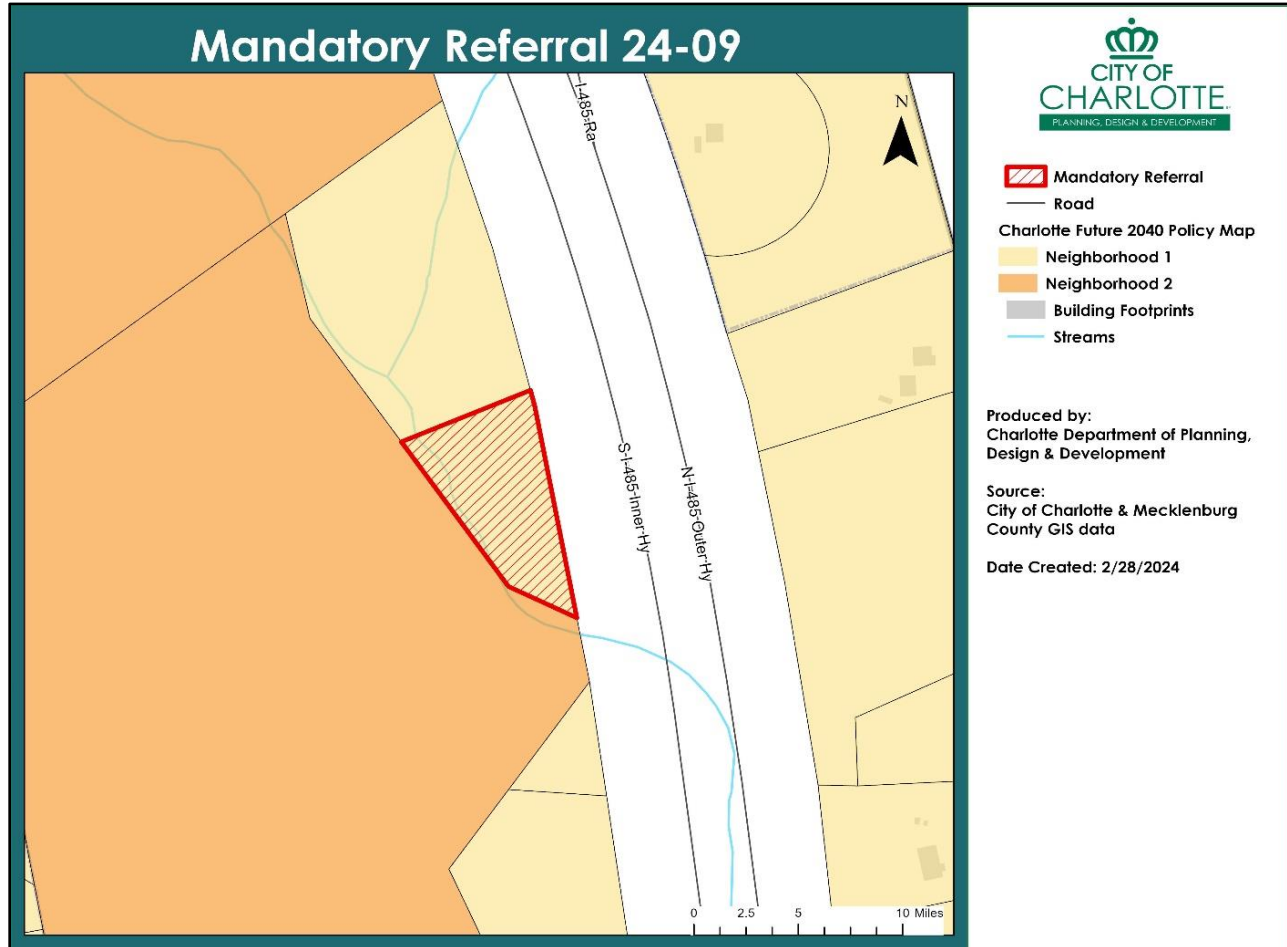
CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of the properties is consistent with MeckPlaybook, the County’s guide for providing recreation, open space, and natural habitat protection. MeckPlaybook recommends acquisition of additional park land to meet the standard

MANDATORY REFERRAL | REPORT NO. 24-09

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 City of Charlotte 2040 Policy Map designates the subject property as Neighborhood 1, with the other parcels suggested originally for Neighborhoods 2. These properties will be amended to Parks and Preserves to reflect the County's ownership.

