

Planning Committee

Agenda Packet

October 20, 2020 |
Room 280
5:00 p.m.

Charlotte-Mecklenburg Planning Commission

Planning Committee Meeting Agenda

October 20, 2020 | 5 p.m.

Virtual Meeting - Zoom

1. Call to Order and Introductions

2. Approval of September 15, 2020 Minutes. Attachment 1

3. M.R. #20-23 | The City of Charlotte's General Services Department proposes to acquire approximately 2 acres located near Mountain Island Lake on Riverhaven Drive (Tax Parcel 031-212-03) for tree canopy preservation. Attachment 2

Staff Resources: Alberto Gonzalez, Charlotte Planning, Design & Development Department
Anna Aliotti, General Services

4. Tree Canopy Action Plan Presentation

Staff Resources: Alyson Craig, Deputy Planning Director
Charlotte Planning, Design & Development Department

5. Adjournment

Charlotte-Mecklenburg Planning Commission
Planning Committee Virtual Meeting
Draft Minutes

ATTACHMENT 1

September 15, 2020 – 5:00 p.m.

Attendance

Planning Committee Members Present: Chairperson Sam Spencer, Vice Chairperson Phillip Gussman; and Commissioners Astrid Chirinos, John Ham, and John Fryday

Zoning Committee Members Present: Commissioners Andrew Blumenthal and Douglas Welton

Planning Committee Members Absent: Commissioner Cozzie Watkins

Planning Staff Present: Kathy Cornett, Zenia Duhaney, Alberto Gonzalez, Travis Johnson, Melony McCullough, Alysia Osborne, Candice Rorie, and Nan Peterson

Other Staff Present: Meredith Nesbitt, Mecklenburg County Asset & Facility Management and Bob Sorrell, Charlotte-Mecklenburg Schools

Welcome and Introductions

Chairperson Spencer called the meeting to order at 5:01 p.m. He welcomed everyone and introduced each commissioner and staff member present.

Virtual Meeting Rules and Guidelines

Chairperson Spencer explained the virtual meeting rules and guidelines. The meeting was livestreamed on Facebook Live. 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 Vice-Chairperson Gussman and seconded by Commissioner Blumenthal to approve the July 21, 2020 minutes. The minutes were unanimously approved.

Quorum

In the absence of Commissioner Watkins and prior to the arrival of newly appointed Commissioner Chirinos, Chairperson Spencer asked committee members for their consent to allow Commissioner Blumenthal to participate in the meeting to ensure a quorum. All those present agreed.

Mandatory Referrals

The Chairperson asked if there were any mandatory referrals that Commissioners would like to pull for discussion. The Chairperson asked to discuss M.R.# 2018.

M.R. #20-17 | The Charlotte Mecklenburg Board of Education (CMBE) proposes to dispose of a portion of approximately 5 acres located at 11719 Downs Road (Tax Parcel 205-061-36). The property is to be sold to an adjacent property owner for future business expansion.

M.R. #20-19 | Mecklenburg County proposes to accept the donation of 1.6 acres located at 4011 Carmel Acres Drive (Tax Parcel 209-262-07) for a future greenway trail along McMullen Creek.

M.R. #20-20 | Mecklenburg County proposes to accept the donation of 12 acres located at 7901 Pence Road (Tax Parcel 108-031-30) for solid waste purposes.

M.R. #20-21 | Mecklenburg County proposes to acquire 0.164 acres of land located north of State Street, along Stewart Creek (Tax Parcel 071-122-06) for Stewart Creek Greenway.

A motion was made by Vice-Chairperson Gussman and seconded by Commissioner Fryday to state that the Planning Committee reviewed M.R. #20-17, M.R. #19, M.R. #20, and M.R. #21 on September 15, 2020 and has no additional comments for the submitting agency. The motion was unanimously approved.

M.R. #20-18 | The Charlotte Mecklenburg Board of Education (CMBE) proposes to lease approximately 3 acres, a portion of vacant lot, located off Carmine Street, near John Taylor Williams Montessori School (Tax Parcel 077-031-01) for erection of a billboard facing I-77/I-85.

Alberto Gonzalez (Planning) gave an overview of M.R.# 20-18. The parcel is located off Tipton Drive and Statesville Avenue. It is in the North Growth Corridor and adjacent to the I-85 and I-77 interchange. The subject property is zoned I-1(CD) - Light Industrial (Conditional) and the Central District Plan (1993) recommends park/open space and light industrial land uses for the site. A portion of the property is located in the FEMA floodplain. CMBE proposes to lease a portion of the vacant parcel to a potential tenant for a billboard. Mr. Gonzalez stated that Bob Sorrell (Charlotte-Mecklenburg Schools) is on the call to answer any questions.

Commissioner Fryday asked if the area plan or the current zoning allows for a billboard. Mr. Gonzalez replied that area plans do not have a land use for billboard. The property would have to be rezoned before the billboard could be erected. Commissioner Fryday shared his concerns about the Committee having no comments and CMS later asking for a rezoning. He asked if the new owner or CMS will request the rezoning. Mr. Sorrell explained that the rezoning would be the tenant's responsibility.

A motion was made by Commissioner Ham and seconded by Commissioner Fryday to state that the Planning Committee reviewed M.R. #20-18 on September 15, 2020 and has no additional comments for the submitting agency. The motion was unanimously approved.

Chairperson Spencer noted that there are a couple of mandatory referrals that were submitted by Mecklenburg County Park and Recreation. He said that he spoke with Peter Engels, chairperson, Mecklenburg County Park and Recreation Commission about them and there were no red flags.

The Chairperson stated for the good of the order and due to the upcoming Planning Commission Retreat on Friday, September 18 that this meeting would be short.

Vice-Chairperson Gussman asked if the Planning Commission has two new commissioners. The Chairperson responded that Commissioner Astrid Chirinos, who has joined this meeting, has been appointed to serve on the Commission. However, the 14th member of the Planning Commission has not been appointed by Mecklenburg County Board of Commissioners. He stated that the Board meets tonight and said that if Planning Commissioners are friends with any of the Board members, he considered it to be appropriate to ask them to please bring the process to a close.

Adjournment

The meeting was adjourned at 5:23 p.m.

MANDATORY REFERRAL | REPORT NO. 20-23

Proposal to acquire property on Riverhaven Drive for Tree Canopy Preservation

PROJECT PROPOSAL AND LOCATION:

The City of Charlotte's General Services Department (GS) proposes to acquire one parcel of approximately 2.099 acres (031-212-03), zoned R-5 per the Charlotte Zoning Ordinance, in Northwest Mecklenburg County for tree canopy preservation. The property is located near Mountain Island Lake on Riverhaven Drive in Mecklenburg County outside of city limits, as shown on the location map below. This property is proposed to remain in a natural state following acquisition, and may be used for low-intensity recreational purposes, such as a natural surface trail.

Following acquisition of this property by the City, the City anticipates donation of a conservation easement to the Catawba Lands Conservancy in order to ensure that perpetual stewardship of the tree canopy is provided. Since the City lacks the capacity for property stewardship following acquisition, the Catawba Lands Conservancy is a key stewardship partner to maintain properties through conservation easements. This property features biodiversity and habitat characteristics important for conservation.

PROJECT JUSTIFICATION:

The acquisition of this property will enable the City to work toward reaching Charlotte City Council's goal of attaining fifty percent 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 the tree canopy and promote the benefits trees provide to the Charlotte community (Charlotte, North Carolina, City Code, §21).

The property was identified and considered under the City's scoring model for tree canopy preservation and was determined to be a good candidate for preservation due to its conservation value and connectivity to Catawba Lands Conservancy's Wildflower Glen site. This model uses criteria including acreage, current vegetative cover, potential for connectivity to greenways and partnering opportunities, and the level of development in the general geographic area.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The acquisition of this property 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 2011), Urban Forest Master Plan and City Council's Environmental Focus Area Plan (adopted 2018).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (adopted 1990) recommends single family up to 4 DUA for this site and the surrounding area.

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.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No relationships are known to other public or private projects.

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 into a contract.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered no comments.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed and has the following comments:

Conclusions: The acquisition of this site is in line with the City's goal of establishing a tree canopy goal.

Adopted Goals and Policies: The *Northwest District Plan* includes a goal to establish a balanced land use pattern that allows for a variety of quality commercial, employment, residential, and open space uses while retaining some of the rural character of the area.

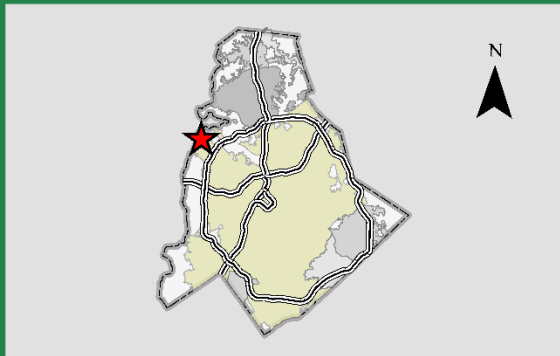
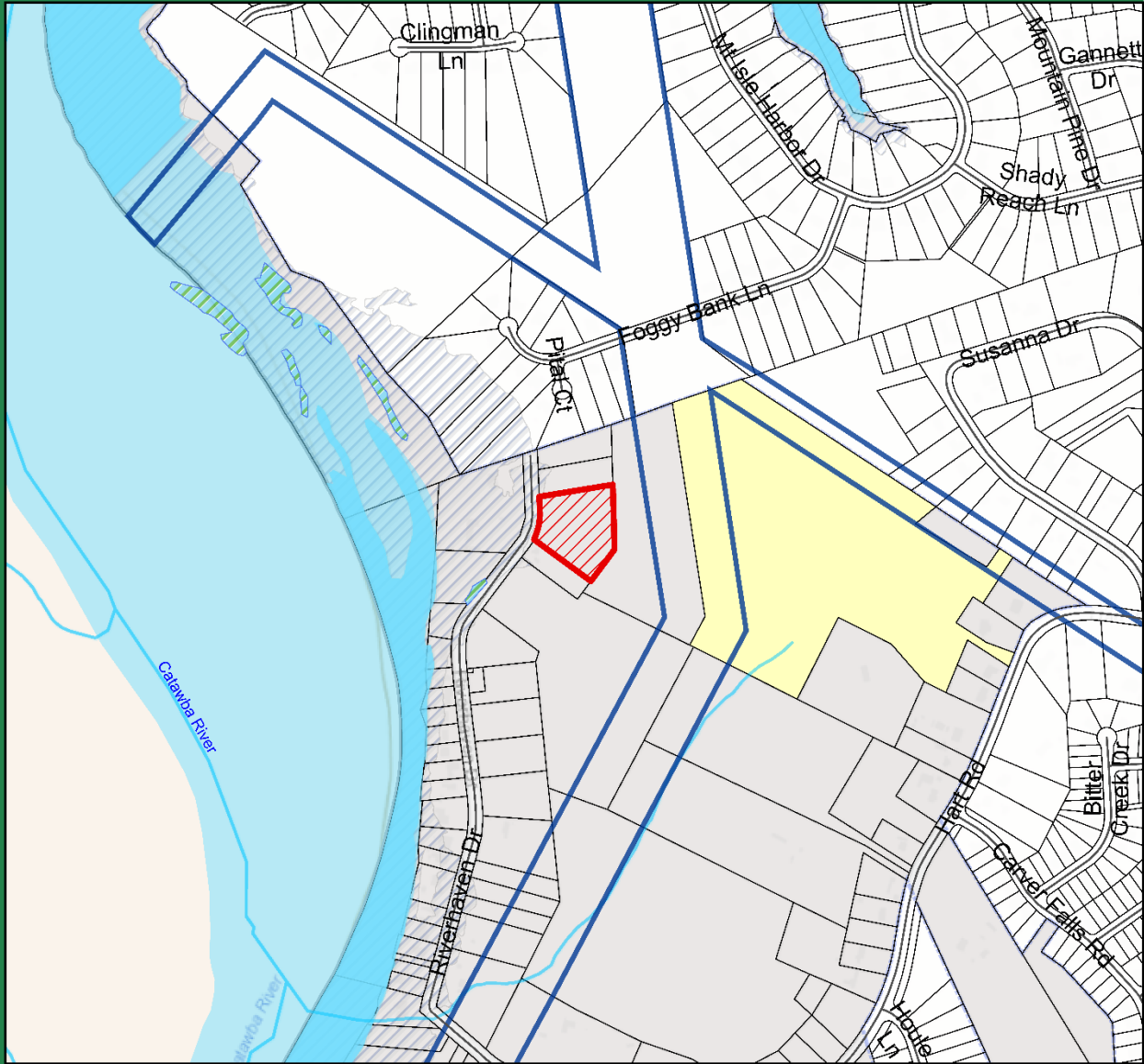
CMPC PLANNING COMMITTEE REVIEW:

At their October 20th meeting, the Planning Committee reviewed the proposed request and had the following comments:

Mandatory Referral 20-23

Initiated by: Erin Oliverio, General Services

Submitted by: Anna Allotti, General Services



- Mandatory Referral
- Road
- Overhead Electrical Transmission Lines
- Streams
- Wetland
- Lakes
- Catawba River
- FEMA 100 Year Floodplain
- City Property

Produced by: Charlotte Department of Planning, Design & Development

Source: City of Charlotte & Mecklenburg County GIS data

Date Saved: 9/28/2020