

Planning Committee  

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Agenda Packet

May 21, 2024 |  
Room 280  
5:00 p.m. |





**8. Neighborhood Roundtable Discussion on the UDO (45 minutes)**

Resource: Greg Ascitutto, CharlotteEAST  
Melissa Gaston, Planning Committee  
Theresa McDonald, Planning Committee  
R.J. Harvey, Planning Committee  
Andrea Uhler, UDO Advisory Committee

**9. Adjournment**

Minutes

April 16, 2024 – 5:00 p.m.

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**Attendance**

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

**Planning Committee Members Absent:** N/A

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

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

**Presenter:** Kathy Cornett, Community Planning Program Manager

**Welcome and Introduction**

Chairperson Blumenthal called the meeting to order at 5:10 p.m., welcomed everyone, and introduced each commissioner and staff member.

**Approval of Minutes**

*A motion was made by Commissioner Shaw seconded by Commissioner McDonald to approve the March 19, 2024, minutes. The minutes were unanimously approved. 7-0*

**Mandatory Referrals**

Chairperson Blumenthal asked if any of the mandatory referrals needed to be pulled for discussion. There were no requests to pull any of the mandatory referrals for discussion.

**M.R. #24-12** | Mecklenburg County Stormwater Services proposes to acquire tax parcel 22102120 located at 109 Reid Lane in Pineville, totaling approximately 3.54 acres for floodplain protection and preservation purposes.

**M.R. #24-13** | Mecklenburg County Park and Recreation proposes to acquire a portion of tax parcel 01509105, totaling approximately 0.89 acres, located in Huntersville for McDowell Creek Greenway connectivity.

**M.R. #24-14** | Mecklenburg County proposes to acquire tax parcels 05102101, 05103204, 05103306, and 05141108, all together consisting of 12.336 acres. These properties will include joint use by Park and Recreation for expansion of Mallard Creek Greenway and the Cross Charlotte Trail, County Stormwater for stream restoration, and Charlotte Water for possible sewer expansion.

**M.R. #24-15** | Mecklenburg County Park and Recreation proposes to acquire tax parcels 03722622 and 03722615, totaling approximately 1.598 acres for future Long Creek Greenway extension.

**M.R. #24-16** | Mecklenburg County Park and Recreation proposes to acquire tax parcel 03115213, totaling approximately 0.481 acres, located just below the Mountain Island Lake Dam, downstream from Riverside Drive Park property.

*A motion was made by Commissioner Rhodes and seconded by Commissioner Gaston stating that the Planning Committee reviewed M.R. #24-12, M.R. #24-13, M.R. #24-14, M.R. #24-15, and M.R. #24-16, on April 16, 2024, and has no additional comments for the submitting agencies. The motion was approved. 7-0*

### **Community Area Planning Update**

Kathy Cornett, Community Planning Program Manager, provided a Community Area Planning Update.

She noted that the revised Policy Map and Policy Manual were released on March 12, 2024. Both are available for comment up until June 12, 2024 and approximately 39 comments have been received to date.

Long Range Planning attended Charlotte SHOUT on April 6<sup>th</sup> and interacted with approximately 30 people. Long Range Planning attended Charlotte Kids Fest on April 14<sup>th</sup> and interacted with approximately 200 people.

Long Range Planning continues to coordinate with interdepartmental partners in preparation for the fall Community Area Planning Workshops while also working internally to draft text for the Community Area Plan documents.

### **Next Steps/Call to Action**

Chairperson Blumenthal reminded commissioners to point members of the community to the revised Policy Map if they have any comments or concerns.

Vice Chairperson Rhodes commended the Long Range Planning team on their engagement interactions to-date.

### **Adjournment**

The meeting adjourned at 5:25 pm.

## MANDATORY REFERRAL | REPORT NO. 24-17

*Proposal to acquire property for tree preservation and protection purposes*

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

The City of Charlotte General Services Department proposes to acquire two parcels totaling approximately 6.35 acres (Tax ID 113-251-53 and 113-251-54) for tree canopy preservation located on Windy Grove Road.

Following acquisition of these properties, the City anticipates donation of a conservation easement to the Catawba Lands Conservancy to ensure that perpetual stewardship of the tree canopy is provided. These properties are proposed to remain in a natural state following acquisition and may be used for low-intensity recreational purposes, such as a natural surface trail and open space.

### **AERIAL MAP:**



# MANDATORY REFERRAL | REPORT NO. 24-17

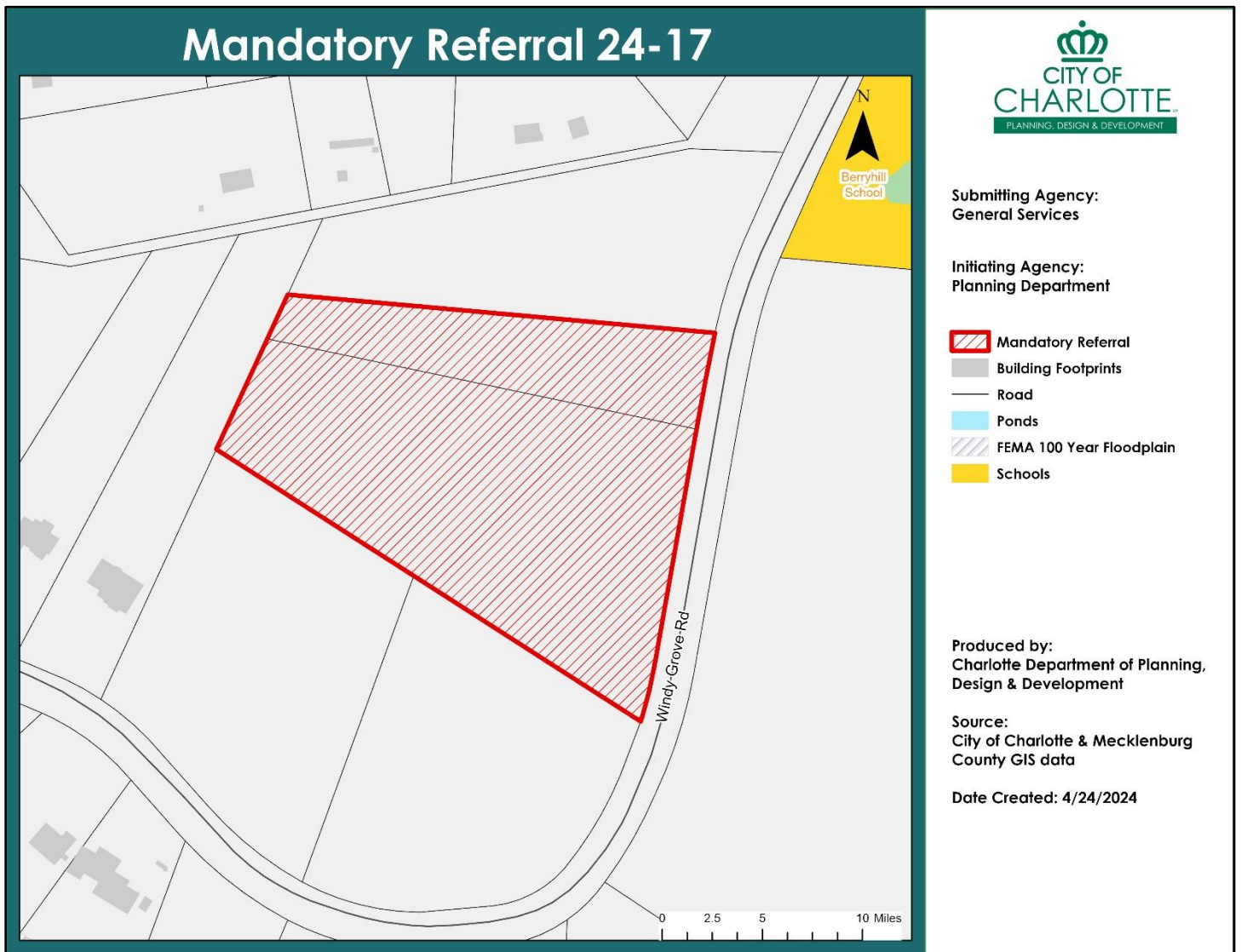
## PROJECT JUSTIFICATION:

The acquisition of these properties will enable the City to work toward reaching Council’s goal of attaining fifty percent (50%) tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

This acquisition allows the City, as required by the Charlotte Tree Ordinance, to fulfill its role as administrator of a Tree Ordinance Mitigation Fund, and to meet the greater intent of the tree ordinance to preserve and protect tree canopy and promote the benefits trees provide to the Charlotte community (Charlotte, North Carolina, City Code, §21).

The properties were identified and considered under the City’s scoring model for tree canopy preservation and were determined as good candidates for preservation based on conservation value and connection to over 200 acres of contiguous acres of forest. This model uses criteria including acreage, current vegetative cover, and potential for connectivity to greenways and partnering opportunities, as well as the level of development in this geographic area.

## PROJECT MAP:





# MANDATORY REFERRAL | REPORT NO. 24-17

## **PROJECT IMPACT:**

Acquisition will enable the City to work toward reaching the goal of attaining fifty percent (50%) tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

## **ESTIMATED PROJECT COMPLETION DATE:**

Staff is in negotiations with the property owner. Acquisition of this parcel is anticipated within three to four months of entering a contract and obtaining City Council approval.