PLANNING STAFF REVIEW:

The acquisition of this property supports goal 7 of the 2040 Plan by increasing the acreage of protected, natural lands within the city.

JOINT USE TASK FORCE REVIEW COMMENTS:

Bethany Fritts referenced that the acquisition of the parcel would help to make the Crab Orchard Park expansion more uniformed and provide additional space for the park.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 24-10

Proposal by Mecklenburg County to transfer property for Affordable Housing in the Grier Heights Neighborhood

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County proposes to transfer approximately 7.7 acres of tax parcels 157-041-26, 157-034-17, and a portion of tax parcels 157-041-04 and 157-041-27 for the construction of affordable, mixed-income housing. The transfer will include deed restrictions to ensure long-term affordability in the Grier Heights neighborhood. Additionally, a remaining portion of the property (+/- 7 acres) will be ground leased for affordable, multi-family rental units and affordable, senior age-restricted rental units. The overall development will consist of up to 289 units, whereas 155 will be rented multifamily, 80 will be senior, age-restricted units, and 54 will be single-family for-sale units. The abutting parcels to the north, east and west of the site are currently zoned single and multifamily residential and the parcels to the south are zoned office and multifamily.

AERIAL MAP:

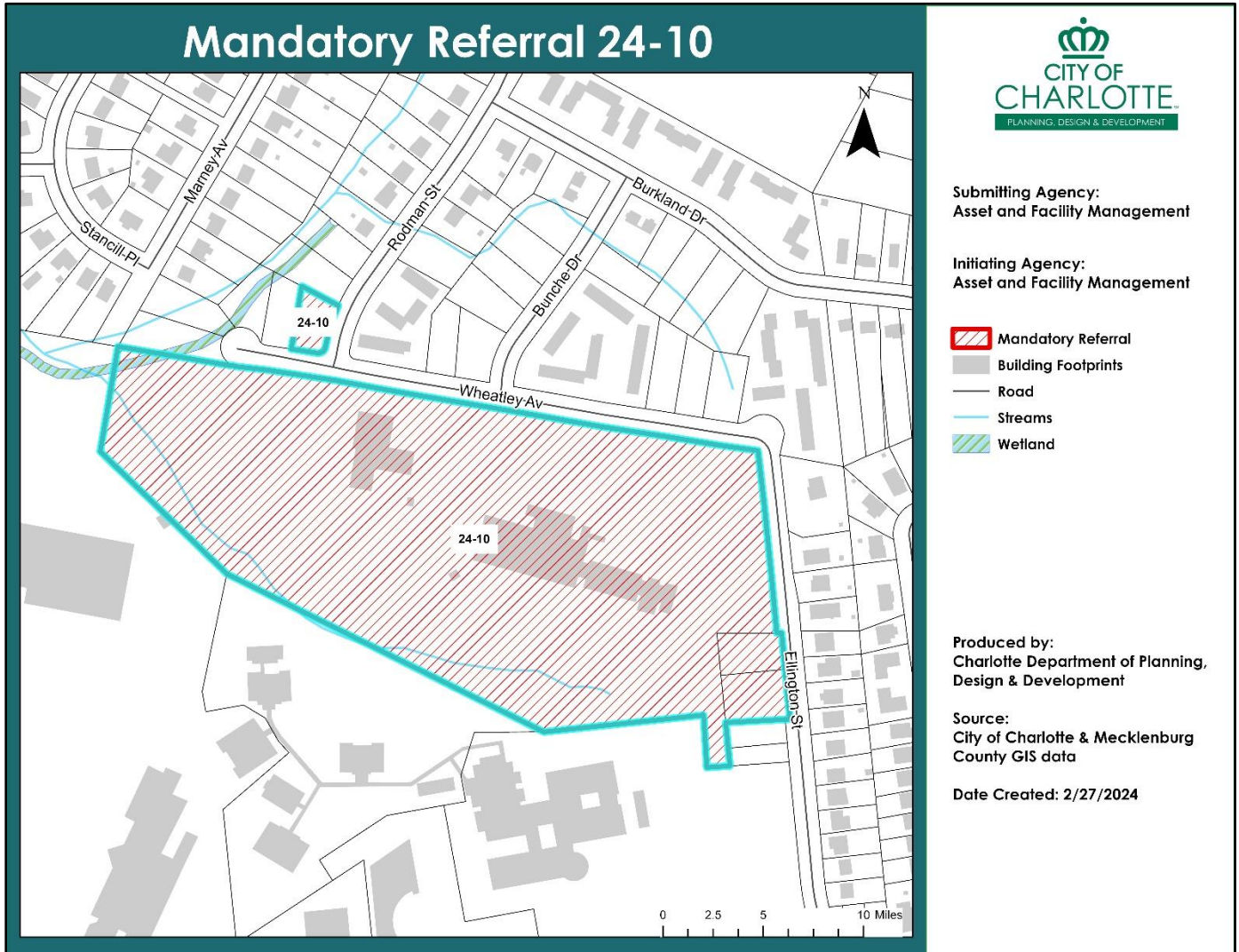


MANDATORY REFERRAL | REPORT NO. 24-10

PROJECT JUSTIFICATION:

These parcels are not needed for County use or operations. Transfer of these parcels will add more housing options and help reduce the City of Charlotte’s deficit of affordably priced housing units.

PROJECT MAP:



PROJECT IMPACT:

Constructing and sustaining affordable housing continues to be a challenging issue for many residents of the City of Charlotte. Affordable housing is one of the leading issues for residents through the County’s budget priorities. Construction of an affordable mixed-income development with housing of varying types and sizes that aims to maximize the number of units while also complementing the existing Grier Heights neighborhood.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

MANDATORY REFERRAL | REPORT NO. 24-10

ESTIMATED PROJECT COMPLETION DATE:

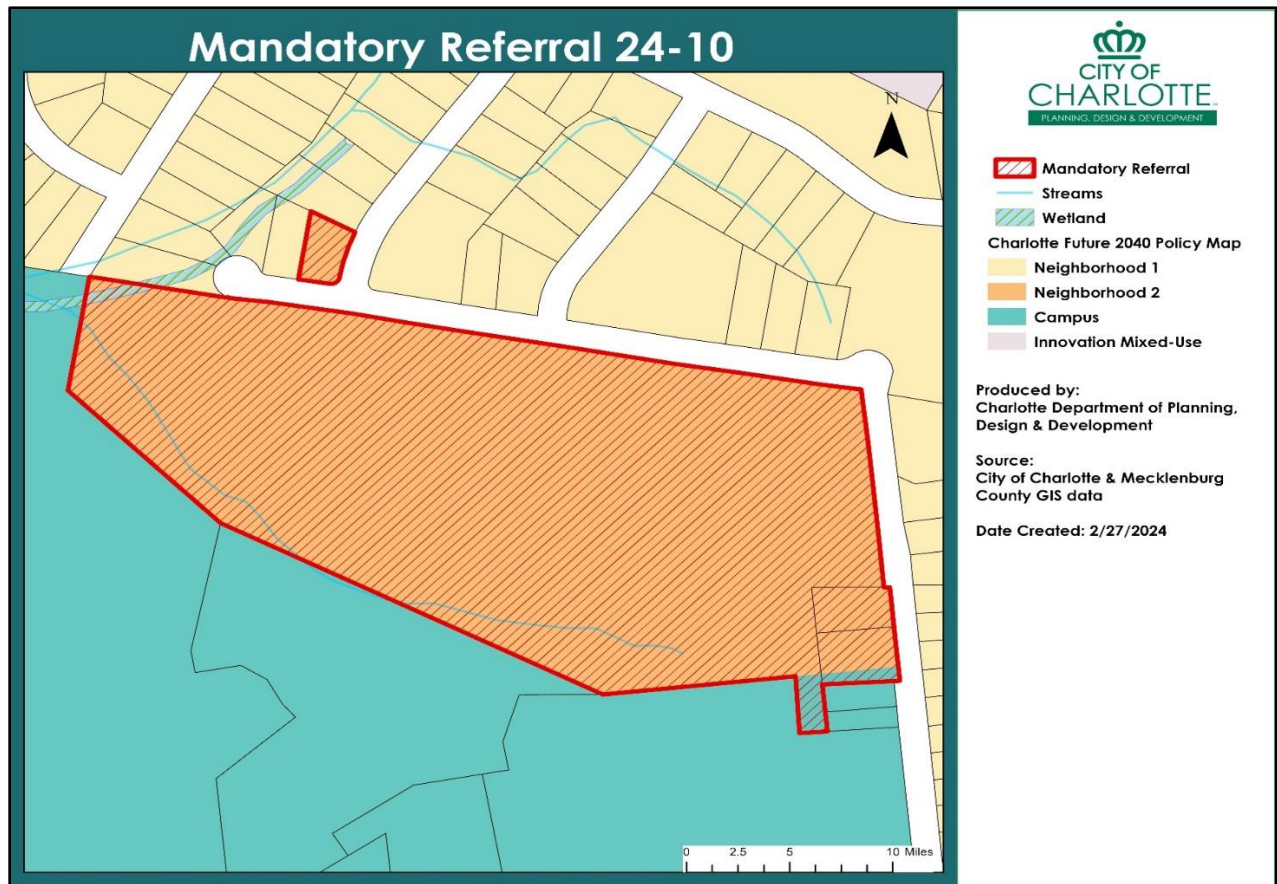
Transfer of these parcels is planned to occur in FY24.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed transfer of these parcels supports the County Board of Commissioner’s commitment to develop affordable housing and aligns with the following County prepared report, adopted policy, budgets, and the City of Charlotte housing framework:

1. Charlotte-Mecklenburg Strategies for Affordable Housing Development Report presented to the Board on November 15, 2016, prepared by the Urban Institute at the University of North Carolina at Charlotte, highlighted the financial feasibility of development and how to ensure long-term affordability of units, and offered recommendations to address the challenges.
2. Affordable Housing Policy for Surplus Real Estate adopted on September 19, 2017, which would allow the Board of County Commissioners to consider affordable housing whenever selling or leasing surplus County-owned real estate.
3. Housing Charlotte Framework on August 27, 2018, which recommends expanding the supply of high-quality rental housing by building new affordable.

CONSISTENCY WITH ADOPTED LAND USE PLANS:



MANDATORY REFERRAL | REPORT NO. 24-10

The City of Charlotte 2040 Policy Map designates the majority of this property involved in the transfer as Neighborhood 2, which is consistent with the requested action.

PLANNING STAFF REVIEW:

The requested transfer of this property supports goals 2 and 3 of the 2040 Plan by both increasing housing choices and options and ensuring opportunities for residents of all incomes to access affordable and workforce housing.

JOINT USE TASK FORCE REVIEW COMMENTS:

Roberta Whitner referenced that this request spans over four parcels for affordable housing: ground lease for 155 multi-family units, 80 senior/age-restricted units, and 54 single-family units for a total of 289 units. They will also be looking into a ground lease agreement for 99 years and convey fee simple titles to the developer. This is from an RFQ in 2020 and the chosen developer is Dream Key, which was approved and entered into an MOU in 2023. Bob Sorrell with CMS wanted to confirm that the Greer Heights and Randolph Road Parks will not be disturbed or altered based on this development. Ruth Ippolito was supportive of the length of affordability for the units and asked if the issuing of the Certificate of Occupancy for the affordable homes during the earlier phases. Ms. Whitner informed the committee that House Charlotte will be handling the eligibility and remain affordable and is expected to be completed during Phase 2 of 3. Gretchen Flores asked for clarification regarding the submitted site plan and parcel lines. Ms. Whitner confirmed they are requesting the four parcels to be combined but are waiting for a final survey and she will send that to staff upon completion.

PLANNING COMMITTEE REVIEW:

MANDATORY REFERRAL | REPORT NO. 24-11

Proposal to acquire property on Jenkins Drive adjacent to Campbell Creek in Charlotte for future Greenway

PROJECT PROPOSAL AND LOCATION:

Park and Recreation would like to acquire Tax Parcel 103-112-02, +/-0.419 acres of property in the City of Charlotte along Campbell Creek in east Charlotte, north of Albemarle Road. Currently a cleared vacant lot and zoned as N1-A.

AERIAL MAP:



PROJECT JUSTIFICATION:

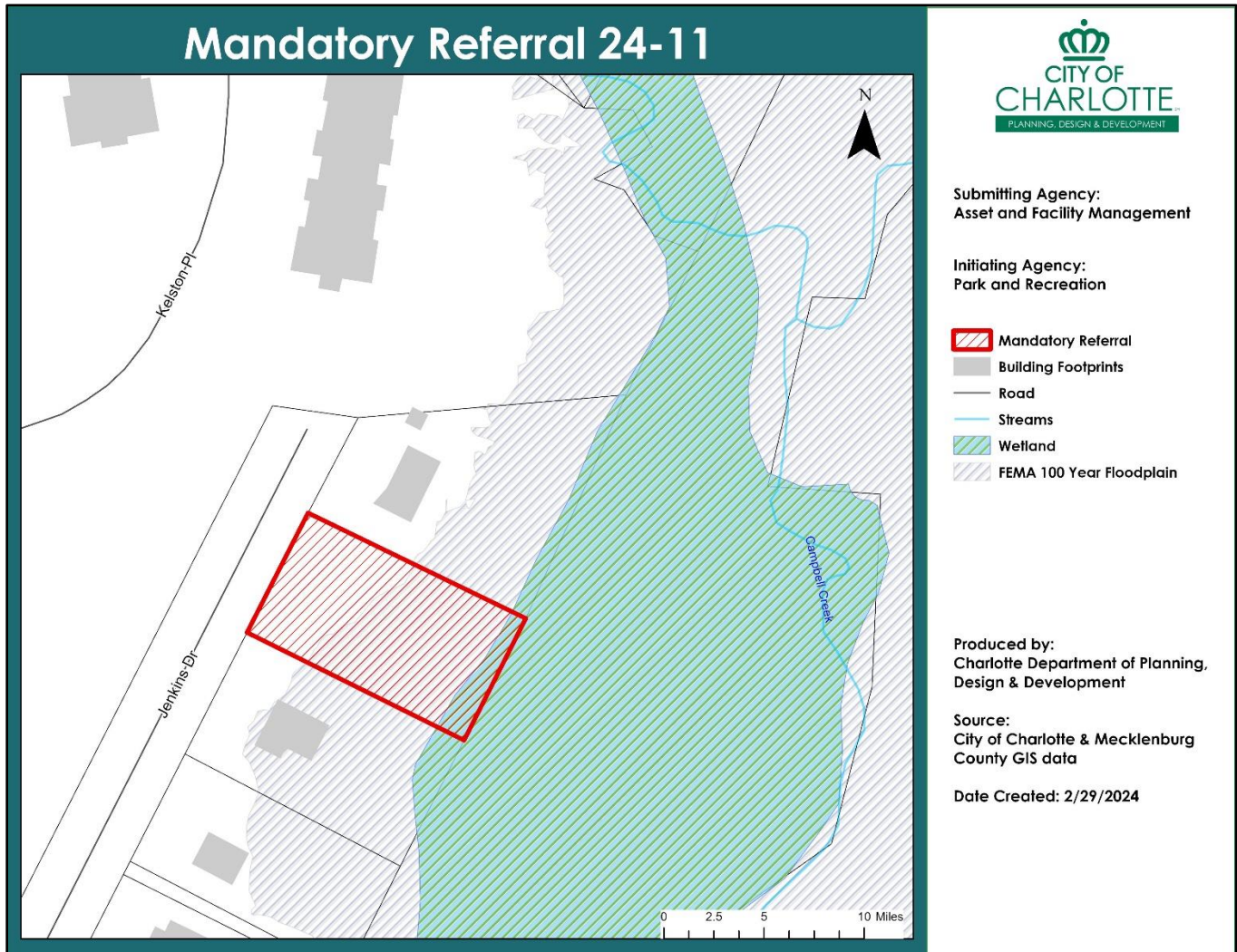
Acquisition of the parcel allows for the expansion of the greenway corridor and will connect additional neighborhoods to the main trail once it is built. Additionally, it also provides greater design options for the greenway.

PROJECT IMPACT:

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

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PROJECT MAP:



RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known related public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring this property in FY24.

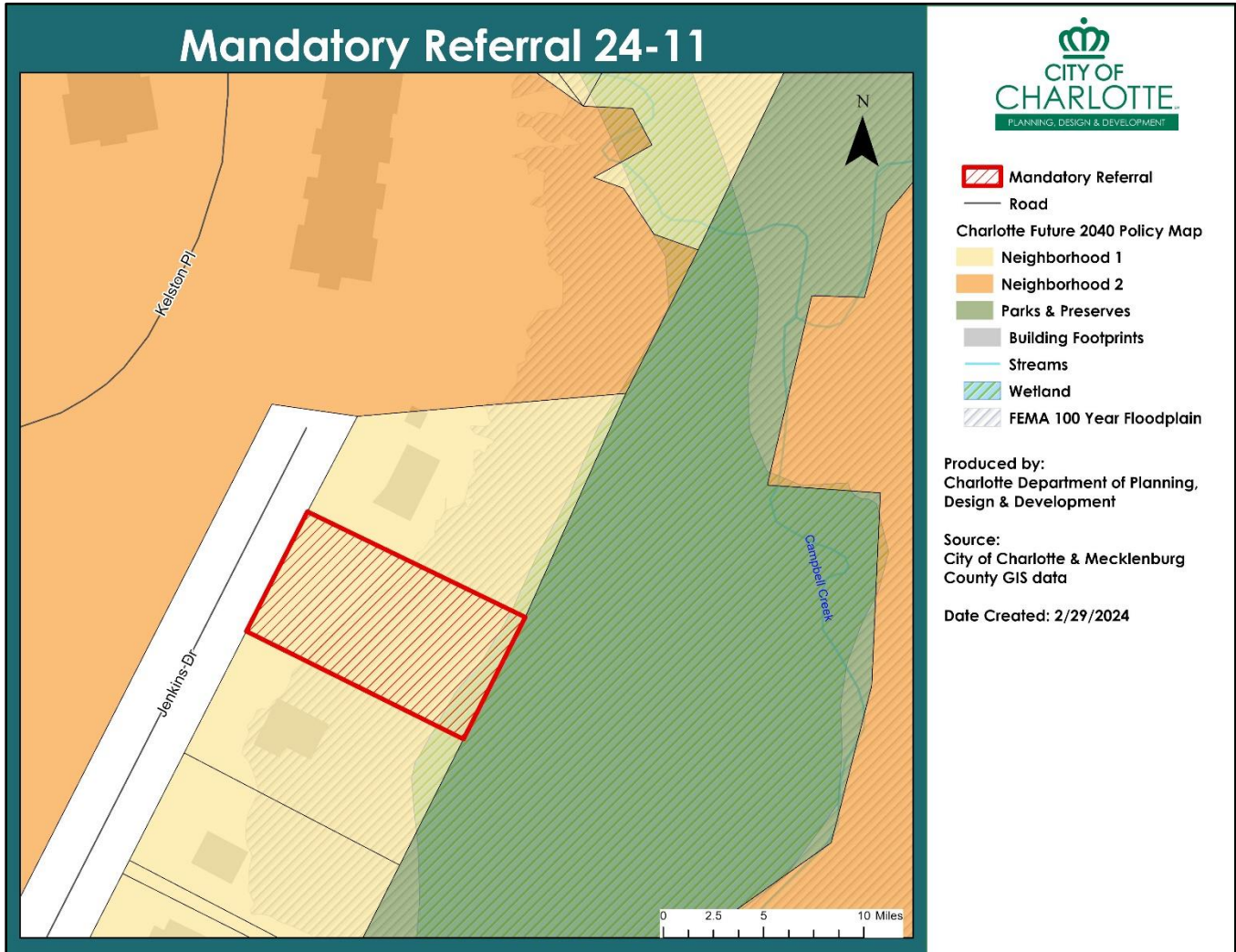
CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of the parcel is consistent with MeckPlaybook, the County's guide for providing recreation, open space, and natural habitat protection. The acquisition is also supported by the Environmental Leadership Action Plan (ELAP), which aims to maintain a minimum acreage of 19:1,000 residents.

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CONSISTENCY WITH ADOPTED LAND USE PLANS:

The place type designation for this property according to the Charlotte 2040 Comprehensive Plan is Neighborhood 1 (N1). The Comprehensive Plan supports County acquisitions for floodplain protection and preservation of land and open spaces, which is supported in all place type designations.



PLANNING STAFF REVIEW:

The acquisition of this property supports goals 6 and 7 of the 2040 Plan by both eliminating safety hazards and improving environmental justice in flood hazard areas and increasing areas within the City and County of protected, natural lands, open space and preservation. It also supports goal 4 by promoting trail-oriented development.

JOINT USE TASK FORCE REVIEW COMMENTS:

Jason Klingler referenced that the property will be utilized for greenway purposes for Campbell Creek Greenway to connect to Jenkins Drive.

PLANNING COMMITTEE REVIEW: