



March 14, 2012

Chairperson Yolanda Johnson  
Planning Committee Members

Dear Committee Members:

Attached for your review are the agenda and attachments for your regular meeting to be held on **Tuesday, March 20, 2012 at 5:00 p.m. in Room 280** located on the Second Floor of the Charlotte-Mecklenburg Government Center.

At this meeting, the Committee will be asked to make a recommendation on one mandatory referral and receive overviews of the mandatory referral, area plan development, and Park Woodlawn area planning processes. Attached are copies of the minutes from the February 21, 2012 meeting and Mandatory Referral #12-03.

If you cannot attend the March 20<sup>th</sup> meeting, please contact me at (704) 336-5993 or [mmcullough@charlottenc.gov](mailto:mmcullough@charlottenc.gov) at your earliest convenience.

Sincerely,

Melony C. McCullough  
Planning Coordinator  
Charlotte-Mecklenburg Planning Department

- c. Planning Staff
  - Dennis LaCaria, CMS Real Estate
  - Tim O'Brien, City Real Estate
  - Jacqueline O'Neil, County Real Estate

**Charlotte-Mecklenburg Planning Committee Meeting**  
**March 20, 2012**  
**CMGC – 2<sup>nd</sup> Floor, Room 280, 5:00 p.m.**  
**Meeting Agenda**

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**I. Call to Order and Introductions**

**II. Approve February 21, 2012 Meeting Minutes. *Attachment 1***

**III. Review of the Mandatory Referral Process**

*Background:* Staff will provide a brief overview of the Mandatory Referral process.

*Staff Resource:* Jonathan Wells, Planning

*Action Requested:* None, for information only.

**IV. M.R. #12-03: Proposed Acquisition of Property in the Wilmore Neighborhood for a Park**

*Background:* Mecklenburg County proposes to purchase three parcels (approximately .88 acres) located at the intersection of South Tryon Street and West Kingston Avenue for a neighborhood park. ***Attachment 2***

*Staff Resources:* Kent Main, Planning  
Jacqueline McNeil, County Real Estate

*Action Requested:* Approve Planning staff's recommendation for M.R. #12-03.

**V. Overview of the Area Planning Process**

*Background:* Staff will provide background information on the area plan development process.

*Staff Resource:* Melony McCullough, Planning

*Action Requested:* None, for information only.

**VI. Park Woodlawn Area Plan Update**

*Background:* The Park Woodlawn plan area is comprised of approximately 2,000 acres and is generally bounded by the Dilworth neighborhood on the north, South Corridor Transit Station areas on the west, Little Sugar Creek on the east, and Tyvola Road on the south. The plan area includes established neighborhoods such as Madison Park and Sedgefield as well as a thriving mixed-use activity center – Park Road / Woodlawn Road which includes Park Road Shopping Center.

*Staff Resource:* Alberto Gonzalez, Planning

*Action Requested:* None, for information only.

**VII. Area Plan Status and Meeting Report**

*Background:* Committee members will provide an update on area plans.

*Committee Resources and Upcoming Area Plan Meetings:*

<b>Area Plan</b>	<b>Assigned Commissioner(s)</b>	<b>Scheduled Meeting(s)</b>	<b>Meeting Location</b>
<b>Park Woodlawn</b>	Karen Labovitz	April 12, 2012 6:00 pm	YWCA – Central Carolinas 3420 Park Road

*Action Requested:* None, for information only.

**VIII. Adjourn**

**Charlotte-Mecklenburg Planning Commission  
Planning Committee Meeting Minutes  
CMGC – Conference Room 280, 2<sup>nd</sup> Floor  
February 21, 2012.**

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**Commissioners Present:** Chairperson Yolanda Johnson, Vice-Chairperson Margaret Nealon, Commissioners Raymond Eschert, Karen Labovitz, Tony Lathrop, Deb Ryan, and Dwayne Walker

**Planning Staff Present:** Sonda Kennedy, Melony McCullough, Alysia Osborne, Bryman Suttle, and Jonathan Wells

**Other Staff Present:** Barry Shearin (Charlotte-Mecklenburg Utilities) and Bob Drayton (City Real Estate)

**Call to Order**

Chairperson Johnson called the meeting to order at 5:02 p.m.

**Approval of Meeting Minutes**

*A motion was made by Vice-Chairperson Nealon and seconded by Commissioner Labovitz to approve the January 17, 2012 minutes. The vote was 6-0 to approve the January 17, 2012 minutes.*

**M.R. #11-15: Proposal to Accept Donated Land near J. T. Williams School by Charlotte-Mecklenburg Schools**

Jonathan Wells (Planning Staff) explained that Charlotte-Mecklenburg Schools (CMS) staff requested that this mandatory referral be deferred until March. The Committee briefly discussed deferring this mandatory referral. This is the third consecutive month that this mandatory referral has been deferred. Chairperson Johnson suggested that the item be removed from the agenda and tabled until CMS has answers to the Committee's questions from the December Planning Committee Meeting and is ready to proceed.

*Vice-Chairperson Nealon made a motion to remove Mandatory Referral #11-015 from the agenda and table it until CMS notifies Planning staff that they are ready to proceed. The motion was seconded by Commissioner Ryan. The vote was 6-0 to remove this item from the agenda.*

Mr. Wells informed the group that he would like to give a brief presentation on the mandatory referral process for the benefit of new Committee members in March.

Commissioner Walker arrived at 5:28 p.m.

**M.R. #12-01: Proposed Acquisition of Property in the NorthChar Business Park, Huntersville by Charlotte Mecklenburg Utilities**

Mr. Wells stated that Charlotte Mecklenburg Utilities Department (CMU) proposes to acquire a ten acre parcel of land located in a Huntersville Business Park. CMU will use the property as a maintenance facility to serve the northern portion of Mecklenburg County. CMS and Charlotte Business Support Services may also use portions of the site for vehicle maintenance. Mr. Wells explained the issue of changing two private streets to public streets. Chairperson Johnson

asked who owns the streets in question. Bob Drayton (City Real Estate) answered that the Business Park owns the streets.

*A motion was made by Chairperson Ryan and seconded by Commissioner Lathrop to approve Planning staff's recommendation for M.R. #12-01. The vote was 7-0 to approve Planning staff's recommendation for M.R. #12-01.*

**M.R. #12-02: Proposed Acquisition of Property adjacent to Stewart Creek in the Lakewood Community by Charlotte Storm Water Services**

Ms. Alysia Osborne (Planning Staff) stated that Charlotte Storm Water Services and Catawba Lands Conservancy propose to acquire 18 acres located next to a Stewart Creek Tributary in the Lakewood Neighborhood for a stream restoration project and a portion of the Stewart Creek Greenway. Commissioner Ryan inquired about information concerning the land value. Chairperson Johnson explained that the Committee does not consider costs when discussing mandatory referrals. Ms. McCullough added that she will provide background information on the mandatory referral process prior to the next meeting and Jonathan Wells will present information on the mandatory referral process at the March Planning Committee meeting.

*A motion was made by Commissioner Lathrop and seconded by Vice-Chairperson Nealon to approve Planning staff's recommendation for Mandatory Referral #12-02. The vote was 7-0 to approve Planning staff's recommendation for Mandatory Referral #12-02.*

**Area Plan Status and Meeting Report**

Commissioner Labovitz gave a detailed report about the last Park Woodlawn Area Plan Citizen Advisory Group (CAG) meeting. She stated that this was her first meeting and she was very impressed. She liked the way Mr. Alberto Gonzalez (Planning Staff) conducted the meeting. She further explained an interactive exercise that meeting attendees participated in using blocks. Commissioner Labovitz shared that some of the community's concerns generally centered around open space, aging demographics, higher density development, and traffic increases. Also, participants would like to see Park Road Shopping Center remind the same.

Chairperson Johnson asked if Mr. Gonzalez can give a presentation on the *Park Woodlawn Area Plan* at the next Planning Committee meeting. She also inquired about touring the area. Ms. McCullough agreed to ask Mr. Gonzalez to provide a tour of the plan area and to provide an overview of the planning process at the March meeting. Committee members agreed to a tour on Monday, March 5 at 10:30 a.m. prior to the Planning Commission Work Session. Commissioner Eschert asked about information on upcoming plans, the planning process, and the commissioner's role. Ms. McCullough shared that she will be meeting with Chairperson Johnson and Vice-Chairperson Nealon to discuss new ways to engage the Committee in the planning process. Chairperson Johnson asked Ms. McCullough to provide the Committee with information on the Commissioner's role when attending CAG meetings.

**Adjourned**

Chairperson Johnson adjourned the meeting at 5:55 p.m.

**Submitted by:** Jacqueline McNeil, County Business Support Services

**Initiated by:** Jim Garges, County Park & Recreation

**MANDATORY REFERRAL REPORT NO. 12-03**  
**Proposed Neighborhood Park Acquisition in Wilmore Neighborhood**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase three parcels (PID 123-062-12, 123-062-16, and 123-062-17) comprising approximately 0.88 acres at the intersection of South Tryon Street and West Kingston Avenue in the Wilmore neighborhood of Charlotte for a future neighborhood park in the Central Park District. These vacant properties are zoned B-1 (Neighborhood Business District) by the City of Charlotte Zoning Ordinance and are surrounded by commercial and residential uses in the adjacent South End area.

**PROJECT JUSTIFICATION:**

The neighborhoods close to the subject property (Wilmore and South End) suffer from a lack of easily accessible open space and park amenities. The County envisions developing this property as an open space/neighborhood park to serve the growing business and residential areas of these neighborhoods. Residents and visitors to this area would have to traverse physical barriers such as South Boulevard and I-77 to reach nearby existing parks such as Latta Park or Revolution Park. Therefore, these barriers have been identified by the community as impediments to accessing open space and parks.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The 2008 *Mecklenburg County Park and Recreation Master Plan* identified the need for additional neighborhood parks based on a community needs assessment and "best practices" of similar-sized cities and counties across the nation. Development of park amenities at this site will help accomplish that goal. Development of small parks within easy walking distance of residential neighborhoods was identified as a top priority in the community needs assessment and is reflected as a high priority in the *Master Plan*.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The 2005 *South End Transit Station Area Plan* notes that additional parks and public open space will be critical to the success and livability of South End. The plan notes a lack of formal public open space in South End, and recommends that Planning, Historic South End, and other agencies work with the County Park and Recreation Department to develop small urban parks and plazas at specific locations, and at other locations to be identified.

**PROJECT IMPACT:**

This project will have a positive impact on the community. Upon future funding for park development, this project will provide additional open space/recreational opportunities for residents in a currently underserved area of the City.

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

This project is within a block of two large scale mixed use development projects currently in active discussion, which would add significant population density in close proximity. The park would serve this added population as well as existing South End and Wilmore residents.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring the property by the end of April 2012.

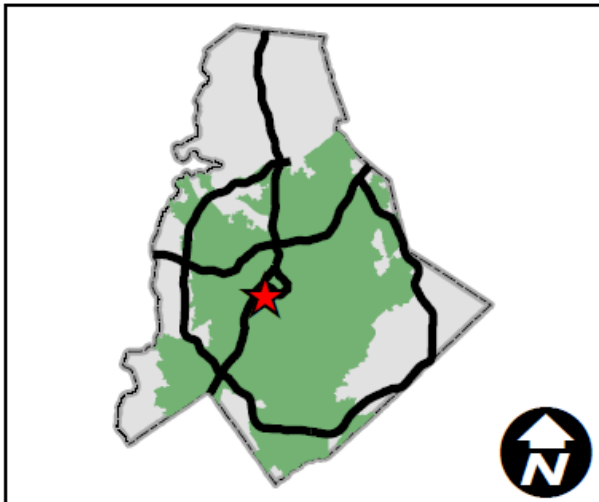
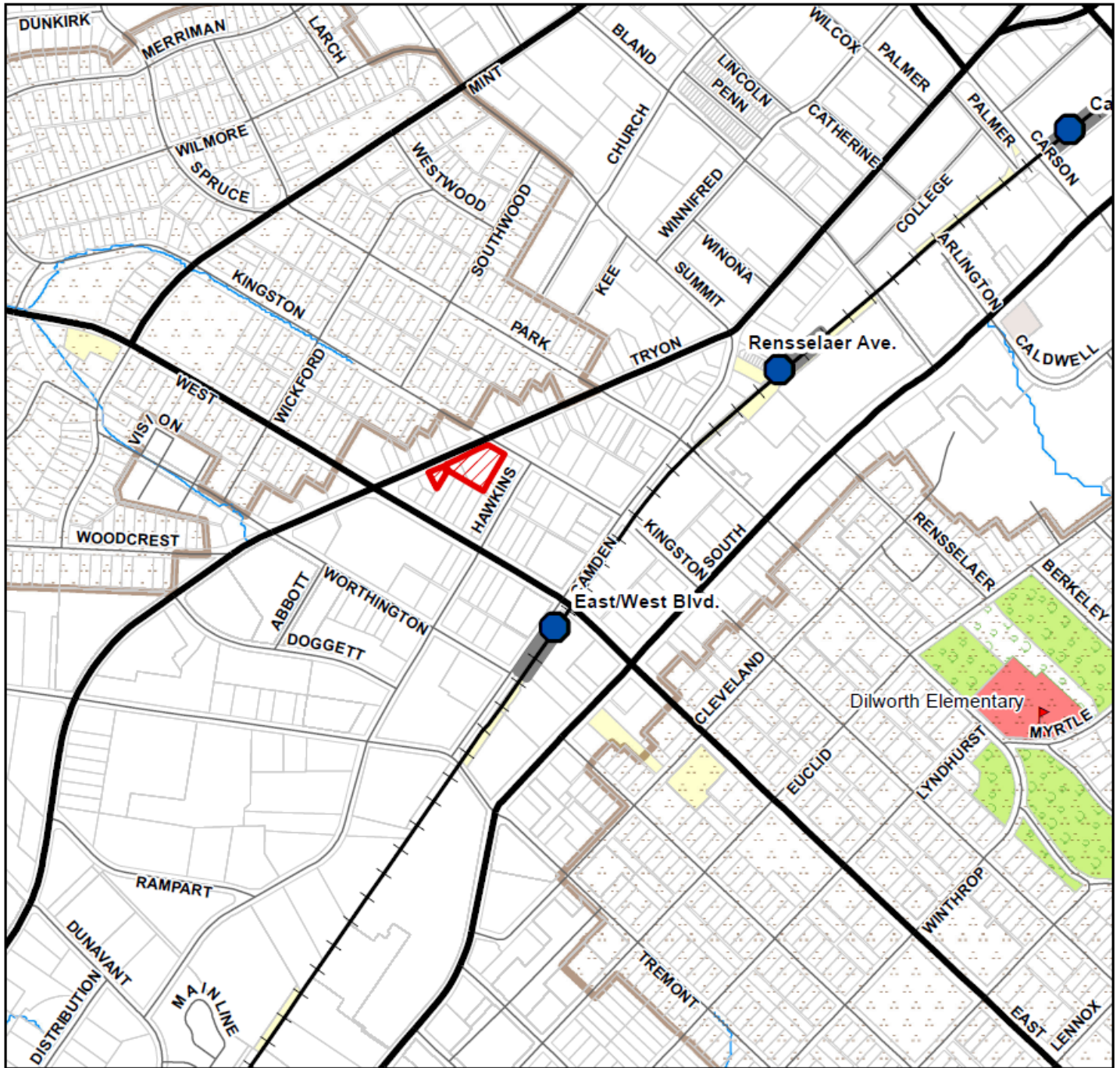
**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their March 7, 2012 meeting. Park and Recreation noted that it likely would be developed with hardscape to relate to adjoining residential and commercial areas as opposed to being extensively vegetated. There was concern about misuse by skateboarders. Park design would include features to discourage this activity at this location. Several in attendance expressed support for getting Police involved in facility design at the appropriate juncture. No joint use issues or opportunities were raised.

**CMPC STAFF RECOMMENDATION:**

Since the proposal is consistent with the *South End Transit Station Area Plan*, and as it will serve a critical need in an area underserved by park facilities and will be one more piece in an evolving network of small urban open spaces, staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



# Mandatory Referral 12-03

Submitted by: County Business Support Services

Initiated by: County Park & Recreation

-  Mandatory Referral
-  City Property
-  County Property
-  Historic Districts
-  Light Rail Stations