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

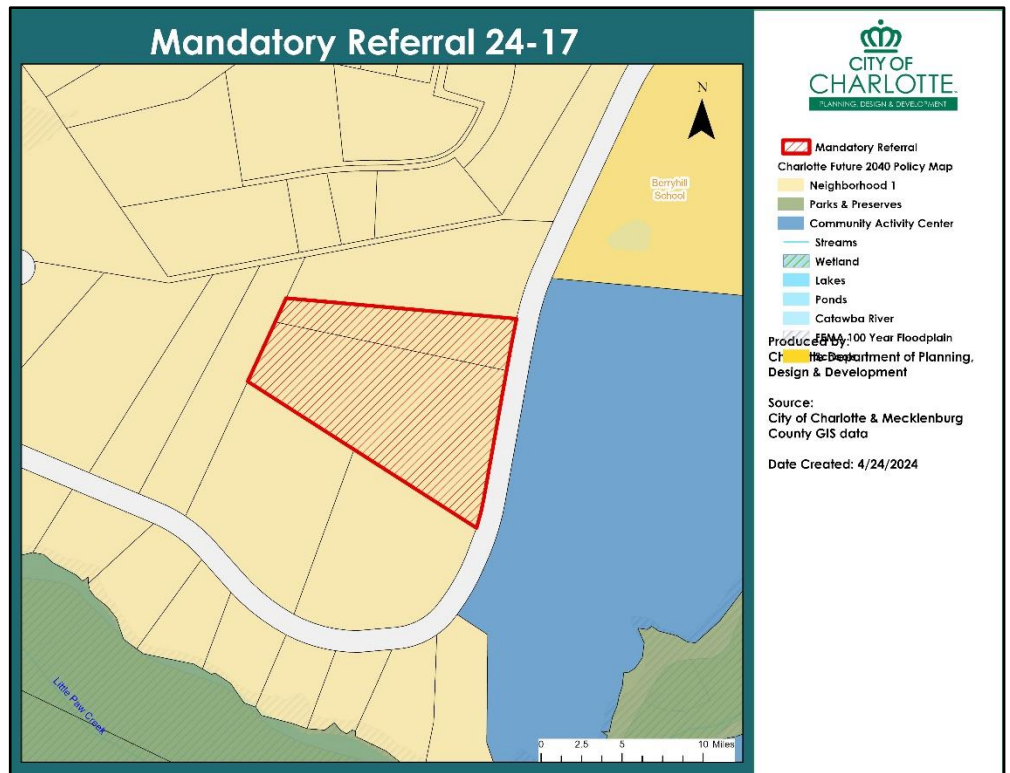
The acquisition of these properties is consistent with the tree canopy and general environmental goals associated with the City of Charlotte’s Tree Canopy Preservation Program, City Council’s, “50% in 2050” Tree Canopy Goal strategy (both adopted in 2011), and Urban Forest Master Plan (adopted 2018) and the Charlotte Future 2040 Plan (adopted 2021).

## **CONSISTENCY WITH ADOPTED LAND USE PLANS**

The City of Charlotte 2040 Policy Map designates the subject property as Neighborhood 1 (N1). Parks and Preserves are an appropriate land use within the N1 Place Type. Once a conservation designation is established, an amendment to the Policy Map to Parks and Preserves may be processed.

## **PLANNING STAFF REVIEW:**

The acquisition of this property supports the Tree Canopy Preservation and Protection Division’s goals for 50% tree preservation and supports Goals 6 and 7 of the Charlotte 2040 Comprehensive Plan.



## **JOINT USE TASK FORCE REVIEW COMMENTS:**

Tara Moore referenced that the property will be utilized for tree preservation. This is part of a six-parcel purchase deal. Vicky Kitelinger asked how much the parcels would cost to purchase. Ms. Moore said all six parcels will be purchased for \$850,000 and the other four parcels are in MR 24-18.

## **PLANNING COMMITTEE REVIEW:**

## MANDATORY REFERRAL | REPORT NO. 24-18

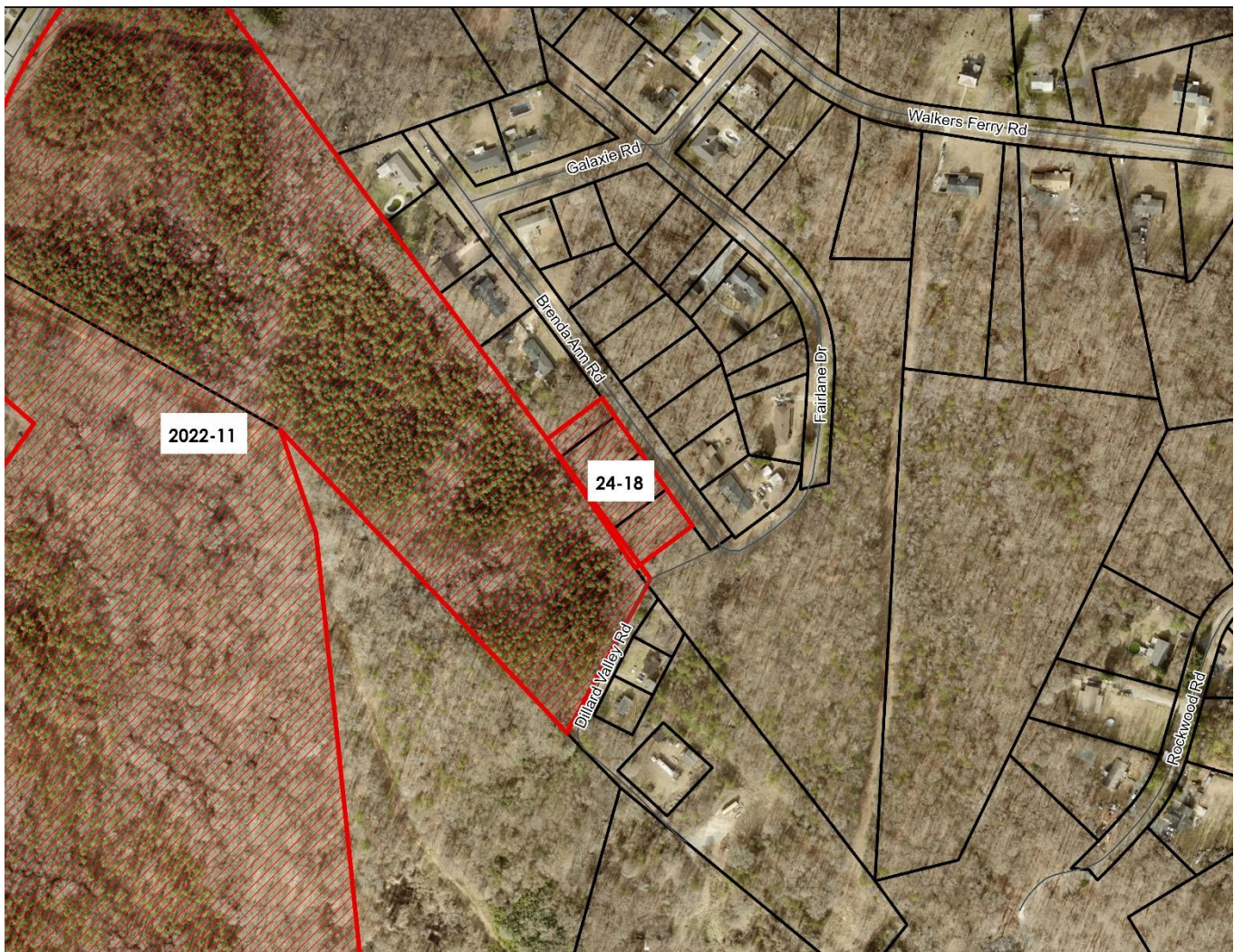
*Proposal to acquire property for tree preservation and protection purposes*

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

The City of Charlotte's General Services Department proposes to acquire four parcels totaling approximately 1.259 acres (Tax ID 113-163-01, 113-163-02, 113-163-03, 113-163-04) located on Brenda Ann Road.

Following acquisition of these properties, the City anticipates donation of a conservation easement to the Catawba Lands Conservancy to ensure perpetual stewardship of the tree canopy is provided. These properties are proposed to remain in a natural state following acquisition and may be used for low-intensity recreational purposes, such as a natural surface trail and open space.

### **AERIAL MAP:**



# MANDATORY REFERRAL | REPORT NO. 24-18

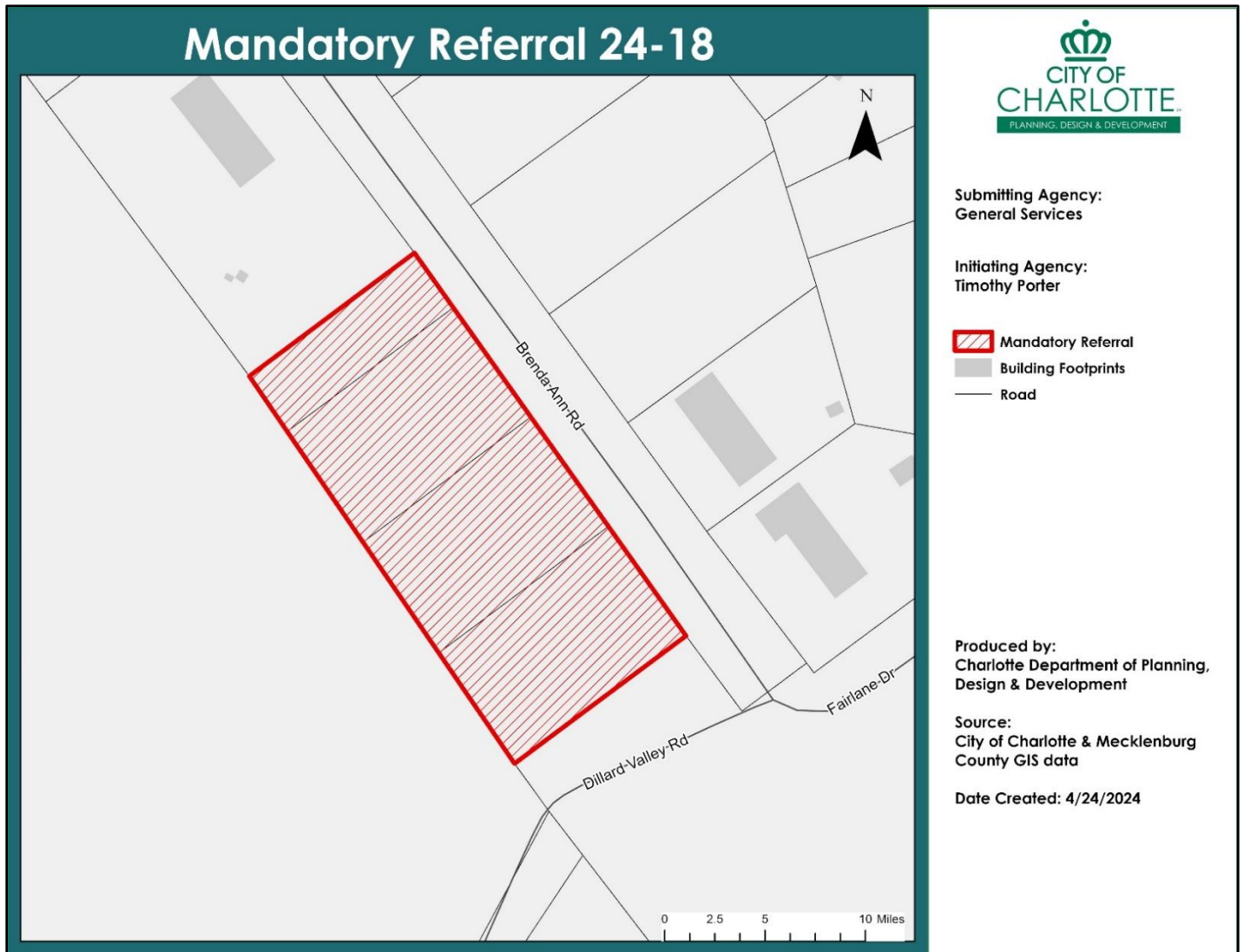
## PROJECT JUSTIFICATION:

The acquisition of these properties will enable the City to work toward reaching Charlotte City Council’s goal of attaining fifty-percent (50%) tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

This acquisition allows the City, as required by the Charlotte Tree Ordinance, to fulfill its role as administrator of a Tree Ordinance Mitigation Fund and to meet the greater intent of the tree ordinance to preserve and protect tree canopy and promote the benefits trees provide to the Charlotte community (Charlotte, North Carolina, City Code, §21).

These properties were identified and considered under the City’s scoring model for tree canopy preservation and determined to be good candidates for preservation due to conservation value and connection to over 200 acres of contiguous forest owned by Mecklenburg County. The model uses criteria including acreage, current vegetative cover, and potential for connectivity to greenways and partnering opportunities, as well as the level of development in this geographic area.

## PROJECT MAP:



# MANDATORY REFERRAL | REPORT NO. 24-18

## **PROJECT IMPACT:**

Acquisition will enable the City to work toward reaching the goal of attaining fifty percent tree canopy coverage city-wide by 2050 through the preservation of forested properties in developing areas.

## **ESTIMATED PROJECT COMPLETION DATE:**

Staff is in negotiations with the property owner. Acquisition of this parcel is anticipated within three to four months of entering a contract and obtaining City Council approval.

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

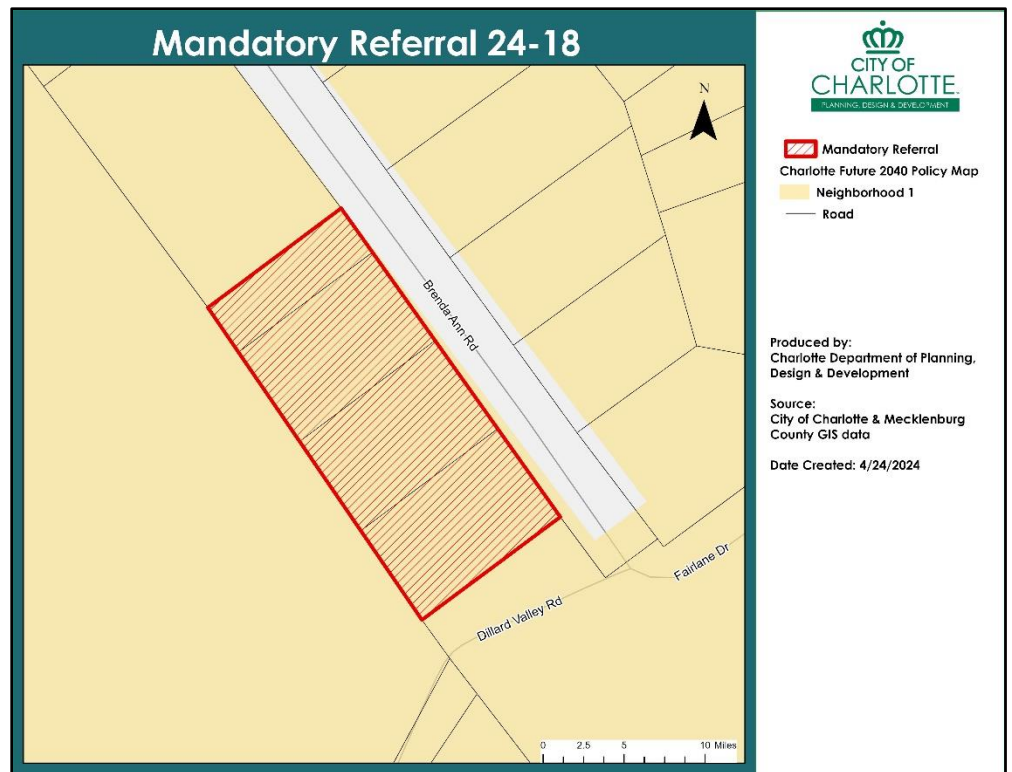
The acquisition of these properties is consistent with the tree canopy and general environmental goals associated with the City of Charlotte’s Tree Canopy Preservation Program, City Council’s “50% in 2050” Tree Canopy Goal strategy (both adopted in 2011), and Urban Forest Master Plan (adopted 2018) and the Charlotte Future 2040 Plan (adopted 2021).

## **CONSISTENCY WITH ADOPTED LAND USE PLANS**

The City of Charlotte 2040 Policy Map designates the subject property as Neighborhood 1. Parks and Preserves are an appropriate land use within the N1 Place Type. Once a conservation designation is established, an amendment to the Policy Map to Parks and Preserves would be processed.

## **PLANNING STAFF REVIEW:**

The acquisition of this property supports the Tree Canopy Preservation and Protection Divisions goals for 50% tree preservation and supports Goals 6 and 7 of the Charlotte 2040 Comprehensive Plan.



## **JOINT USE TASK FORCE REVIEW COMMENTS:**

Tara Moore referenced that the property will be utilized for tree preservation. This is part of a six-parcel purchase deal and was previously discussed in MR-17.

## **PLANNING COMMITTEE REVIEW:**

## MANDATORY REFERRAL | REPORT NO. 24-19

*Proposal to acquire property adjoining Clear Creek Park in Mint Hill for park/preserve expansion*

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

Mecklenburg County Park and Recreation is seeking to purchase Tax Parcels 139-241-19, 139-262-54, 139-262-32, and a portion of 139-262-33 (+/-73.55 acres) located in Mint Hill. These properties are located on Surrey Road adjacent to the existing County-owned Clear Creek Park (currently undeveloped). Tax Parcels 139-241-19 and 139-262-54 owned by Gypsy Holliday Flowe, are vacant and heavily wooded. Tax Parcels 139-262-33 and 139-262-32 owned by the Heirs of Lee Douglas Flowe, are intended to be subdivided whereas two acres will be retained for the home and accessory structures. The Heirs have agreed to give the County a Right of First Refusal on the portion of the property they are retaining. This site is zoned residential according to the Town of Mint Hill and is adjacent to numerous single-family communities and rural land near the County line.

### **AERIAL MAP:**

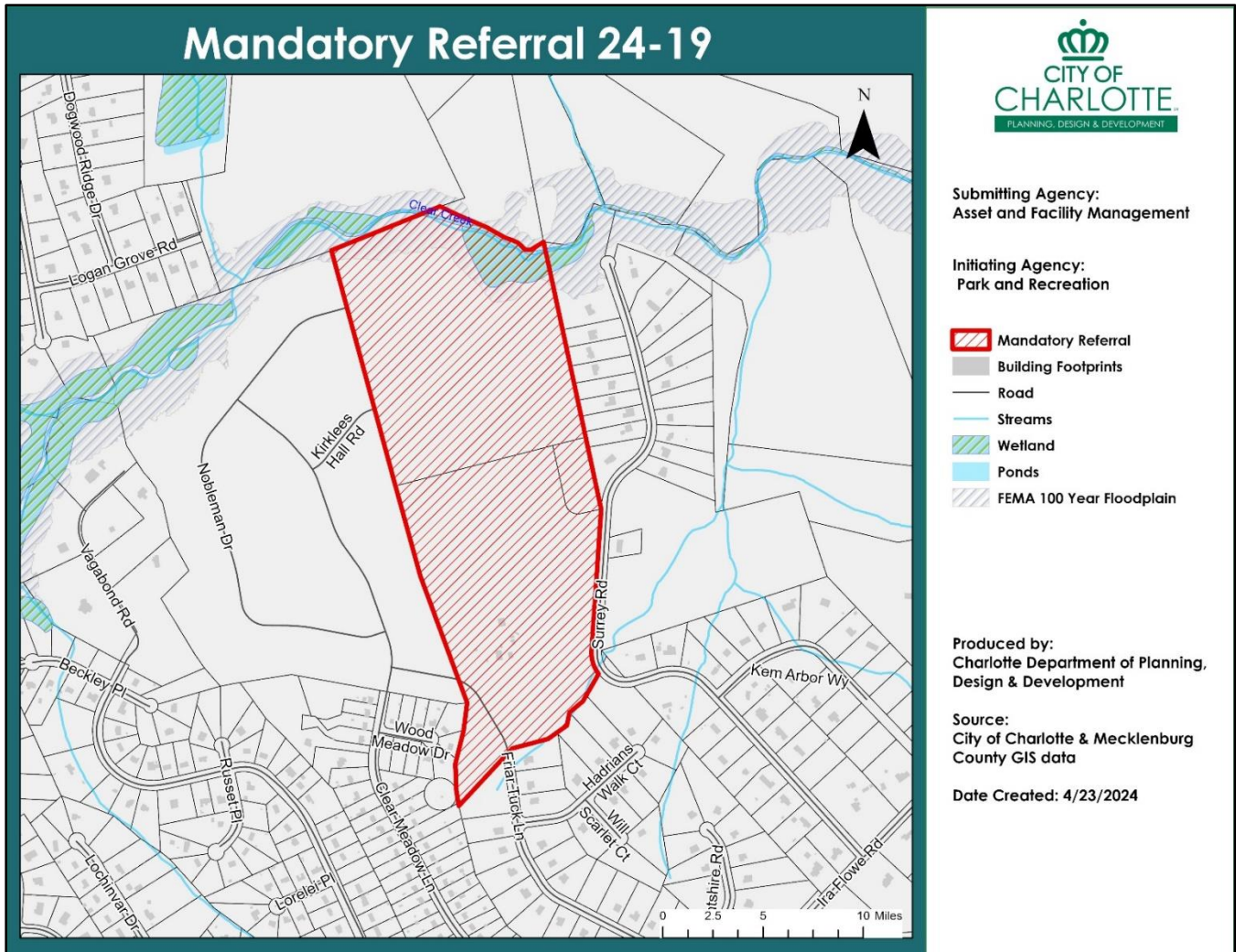


# MANDATORY REFERRAL | REPORT NO. 24-19

## PROJECT JUSTIFICATION:

Clear Creek Park, totaling approximately 81.15 acres, was purchased in 2022. Acquisition of these parcels would expand the park acreage to approximately 154.7 acres. While not yet master-planned, expanding the current park would allow space for passive park amenities such as walking trails through the hardwood forest spine, as well as preservation and protection within the Clear Creek Watershed. Future Park amenities and improvements will be determined by the site features and with input from the community at the time the improvements are funded.

## PROJECT MAP:



## PROJECT IMPACT:

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

## ESTIMATED PROJECT COMPLETION DATE:

Acquisition of these parcels will occur in FY25 and will be land banked until park development is funded.

**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.

**PLANNING STAFF REVIEW:**

The acquisition of this property supports Mecklenburg County Park and Recreations' expansion of parks and nature preserve areas. Goals 6 and 7 of the Charlotte 2040 Comprehensive Plan are advanced by this acquisition.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

Bethany Fritts informed the group that this will be an expansion of the Clear Creek Park and Nature Preserve. Bob Sorrell asked if they would be interested in a swap of property for approximately 15 acres for the Clear Creek Elementary School.

**PLANNING COMMITTEE REVIEW:**

## MANDATORY REFERRAL | REPORT NO. 24-20

*Proposal to acquire property adjoining Briar Creek and adjacent to Independence Blvd. for Greenway extension*

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

Mecklenburg County proposes to acquire a portion of tax parcel 12907507, located at 1110 Morningside Drive. This acquisition is necessary for Phase 3 of Briar Creek Greenway. The parcel will be subdivided to include an area of approximately 0.90 acres. Currently, land use for the subject property is commercial with several tenants occupying the existing building.

### **AERIAL MAP:**

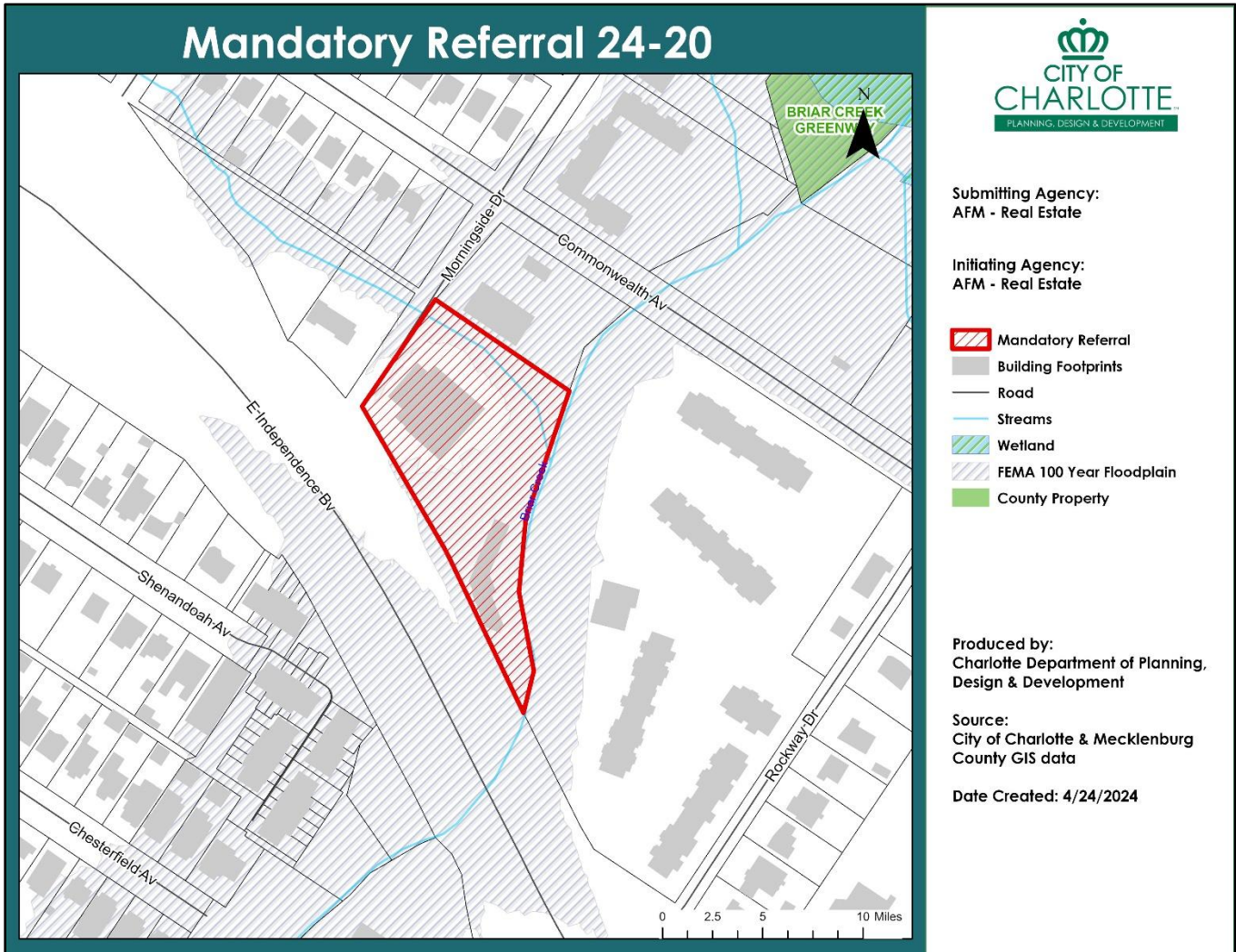


### **PROJECT JUSTIFICATION:**

The project is needed to continue Briar Creek Greenway. This acquisition is critical as it is adjacent to Independence Boulevard, to preserve and protect the floodplain, and provide a successful greenway crossing underneath the right-of-way.



**PROJECT MAP:**



**PROJECT IMPACT:**

The acquisition of this parcel will follow ELAP policies and procedures, and it will have a positive impact on the corridor by providing an east-west pedestrian connection under Highway 74.

**ESTIMATED PROJECT COMPLETION DATE:**

The acquisition of this parcel is projected for the summer of 2024. The project will start in 2026 and be completed within two years. This project is funded by the FY 2025 CIP.

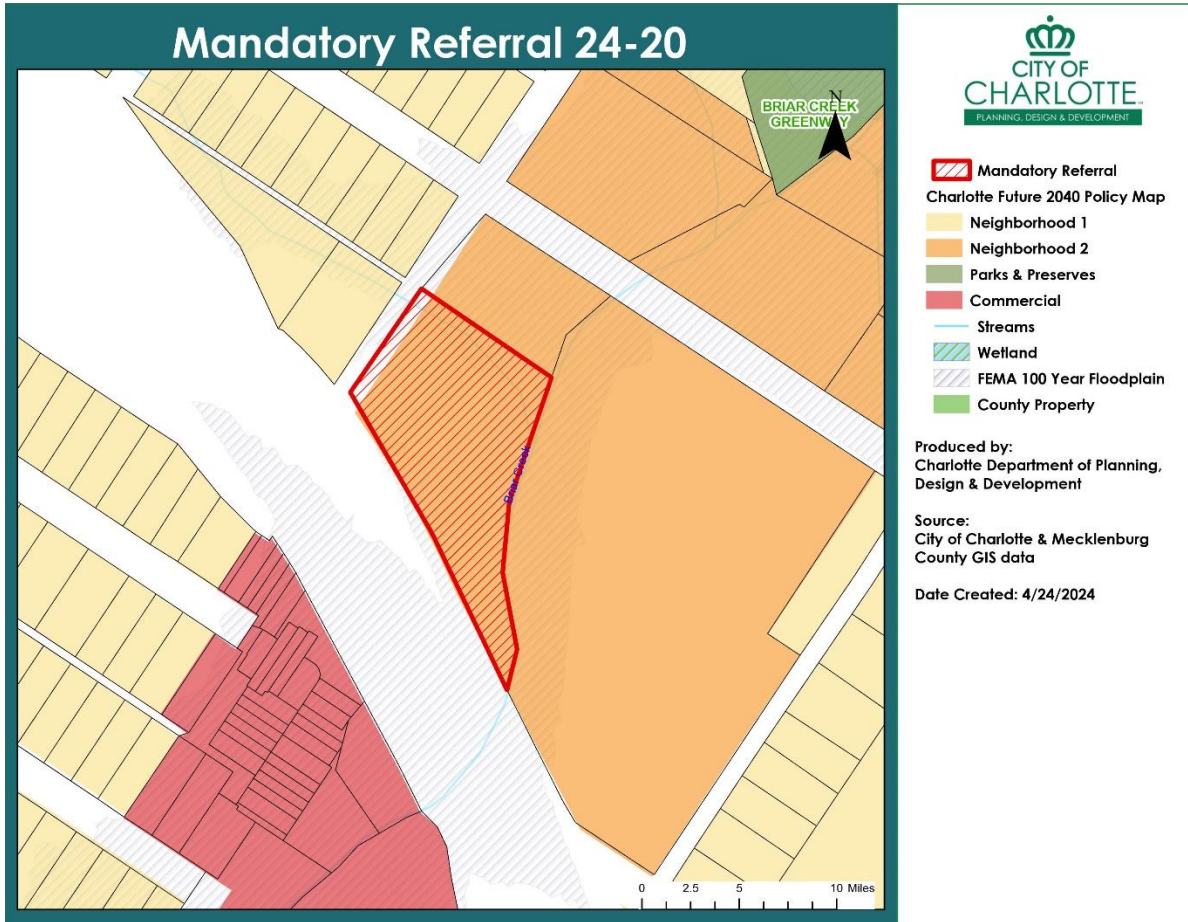
**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The policies follow the ELAP plan and Mecklenburg County’s CIP.

# MANDATORY REFERRAL | REPORT NO. 24-20

## CONSISTENCY WITH ADOPTED LAND USE PLANS:

The City of Charlotte 2040 Policy Map designates the subject property as Neighborhood 2. Greenways are an appropriate land use within the N2 Place Type.



## PLANNING STAFF REVIEW:

The acquisition of this property supports Mecklenburg County Park and Recreation's expansion of parks and nature preserve areas. Goals 6 and 7 of the Charlotte 2040 Comprehensive Plan are advanced by this acquisition.

## JOINT USE TASK FORCE REVIEW COMMENTS:

Bethany Fritts informed the committee that they are purchasing the back portion along the creek to continue the Briar Creek Greenway. Jason Pauling asked if Stormwater Services or LUESA had any projects designated for that area, or any comments on the acquisition. Jonathan Beller of Mecklenburg County LUESA stated that there are buildings located within the floodway, so if they are demolished, the County will get FEMA credits for that. Jason Hunt of City Storm Water Services mentioned that the City has both Storm Water and Sanitary Sewer Easements in the same area, and provided a survey.

## PLANNING COMMITTEE REVIEW: