

# Comprehensive Transportation Plan Work Group (CTPWG)

October 1, 2020 – 12:30 to 2 PM

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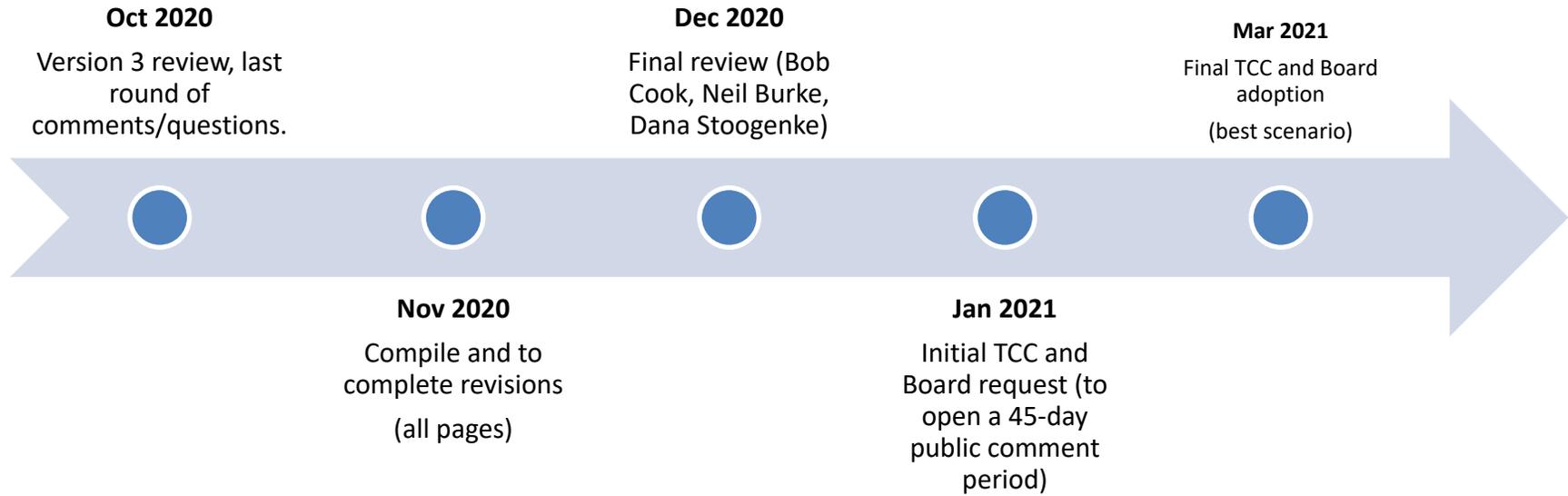
## AGENDA – Meeting #12

1. Welcome and attendance [5 Min] Dana
2. Public Engagement Plan (PIP) round 3 comments and questions [15 min] All  
Purpose: to highlight the recent edits and collect final feedback.
3. Minor vs Major Alignment discussion and next steps [10 min] Agustin, Andy
4. PIP next steps and schedule [5 min] Agustin, Judy
5. White paper recommendations and top selections from Jan. 2020 [50 Min] All
  - Review all 11 recommendations and ratify top choices
  - Initial conversation on what the goals and objectives for each choice
  - Dive into each of the top choices
6. Next steps, action items [5 Min] Agustin
  - Nov 5, 2020

## **CTP Work Group Members**

1. Andrew Grzynski (CDOT)
2. Brian Nadolny (CATS)
3. Dana Stoogenke (Matthews) - Chair
4. Erika Martin ( Mooresville)
5. Julio Paredes (GCLMPO)
6. Lisa Thompson (Weddington)
7. Richard Hoffman (Iredell Co.)
8. Stuart Basham (NCDOT Div 10)
9. Todd Huntsinger (Indian trail)
10. Tracy Newsome (CDOT)

**Agenda Item #4 - PIP next steps and schedule**



| <b>(ID #) Recommendation</b>  | <b>Votes</b> | <b>Who should take care of this task?<br/>(e.g. CRTPO, Town, State, Other)</b> |
|---|--------------|--|
| (9) Identify tools within land development process for ROW reservation                          | 11           | Joint effort (all)   |
| (2) Develop model ordinance language for ROW  | 10           | MPO and Town   |
| (6) Educational material on ROW preservation (elected officials, residents, agents, developers) | 8            | Joint effort (all)   |
| (10) Process for accepting and maintaining ROW  | 6            | Joint effort (all)   |
| (3) Database of existing parcel as future corridors   | 4            | Joint effort (all)   |
| (8) Evaluate revolving fund program for developers  | 3            | MPO and State  |
| <del>(1) Develop a process for disposition of unused ROW property</del>                         | 2            | Joint effort (all)   |
| <del>(5) Developing design guidebook for recommended typical sections (emphasis on ROW)</del>   | 2            | Joint effort (all)   |
| (4) Develop template “future corridor” signs  | 1            | MPO and Town   |
| <del>(7) Evaluate a landowner compensation fund program</del>                                   | 1            | Joint effort (all)   |
| <del>(11) Study on using Temporary Use Corridor Zones</del>                                     | 0            | Joint effort (all)   |

## X. For Consideration

The CRTPO CTP will require updates to maintain its usefulness for long-range transportation planning. Based on information from the questionnaire, interviews, and research, there are activities that should be considered when updating and modifying the CTP, and when the CRTPO would attempt to assist its member jurisdictions with future corridor and right-of-way protection and preservation.

Ranked 4th

- Time Related Considerations

- Create a regional **process for accepting and maintaining** dedicated and reserved transportation corridors and rights-of-way.
- Create a regional **database of existing parcels or portions of larger developments preserved as future transportation corridors and rights-of-way**. Ideally, this platform would be accessible for every county and municipality in the planning area, with coordination at the NCDOT level down to local planning departments.

Ranked 3rd

- Education Related Considerations

- **Develop educational materials for member jurisdictions** to make the CTP and right-of-way preservation understandable to various audiences including residents, real estate agents, landowners and developers, and local government elected officials.
- **Develop template "future corridor" signs** for member jurisdictions to inform residents and others about future road improvements. In creating standardized signage for future road improvements, long-range transportation planning becomes normalized and is more clearly perceived by the public when construction begins to take place.

- Regulations Related Considerations

- ~~Consider the development of a cross-section design guidebook for use by member jurisdictions as they preserve and protect future transportation corridors and/or facility expansion through the land development process.~~

Ranked 2nd

- Develop **model ordinance language for protection / preservation of future** transportation corridors and/or facility expansion. Model ordinance language could address land development processes, language of preservation (dedicate, reservation, acquisition), and other considerations.

- ~~Develop a template process for disposition of unused transportation property/right-of-way by a member jurisdiction. The uncertainty and flexibility of a corridor means that what was planned can change, resulting in dedicated, reserved, or acquired land being unneeded. There should be a plan and a process for disposition or reversion of property if roads or infrastructure are not built. A template procedure for disposition or reversion of property should be established prior to preserving future transportation corridors. The CRTPO should be included in the consideration and process for disposition of publicly held land for transportation purposes prior to any action taken.~~

Most votes

- o Encourage member jurisdictions to **consider land development tools** allowed by the NCGS. Such tools contribute to incentives for development, which attracts business and boosts the economy. Examples of land development tools include:
  - *Density Bonus*: an incentive-based tool that allows developers to increase the maximum allowable development on a site in exchange for either funds or in-kind support for specified public policy goals. This tool is most useful where market demand is high and land availability is limited.<sup>15</sup>
  - *Density Transfer*: A method of retaining areas of significance on a property by compacting density, allowing for maintenance of open spaces, historic, or sensitive areas. In certain jurisdictions, developers can increase the density of a zone proposed for development by purchasing property intended for public usage and transferring the permitted density of that area into the proposed developmental zone.<sup>16</sup>
  - *Transfer of Development Rights* is a voluntary, incentive-based program that allows landowners to sell development rights from their land to a developer who then can use these rights to increase the density of development at another designated location.<sup>17</sup>
- o ~~Investigate the feasibility of Temporary Use Corridor Zones – establish land use zones that allow development that is more “temporary” in nature to build in identified future transportation corridors 50+ years. Temporary uses such as parking lots, storage facilities, etc.~~

*Development Rights*: The amount of development that can take place on land based on zoning restrictions.

- Cost Related Considerations

To be combined with LD tools or by itself.

- o Investigate the feasibility of a **revolving reimbursement fund for developers** who build transportation improvements. This fund could encourage continued development, which sparks economic growth and development. Identify various funding models to diminish the burden of development cost and to support growth. Development funding strategies include:
  - Reimbursement Schedule (i.e. City of Raleigh)
  - Public-Private-Partnership
  - The North Carolina Highway Trust Fund features an Advance Right-Of-Way Acquisition Account<sup>18</sup>, which can be utilized in part to provide additional funds for developers.
- o ~~Investigate the feasibility of creating a landowner compensation fund for acquiring land in advance of transportation projects.~~

<sup>15</sup> (The World Bank, 2015)

<sup>16</sup> (Greenbelt Alliance, 2015)

<sup>17</sup> (Center for Land Use Education, 2005)

<sup>18</sup> (NC General Assembly, 2017)

**Charlotte Regional Transportation Planning Organization  
CRTPO CTP Work Group Meeting Summary**

**Meeting Location:** CMGC Room 278

**Meeting Date / Time:** November 7, 2019; 12 to 1:30 p.m.

**Meeting Participants:** Dana Stoogenke (Matthews), Stuart Basham (NCDOT), Andy Grzymiski (CDOT), Todd Huntsinger (Indian Trail), Erika Martin ( Mooresville), Brian Nadolny (CATS), Julio Paredes (GCLMPO), Jennifer Stafford (CDOT), Tracy Newsome (CDOT), Rich Hoffman (Iredell)

**Staff:** Robert Cook, Agustin Rodriguez, Judy Dellert-O’Keef

**ACTION ITEMS FROM MEETING:**

| ACTIONS   | RESPONSIBILITY |
|---|----------------|
| 1. Distribute CTP Amendment process and PIP to the Work Group | Andy, Judy     |
| 2. Review CTP Amendment process and PIP documents             | All            |
| 3. Send an updated invite for the December meeting            | Agustin        |
| 4. Revised and sent updated SOW and schedule                  | Agustin        |

**SUMMARY OF MEETING:**

1. Welcome & Introductions:  
Members introduced themselves.
  
2. Review proposed scope of work and schedule:  
Agustin highlighted the tasks that were identified as priorities from the first meeting. A scope of work and schedule was created based on the initial group consensus. The group agreed with the scope of work, but the order will be modified to start with addressing the CTP amendment guidelines, then moving to the whitepaper recommendations. It was determined once the list of recommendations was reviewed, the schedule/order of tasks would be finalized.
  
3. Review, finalize and approve list of recommendations:  
Dana led the group through a discussion of the top five ranked items on the list of recommendations.
  - (9) Identify tools within land development process for ROW reservation
  - (2) Develop model ordinance language for ROW
  - (6) Educational material on ROW preservation (elected officials, residents, agents, developers)
  - (10) Process for accepting and maintaining ROW
  - (3) Database of existing parcel as future corridors

***(3) Database of existing parcel as future corridor***

Questions and comments for this recommendation were asked: Who will fund the database? Who updates the database? What will it be used for? Isn't the same information already in GIS? What corridors are being reserved? What corridors have dedicated rights of way?

Jurisdictions can develop an attribute file and send it to CRTPO to maintain. Remember, it will take a lot of time. Is there value in it?

Gaston County gets site plans and checks them against the CTP maps; they check across maps. Matthews does not note this on their GIS layer at this time; it is on plan documents.

***(10) Process for accepting and maintaining right of way***

There are a lot of questions on this topic because of the NC Map Act repeal. We will most likely need legal guidance on how to proceed with this right now. We can also check with Loretta Barren (FHWA).

Who is responsible for these parcels? NCDOT prefers towns to hold and maintain the right of way. That really helps to lower the cleaning, mowing and maintenance costs for NCDOT. Plus, some parcels are held indefinitely for developers.

Two recommendations outside the top five were added as part of working group future goals to address:

- (8) Evaluate revolving fund program for developers – in conjunction to recommendation (9)
- (4) Develop template “future corridor” signs - in conjunction to recommendation (3)

***(8) Evaluate revolving fund program for developers***

It was discussed to evaluate the feasibility of a funding program for developers as a tool within the Land Development process (9), for situations when a transportation corridor can be constructed prior to TIP funding and during the private development process, thus the final corridor is built in advance.

***(4) Develop template “future corridor” signs***

This would be helpful. For example, signage was not installed at the soccer fields on Harris Boulevard. This property has been reserved for future development. Now, people are used to the soccer fields and don’t want them removed for the new development.

The group then reviewed the remaining recommendations, and it was decided this working group will not be addressing or conducting further evaluation:

- (1) Develop a process for disposition of unused ROW property
- (5) Developing design guidebook for recommended typical sections (emphasis on ROW)
- (7) Evaluate a landowner compensation fund program
- (11) Study on using Temporary Use Corridor Zones

***(1) Develop a process for disposition of unused ROW property***

How long can ROW be held? At some point, projects may become abandoned or another alignment is built. NCDOT has a process for mandatory referrals to offer ROW to other jurisdictions when disposing the property. NCDOT has a ROW Disposal Committee that meets monthly. The City of Charlotte has a process to dispose of assets. There was a consensus with the group that this item can be removed from the list. Each jurisdiction has a process that they follow.

***(5) Developing design guidebook for recommended typical sections (emphasis on ROW)***

NCDOT and some jurisdictions (e.g. City of Charlotte, Huntersville) have design guidelines. However, there is no consistency among each jurisdiction and often results in significant differences on ROW. Nevertheless, the group have decided this task should be address by NCDOT and the jurisdictions directly, rather than this working group.

***(7) Evaluate a landowner compensation fund program – refers to hardships***

It was agreed that items 7 can be removed from the list. Impact fees, used in Raleigh, are an MPO function. We could evaluate, not create, a process and add to the toolbox (ID# 9). Note: NCDOT is generally required to have the environmental document and 25% design before any compensation can be paid.

***(11) Study on using Temporary Use Corridor Zones***

This item didn't receive any votes in the ranking of recommendations and will not be discussed by the working work.

4. Start discussion for top recommendations:

CTP Amendments

The group agreed that the CTP Amendments review and update should be the first task addressed. How is the amendment process working now? What process or policies are missing (bike/ped, transit, etc.)? How do we improve the process? What are the steps to the process already identified in the Public Involvement Plan (PIP)?

Andy will provide the CTP Amendment process to the group; Judy will distribute the full PIP.

5. Next Steps for the Work Group:

The next meeting date was moved to Monday, December 2, 2019 from 12 to 1:30 p.m.

Dana said that discussions for the next meeting will include review of current CTP Amendment processes, what is missing and what we need to create/develop an update.

**Adjourn**

The meeting adjourned around 1:30 p.m.

**MEETING HANDOUTS:**

1. Agenda
2. Proposed schedule
3. Ranking Table